

**Alta Northerly**  
310 units  
Opening Spring 2024

**The Falls at Forsyth**  
356 Units  
Now Open

**Settingdown Farms**  
90 new homes

**SITE**

776 Single-Family Homes Under Construction

369

9

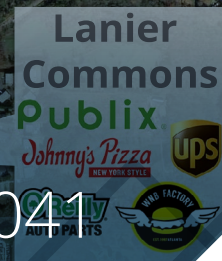
Settingdown Rd

42,500 AADT '22

Keith Bridge Rd

13,700 AADT '22

Matt Highway STORAGE



Browns Bridge Rd

400

22,700 AADT '22



**FOR LEASE OR SALE**

**GA-400 & Settingdown Road | Cumming, GA 30041**

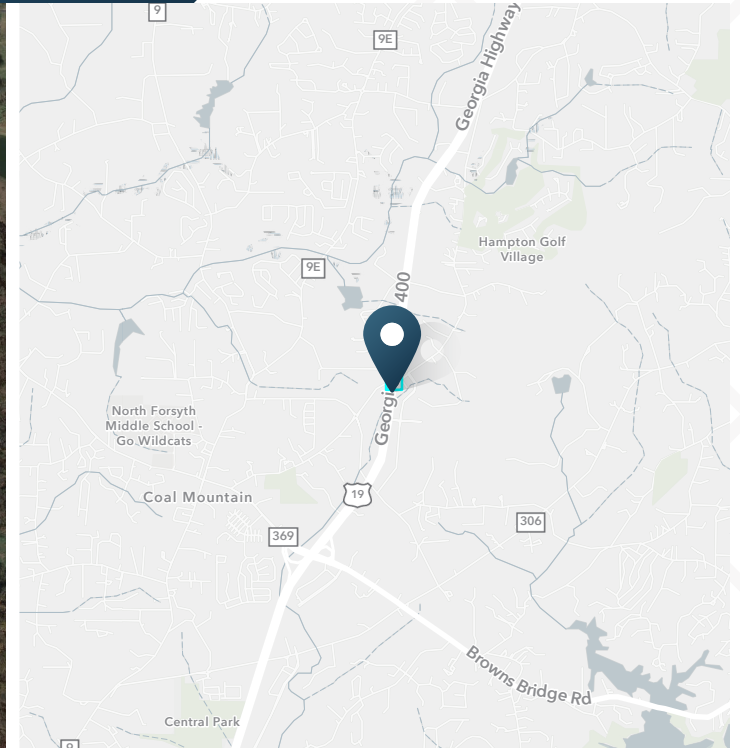
**Build-to-Suit or Ground Lease**





# GA-400 & Settingdown Road

Cumming, GA



**FOR LEASE | BUILD-TO-SUIT OR GROUND LEASE**

## FRONT PARCELS

0.99 AC | 1.21 AC

Available

## REAR PARCEL

6.55 AC

Available

Contact  
Broker

Rates

## ABOUT THE PROPERTY

- New retail development in Cumming, GA with divisible 8.75 AC available.
- Delivering Q4 2024
- Ideal for quick serve and casual dining restaurants
- Located at the First traffic signal on GA 400

