

3109 Caney Road

3109 Caney Road, Cumming, GA 30041 | For Sale or Lease | Peachtree Pkwy (141) & Brookwood Road

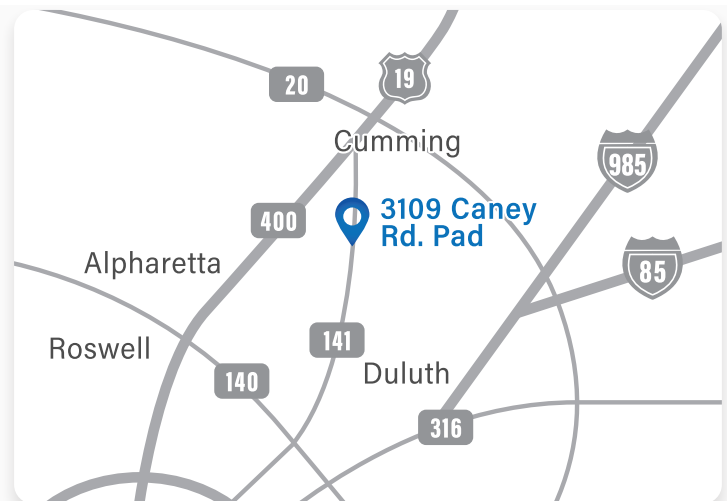


PROPERTY HIGHLIGHTS

- Available for lease or sale
- High visibility from Peachtree Parkway and features convenient access with four-way traffic lights.
- Located near prominent business and retail complexes anchored by Super Target, The Home Depot, and Walmart Supercenter. The area experiences heavy traffic and is situated in a high-income market.
- Directly across from Big Creek Elementary School (890 students and 60 faculty members). It is also surrounded by other local schools and upscale residential neighborhoods within a five-mile radius.

LEASING INFORMATION

Property Size	0.5 to 62.4 AC
Intersection	Peachtree Pkwy (GA-141) and Brookwood Road
Zoning	CMD, Peachtree Parkway-Bethelview Overlay District, Unincorporated Forsyth County, GA
Traffic Count	43,600 AADT on GA-141



DEMOGRAPHICS 2025

Radius	3-Mile	5-Mile	10-Mile
Population	63,497	182,247	622,613
Households	20,524	59,976	216,648
Avg. Income	\$195,132	\$179,813	\$157,849





3109 Caney Road

3109 Caney Road, Cumming, GA 30041



Across the street from the site:



NEARBY TRAFFIC COUNT (2023)

Peachtree Pkwy. (GA-141)	43,600 AADT
Mathis Airport Pkwy.	17,200 AADT
McGinnis Ferry Pkwy.	21,500 AADT
Old Alpharetta Road	36,600 AADT



- 565,000 SF open-air, mixed-use retail destination
- Draws over five million visitors annually
- In one of the wealthiest county in Georgia, with a median household income exceeding \$172,000 in a 5-mile trade area.

Forsyth Town Center Development



LEASING CONTACT

Courtney Brumbelow

844-557-5667

cbrumbelow@plnms.com

Haley Hartman

844-557-5667 Ext.3

hhartman@plnms.com



Pinnacle Leasing and Management, LLC.