

- HOME
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- ATLANTA SUBMARKET
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Tenant	Sales
Dunkin	\$1.7M
Culvers	\$3.4M
Tropical Smoothie Cafe	\$1.49M

Total Annual Visits at Intersection
3.2M Visitors Annually

Castleberry Rd.
13,500 VPD

New Traffic Signal

PARCEL 6A
1.26 AC
Parcels 6A & 6B can be combined.

PARCEL 6B
0.75 AC
Parcels 6A & 6B can be combined.

PARCEL 7
3.02 AC - 131,679 SF
STORMWATER MANAGEMENT

PARCEL 8
RETAIL SPACE

PARCEL 9
RETAIL SPACE

AVAILABLE
5 Parcels (4, 6A, 6B, 8 & 9)

PARCEL 1
1.94 AC - 84,601 SF
4,794 SF Building

PARCEL 4
0.95 AC - 40,833 SF
3,560 SF Building

Bethelview Rd.
32,600 VPD

PARCEL 3
0.78 AC - 33,806 SF
850 SF Building

PARCEL 2
0.76 AC - 33,084 SF
783 SF Building

MAJOR MARKET TRAFFIC DRIVERS

Publix: 605,600 YEARLY VISITORS
Kroger: 1,300,000 YEARLY VISITORS

JOIN BEST IN CLASS USERS
PRIME RETAIL DEVELOPMENT
OUTPARCELS & RETAIL SPACE AVAILABLE

4 Parcels

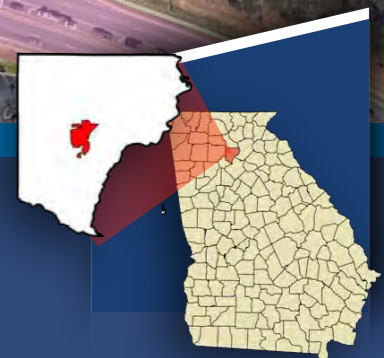
Forsyth County - Alpharetta, GA. - \$180,131.00 Mean Income
One of the Richest Counties in the state of Georgia

[CLICK HERE TO VIEW DRONE VIDEO](#)

	Historical VPD	
	2013	2023
Bethelview Rd.	15,200	32,600
Castleberry Rd.	6,570	10,900