## JOIN THESE RETAILERS



## TRAFFIC COUNTS

GA 400

Browns Bridge Rd

Year: 2022 | Source: GDOT

42,500 VPD

19,200 VPD

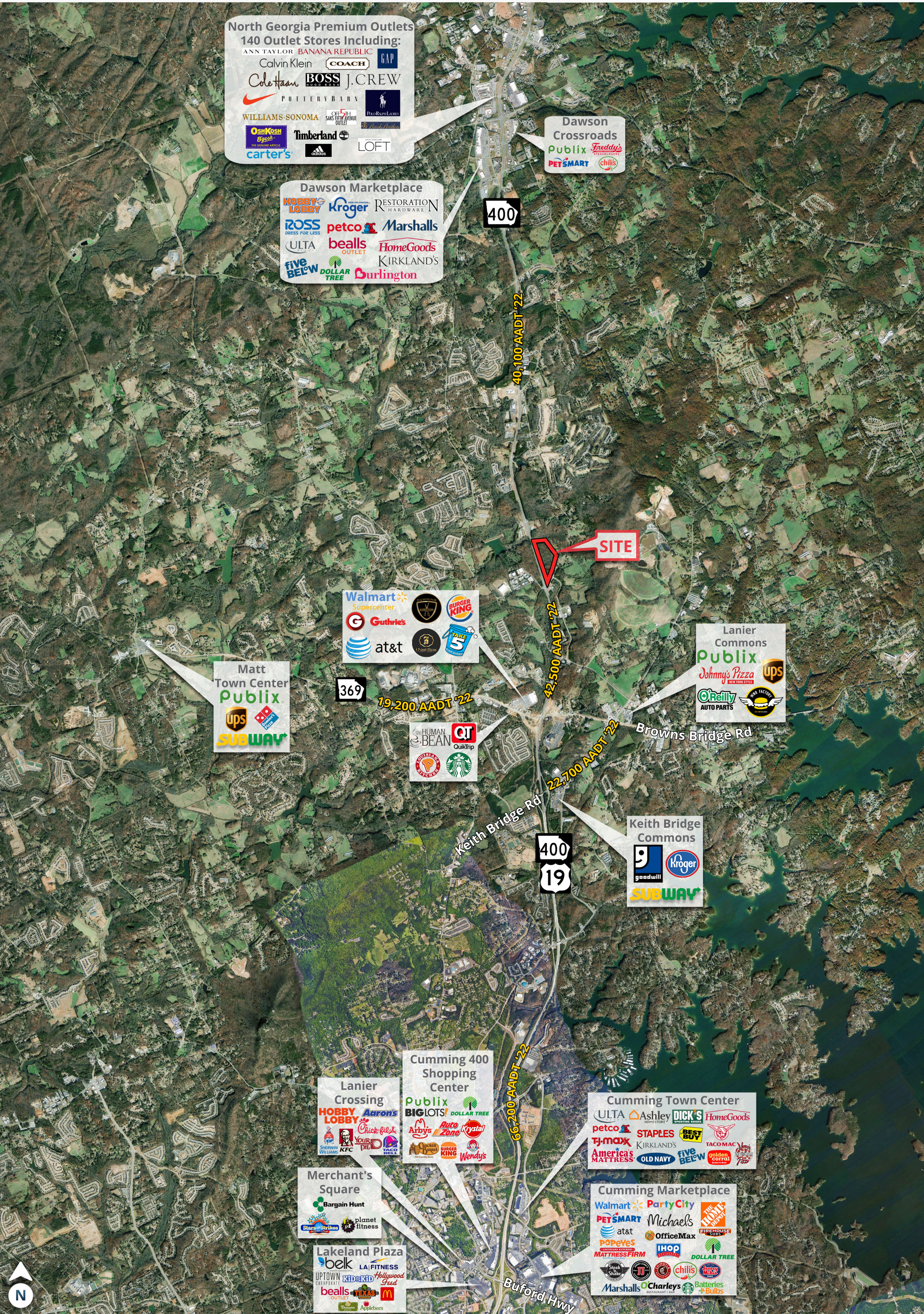




National Fuel User  
Breaking Ground Q4 2024



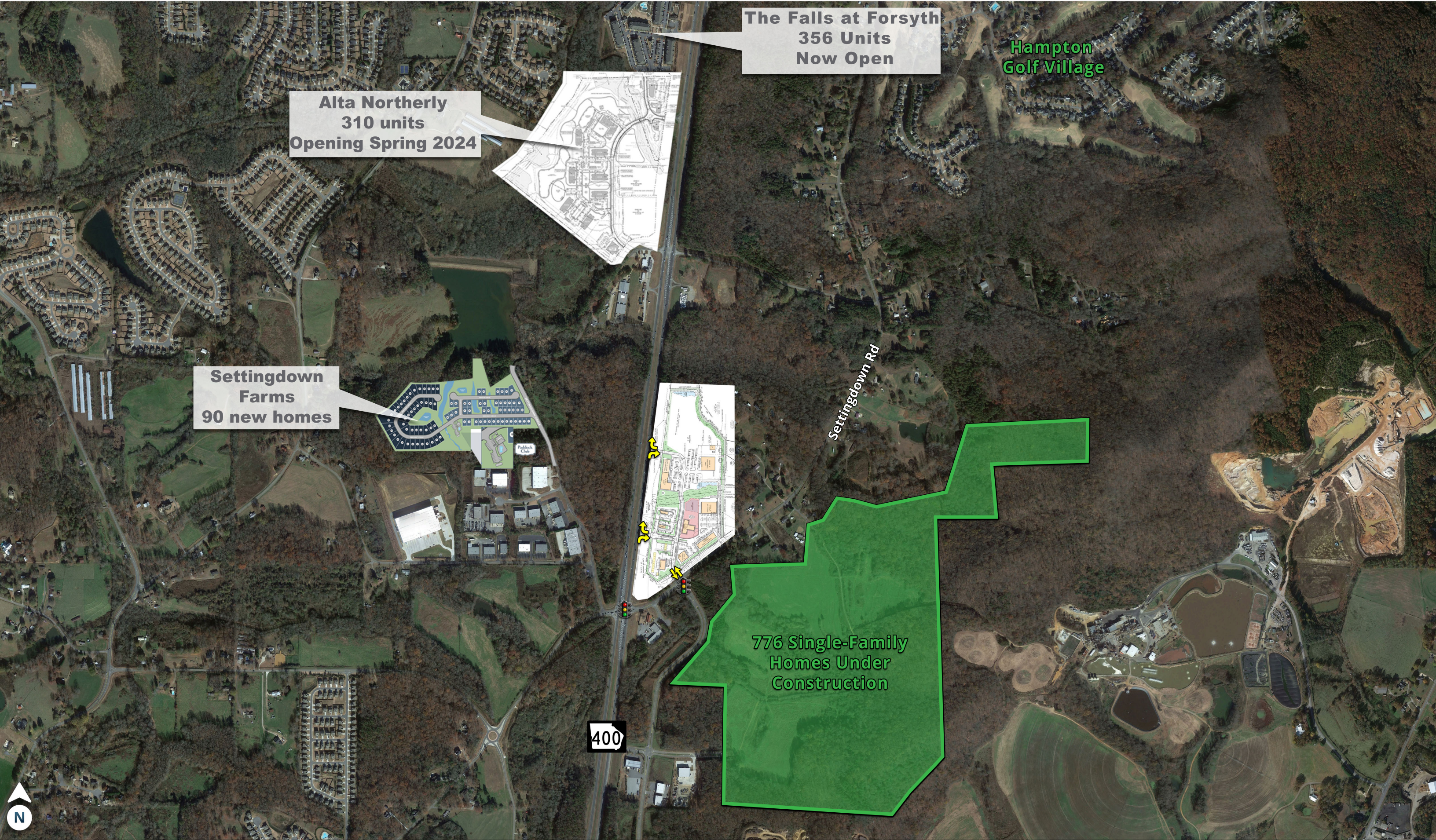












**The Falls at Forsyth**  
356 Units  
Now Open

**Alta Northerly**  
310 units  
Opening Spring 2024

**Settingdown Farms**  
90 new homes

**Hampton  
Golf Village**

Settingdown Rd

400

**776 Single-Family  
Homes Under  
Construction**





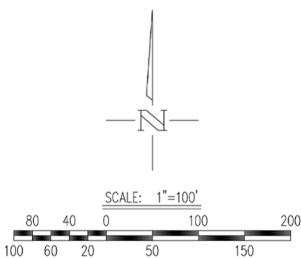
REVISIONS	DATE	NUMBER	COMMENTS
	07/06/2023	1	FORSYTH COUNTY SUBMITTAL

**EAST RIDGE  
AT SETTINGDOWN**  
