

# 10.34 ACRE COMMERCIAL ASSEMBLAGE FOR SALE

## COAL MOUNTAIN COMMUNITY

3405-3435 Matt Highway, Cumming, GA 30040



### OFFERING SUMMARY

<b>LOT SIZE:</b>	10.34 Acres
<b>ZONING:</b>	CBD

### PROPERTY HIGHLIGHTS

- Great location in commercial area of North Forsyth County
- Strong residential growth within five miles
- Good topography
- Approximately 650 feet of frontage on GA Hwy. 369 (Matt Hwy)
- Zoned for retail (CBD)
- Across from North Forsyth - Coal Mountain school complex
- 2/10 of mile west of intersection with Hwy. 9 (Dahlongega Hwy)
- Approximately 1 mile west of GA 400
- Sewer and water in close proximity to site

**KW COMMERCIAL**  
770.205.2600  
540 Lake Center Parkway, Ste 201  
Cumming, GA 30040



[www.BaderRealty.com](http://www.BaderRealty.com)

**J B BADER**  
O: 770.205.2600  
C: 678.858.4582  
jbbader@kwcommercial.com  
GA #144398

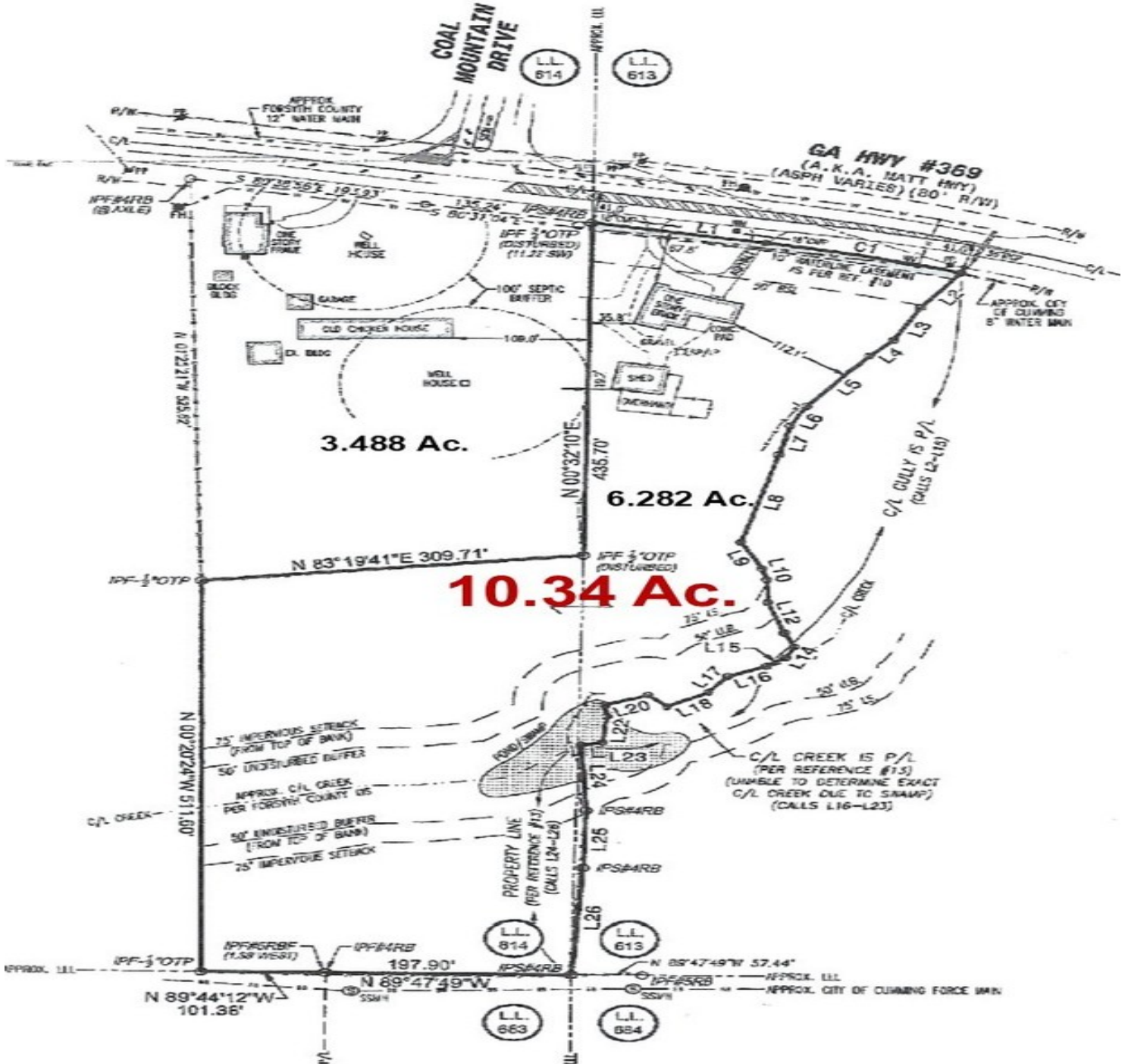
We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

# 10.34 ACRE COMMERCIAL ASSEMBLAGE FOR SALE

## COAL MOUNTAIN COMMUNITY

3405-3435 Matt Highway, Cumming, GA 30040



**KW COMMERCIAL**  
770.205.2600  
540 Lake Center Parkway, Ste 201  
Cumming, GA 30040

**J B BADER**  
O: 770.205.2600  
C: 678.858.4582  
jbbader@kwcommercial.com  
GA #144398

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

# 10.34 ACRE COMMERCIAL ASSEMBLAGE FOR SALE

## COAL MOUNTAIN COMMUNITY

3405-3435 Matt Highway, Cumming, GA 30040



**KW COMMERCIAL**  
770.205.2600  
540 Lake Center Parkway, Ste 201  
Cumming, GA 30040

**J B BADER**  
O: 770.205.2600  
C: 678.858.4582  
jbbader@kwcommercial.com  
GA #144398

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)

# 10.34 ACRE COMMERCIAL ASSEMBLAGE FOR SALE

## COAL MOUNTAIN COMMUNITY

3405-3435 Matt Highway, Cumming, GA 30040



<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total population	1,377	38,503	147,583
Median age	37.3	36.9	36.7
Median age (male)	36.8	36.2	36.1
Median age (Female)	38.4	37.9	37.3
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total households	450	13,433	51,097
# of persons per HH	3.1	2.9	2.9
Average HH income	\$99,513	\$87,361	\$89,870
Average house value		\$271,754	\$294,595
<b>ETHNICITY (%)</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Hispanic	9.7%	11.0%	9.3%
<b>RACE (%)</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
White	85.8%	91.9%	89.7%
Black	6.1%	1.5%	2.7%
Asian	3.4%	1.0%	3.1%
Hawaiian	0.0%	0.1%	0.0%
American Indian	0.8%	0.2%	0.2%
Other	2.5%	4.3%	3.2%

\* Demographic data derived from 2010 US Census

**KW COMMERCIAL**  
770.205.2600  
540 Lake Center Parkway, Ste 201  
Cumming, GA 30040

**J B BADER**  
O: 770.205.2600  
C: 678.858.4582  
jbbader@kwcommercial.com  
GA #144398

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

Each Office Independently Owned and Operated [kwcommercial.com](http://kwcommercial.com)