CASTLEBERRY & BETHELVIEW
FORSYTH COUNTY, GEORGIA



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MARKET AERIAL

Castleberry Rd. 13,500 VPD

Bethelview Rd. 32,600 VPD

GA 400 - HWY 19 89,700 VPD

WELLS FARGO DUNKIN' BIRCHMOUNT

CVS pharmacy Culver's VENDETTI'S

KUMON REGIONS HOTWORX

EL MAGUEY MEXICAN GRILL & CANTINA

CLUB PILATES Great Clips tropical CAFE

POPEYES FIT BODY BOOT CAMP SecurCare Self Storage

TACO BELL GOODYEAR burn boot camp iStorage

MARCO'S PIZZA MOE'S FIREHOUSE SUBS STARBUCKS

DOLLAR GENERAL WAFFLE HOUSE ZAXBY'S INGLES

SHERWIN-WILLIAMS

THE COLLECTION AT FORSYTH

Chick-fil-z Academy Lash CAVA CHICKEN SALAD CHICK

TRUIST CHASE HOME2 francesca's AMC

FIRST WATCH JJ JONES ARBY'S Atlanta BREAD Fairfield J.JILL T

MATTRESS FIRM pure barre SOMA RACK ROOM SHOES

CARRABBA'S Bath & Body Works claire's

Chevron DSW Designer Shoe Warehouse Red Robin WAFFLE HOUSE ROSATI'S

mellow MUSHROOM SMOOTHIE KING LOFT crumbl F45

BARNES & NOBLE WHITEHOUSE BLACK MARKET AMERICAN EAGLE VICTORIA'S SECRET

JO.S.A. BANK chico's CVS pharmacy TALBOTS

MAJOR MARKET TRAFFIC DRIVERS

Publix 605,600 YEARLY VISITORS

Kroger 1,300,000 YEARLY VISITORS

FUQUA DEVELOPMENT PROPOSED MIXED USE CLICK HERE



TRAFFIC COUNTS



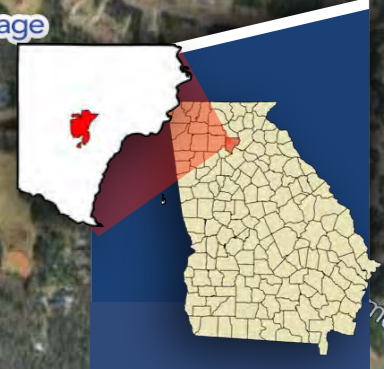
GA 400 - HWY 19 89,700 VPD



Bethelview Rd. 32,600 VPD



Castleberry Rd. 13,500 VPD



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ATLANTA SUBMARKET

LOCATED IN ONE OF ATLANTA'S MOST DESIRABLE SUBMARKETS

ATLANTA MSA

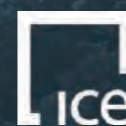
6.2+ M
Residents

No. 6
Largest MSA in the US

No. 3
Fastest Growing US Metro
(US Census Bureau)

No. 1
Moving Destination in the US
(Penske Truck Rentals)

16 FORTUNE 500 HEADQUARTERS



CUMMING

HIGHLY DESIRABLE ATLANTA SUBMARKET

\$177,140
Average HH Income



\$8.2 Billion
Consumer Buying Power



2010 CENSUS
79,818
Population

77% Increase



2024
141,332
Population

(5 Mile Radius Statistics)

#3

School District in Georgia

7 of the top 100 public high schools in Georgia are serving residents of Buford.

#1

Median Household Income

Forsyth County resident have the highest median household income in Georgia

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SUBMARKET GROWTH

CUMMING - ONE OF ATLANTA'S MOST AFFLUENT & FASTEST GROWING SUBMARKETS

63%
POPULATION GROWTH
Forsyth County (2010 - 2024)

#3rd RANKED
Public School System

#1 COUNTY
in GEORGIA
for Median Household Income (NIH.gov)

AERIAL KEY

- **62 HOUSES SOLD**
OVER \$750K IN LAST 36 MONTHS
- **77 HOUSES SOLD**
OVER \$750K IN LAST 36 MONTHS
- **109 HOUSES SOLD**
OVER \$750K IN LAST 36 MONTHS

AVAILABLE
5 Parcels (4, 6A, 6B, 8 & 9)

AVIGNON BY ASHTON WOODS
260 PLANNED HOMES
≈ \$650K

LAKE LANIER
11+ MILLION ANNUAL VISITORS

NORTHSIDE HOSPITAL FORSYTH
\$44 MILLION EXPANSION
650K ANNUAL PATIENTS

PULTE GROUP HOUSING DEVELOPMENT
FUTURE HOUSING DEVELOPMENT

Publix Super Market at Castleberry - Southard Crossing
605,600 YEARLY VISITORS

Publix

THE COLLECTION AT FORSYTH

The UPS Store **LaVida massage**
WNB FACTORY WINGS N BURGERS
Huntington LEARNING CENTER **North GA Running Co.**