LAND LOT 310, 311, & 312  
14th DISTRICT, 1st SECTION  
FORSYTH COUNTY, GEORGIA

**MARKETING  
SITE  
PLAN**  
**C-3**  
DATE: 07/13/2023

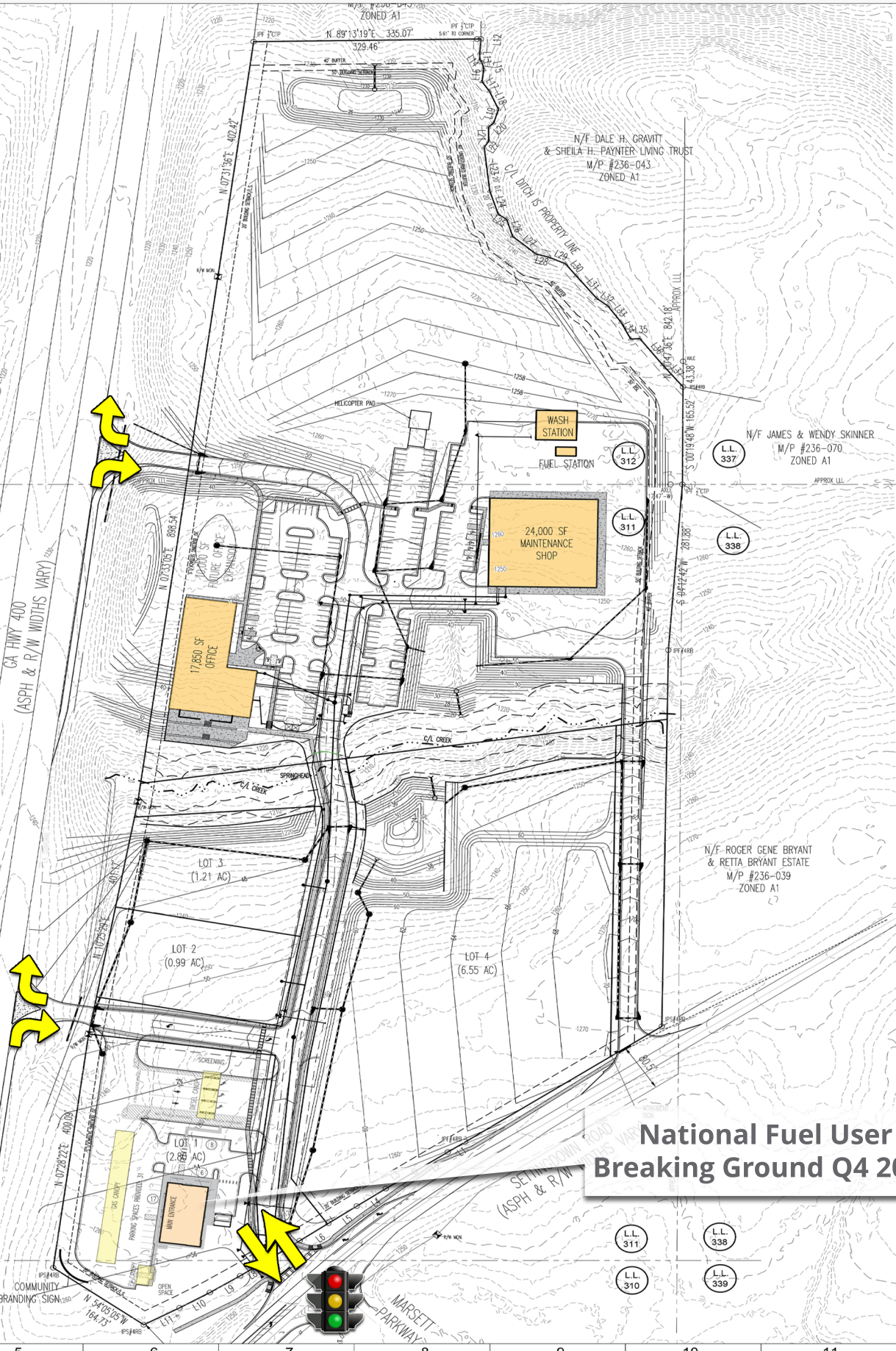


LOCATION MAP



**811** Know what's below.  
Call before you dig.  
Dial 811.  
Or Call 1.800.282.7411

**National Fuel User  
Breaking Ground Q4 2024**



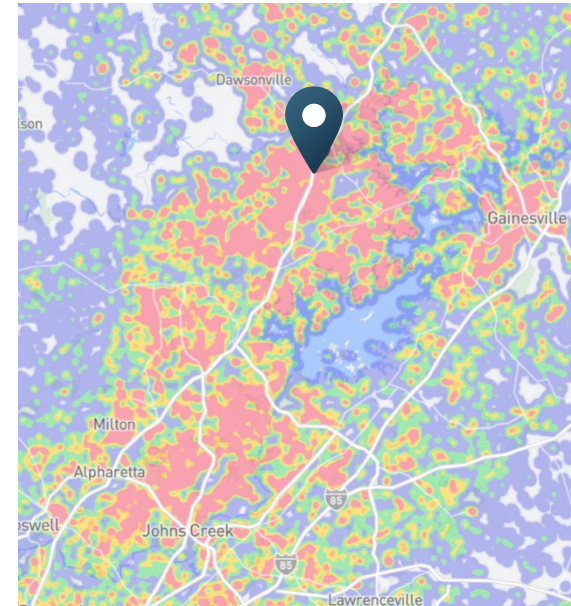


## DEMOGRAPHIC HIGHLIGHTS

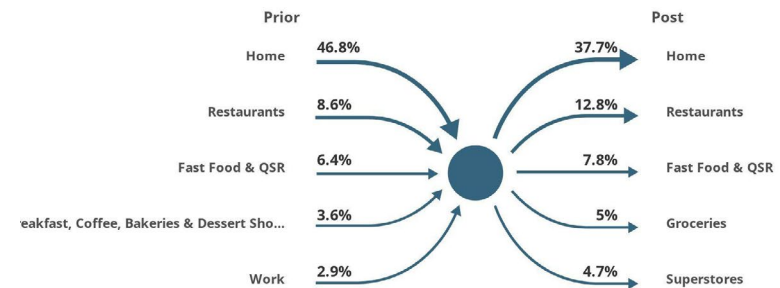
Population	1 mile	3 miles	5 miles
2023 Estimated Population	997	23,637	56,579
2028 Projected Population	1,293	25,902	63,416
Projected Annual Growth Rate 2023 to 2028	5.34%	1.85%	2.31%
<b>Daytime Population</b>			
2023 Daytime Population	673	19,016	42,848
