

# FOR SALE - PAD READY COMMERCIAL LAND

1.5± ACRES ZONED COMMERCIAL | FORSYTH COUNTY, GA



**MACALLAN**  
REAL ESTATE

1642 Powers Ferry Road SE | Suite 250 | Marietta, GA 30067 | 404.647.4999 | [www.macallanre.com](http://www.macallanre.com)

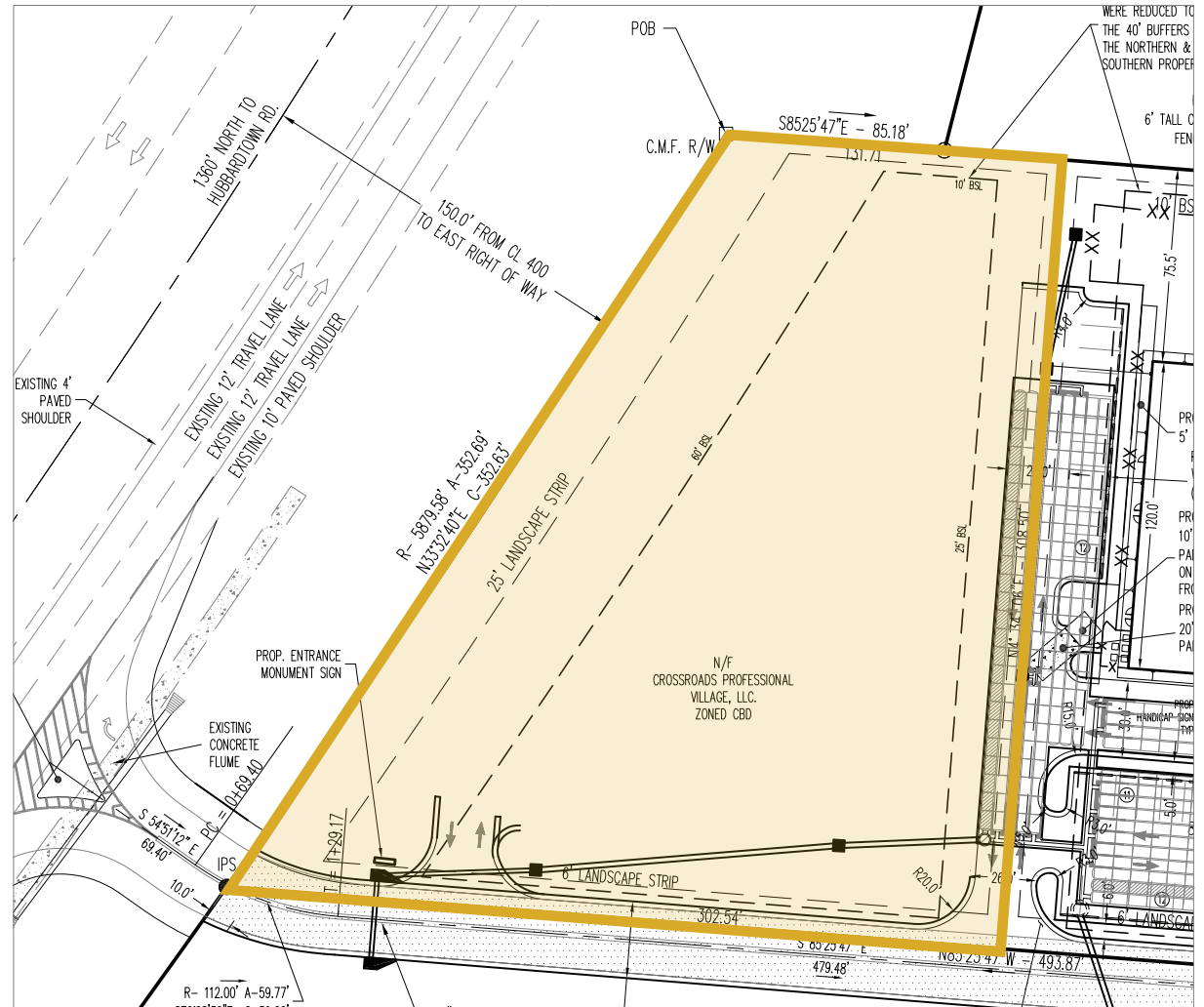
**HEATH MILLIGAN**  
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## SITE PLAN & PROPERTY FEATURES

