

NORTH GEORGIA 400 BUSINESS PARK

GEORGIA SR 400, CUMMING, GA 30041

GA-400 Frontage | Light Industrial Zoned | ±68 Acres | 7 Buildings | ±697,500 SF Total | Now Preleasing

**SITE WORK COMPLETE
Q1 2027 OCCUPANCY**



New Traffic Light



New Substation



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MARCH 2026 CONSTRUCTION PROGRESS



**SITE WORK COMPLETE
Q1 2027 OCCUPANCY**



NORTH GEORGIA 400 BUSINESS PARK

Disclaimer: All information contained herein is believed to be accurate but is not warranted. This offer is subject to errors, omissions, prior sale or withdrawal.

SITE OVERVIEW



SITE INFORMATION

ADDRESS	GA-400 @ Bottoms Rd Cumming, GA 30041
MUNICIPALITY	Forsyth County
ZONING	Light Industrial
TOTAL SQUARE FOOTAGE	±697,500 SF
NUMBER OF BUILDINGS	7
BUILDING 100 SIZE	158,875 SF
BUILDING 200 SIZE	128,625 SF
BUILDING 300 SIZE	115,000 SF
BUILDING 400 SIZE	198,000 SF
BUILDING 500 SIZE	30,000 SF
BUILDING 600 SIZE	42,000 SF
BUILDING 700 SIZE	25,000 SF <i>(Potential Multi-Level Self Storage)</i>
OFFICE	BTS
CLEAR HEIGHT	24' - 32'
DOORS	TBD Dock-High / Drive-In
AUTO PARKING	TBD
SPRINKLER	ESFR
SLAB	6" - 8" Concrete
TRUCK COURT	TBD
ROOF	TPO
CONSTRUCTION TYPE	Tilt, Brick on Block

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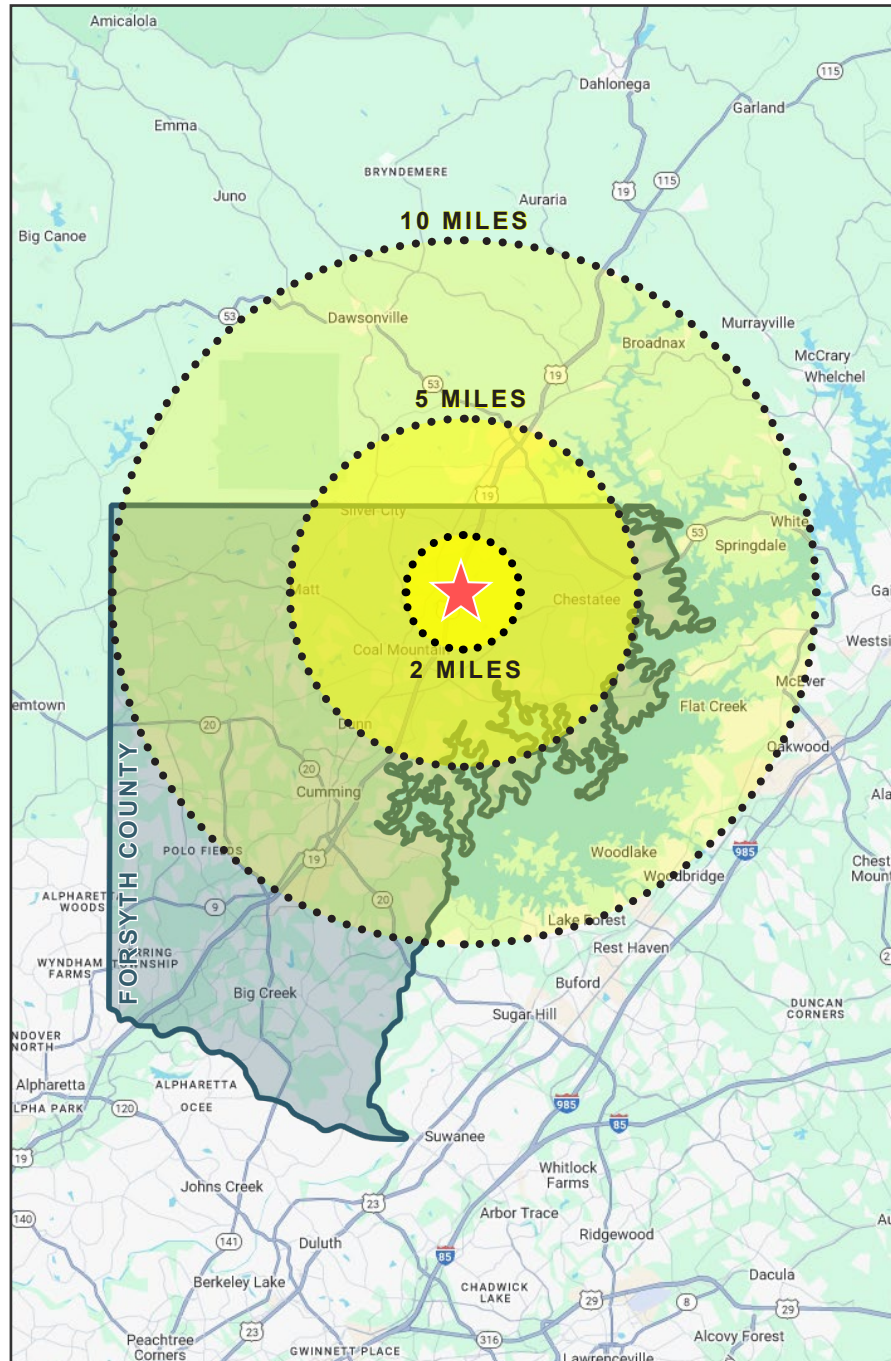


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PARK RENDERINGS



FORSYTH COUNTY & DEMOGRAPHICS INFORMATION



FORSYTH COUNTY

POPULATION (2024)	280,096
WORKFORCE (2025)	145,930
TOTAL # OF BUSINESSES	7,341
UNEMPLOYMENT RATE	2.7%
MEDIAN HOUSEHOLD INCOME	\$134,821

DEMOGRAPHICS

	<u>2 Miles</u>	<u>5 Miles</u>	<u>10 Miles</u>
POPULATION (2024)	11,663	47,836	152,117
MEDIAN AGE	37.5	39.2	41.1
AVERAGE HOUSEHOLD INCOME	\$126,930	\$119,620	\$125,136
AVERAGE HOUSEHOLD SIZE	3	2.9	2.8
MEDIAN HOME VALUE	\$370,235	\$368,700	\$392,109
EDUCATIONAL ATTAINMENT (% of Population with Some College, Bachelors & Advanced Degrees)	72%	65%	66%

AMENITIES & CORPORATE NEIGHBORS MAP



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