Workers	275	7,335	14,185
Residents	398	11,681	28,663
<b>Income</b>			
2023 Est. Average Household Income	\$135,854	\$130,171	\$128,997
2023 Est. Median Household Income	\$103,596	\$105,466	\$101,085
<b>Households &amp; Growth</b>			
2023 Estimated Households	469	7,687	19,406
2028 Estimated Households	612	8,436	21,701
Projected Annual Growth Rate 2023 to 2028	5.47%	1.88%	2.26%
<b>Race &amp; Ethnicity</b>			
2023 Est. White	77%	76%	79%
2023 Est. Black or African American	5%	5%	4%
2023 Est. Asian or Pacific Islander	3%	4%	2%
2023 Est. American Indian or Native Alaskan	0%	1%	0%
2023 Est. Other Races	4%	6%	6%
2023 Est. Hispanic	13%	14%	13%

## MOBILE DATA & FOOT TRAFFIC INSIGHTS

### Trade Area | North Georgia Premium Outlets



### Customer Journey | North Georgia Premium Outlets







**SRS Real Estate Partners**  
3445 Peachtree Rd NE, Suit 950  
Atlanta, GA 30326  
404.231.2232

**Brice Polito**  
404.231.9631  
brice.polito@srsre.com  
GA License No. 377258

**Stewart Preston**  
678.259.9569  
stewart.preston@srsre.com  
GA License No. 420929

**National Fuel User  
Breaking Ground Q4 2024**

**SRSRE.COM**

© SRS Real Estate Partners - Southeast, LLC

The information presented was obtained from sources deemed reliable;  
however SRS Real Estate Partners does not guarantee its completeness or accuracy.