- 5680 GA Highway 400 Cumming, Forsyth County, Georgia 30028
- 1.5± acres,
- 350+ feet of frontage on GA-400
- Zoned CBD, Central Business District
- All utilities and stormwater detention systems installed
- Traffic Counts: 35,000 VPD
- Great visibility along GA-400
- Four (4) Miles south of North Georgia Premium Outlet Malls
- Settingdown Road is accessible via an asphalt paved shared driveway.
- Strong Demographics
- Seller will consider build to suit
- **Asking Price: \$425,000**



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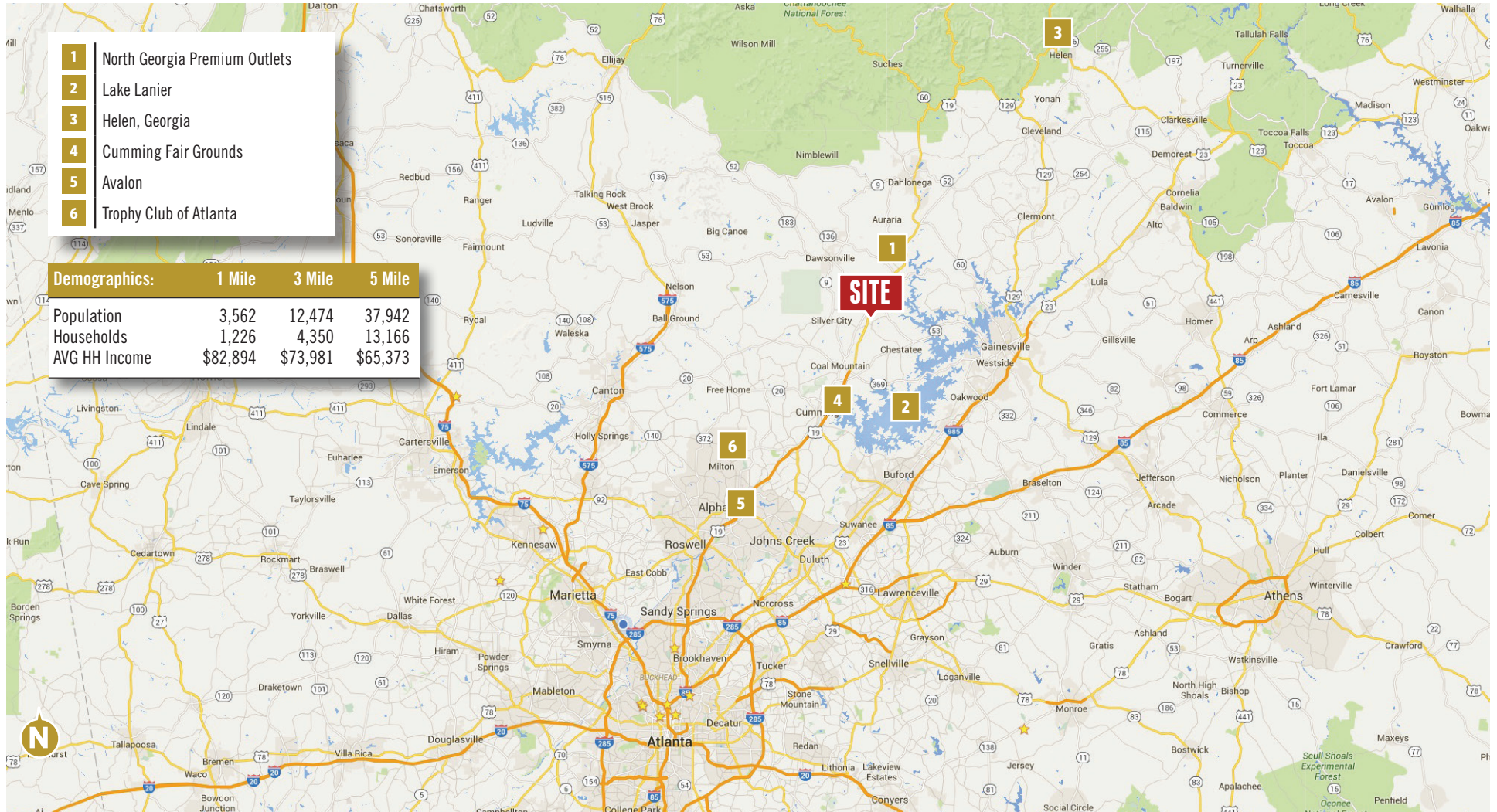
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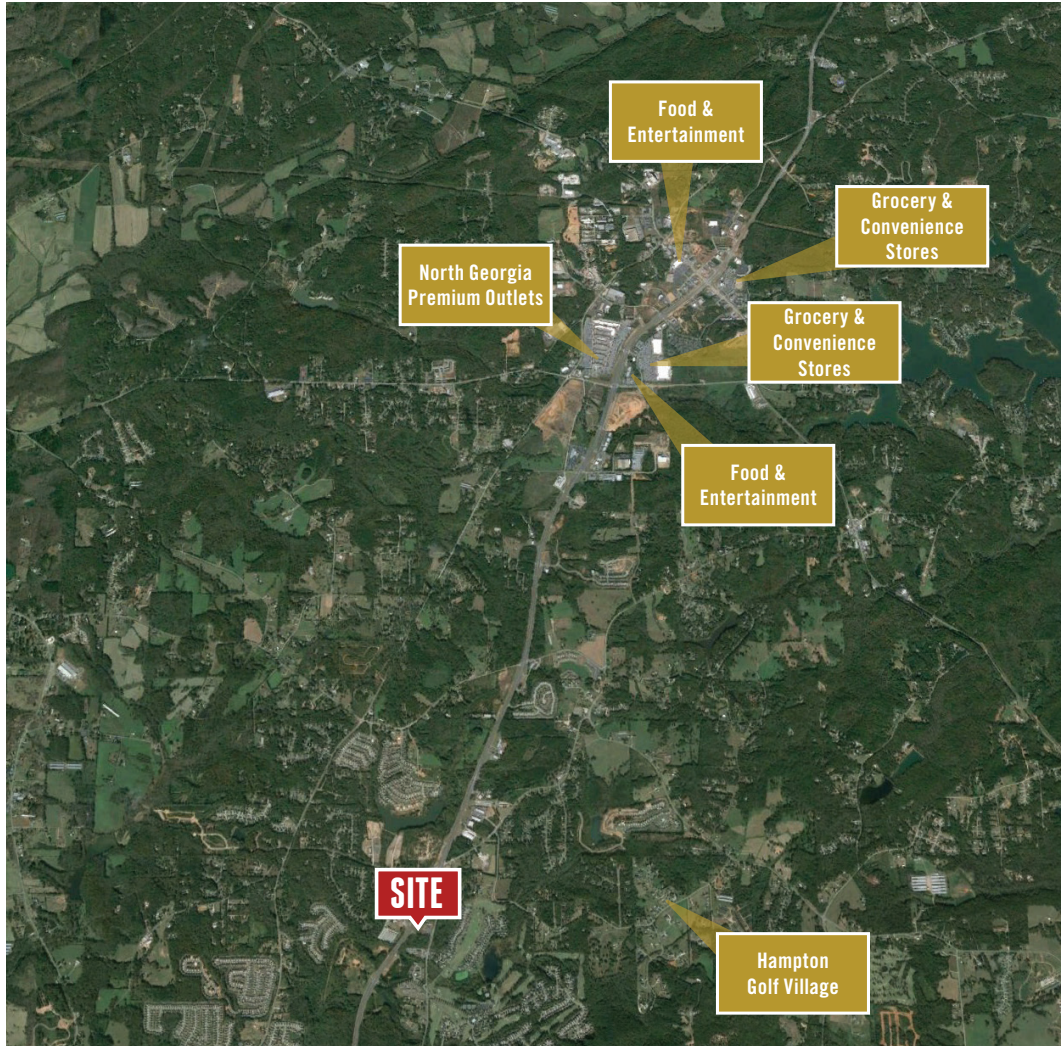
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## LOCAL AREA ATTRACTIONS



- North Georgia Premium Outlets
  - › Nike
  - › Polo Ralph Lauren
  - › Pottery Barn
  - › NSaks OFF 5th
  - › Under Armour
  - › Kate Spade
  - › Michael Kors
  - › Levi's
- Grocery and Convenience Stores
  - › Publix
  - › Walmart
  - › Home Depot
  - › Kroger
  - › Ingles Market
  - › CVS Pharmacy
- Restaurants and Entertainment
  - › Chick-fil-A
  - › Five Guys
  - › Arby's
  - › Sonic
  - › Wendy's
  - › McDonald's
  - › iHop
  - › LongHorn Steakhouse
  - › Moe's Southwest Grill
  - › Waffle House
  - › Popeye's Louisiana Grill
  - › Zaxby's
- Hampton Golf Village



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