BETHELVIEW RD. - 31,700 VPD

BETHELVIEW RD. - 32,600 VPD

ORCHARDS OF SOUTH FORSYTH HOUSING DEVELOPMENT
88 PLANNED UNITS
55+ COMMUNITY

Vistas at Castleberry
RECENTLY DEVELOPED
100 UNITS ≈ \$750K

Shoppes at Bethelview

Kroger
1,300,000 YEARLY VISITORS

GA 400 - HWY 19
86,600 VPD

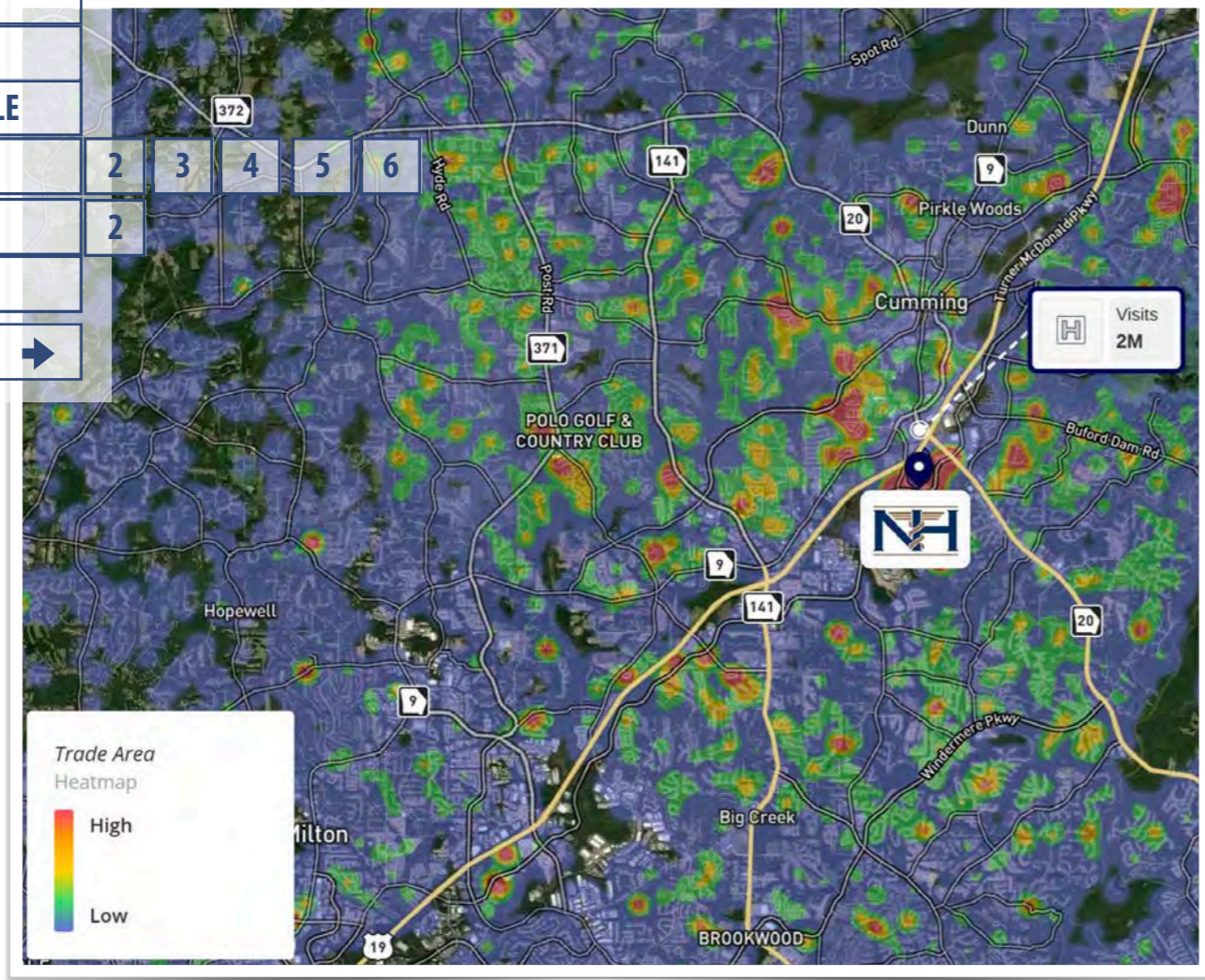
Brookmeade Trail Development
≈ 225 PLANNED HOMES
\$1M+ HOMES

TRADITIONS HOUSING DEVELOPMENT
300+ HOUSES
≈ \$900K

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Placer Insights - Northside Hospital Medical Visitation

MARKET DATA



GIS Psychographic Insights



40% above average
Primary Care visitation

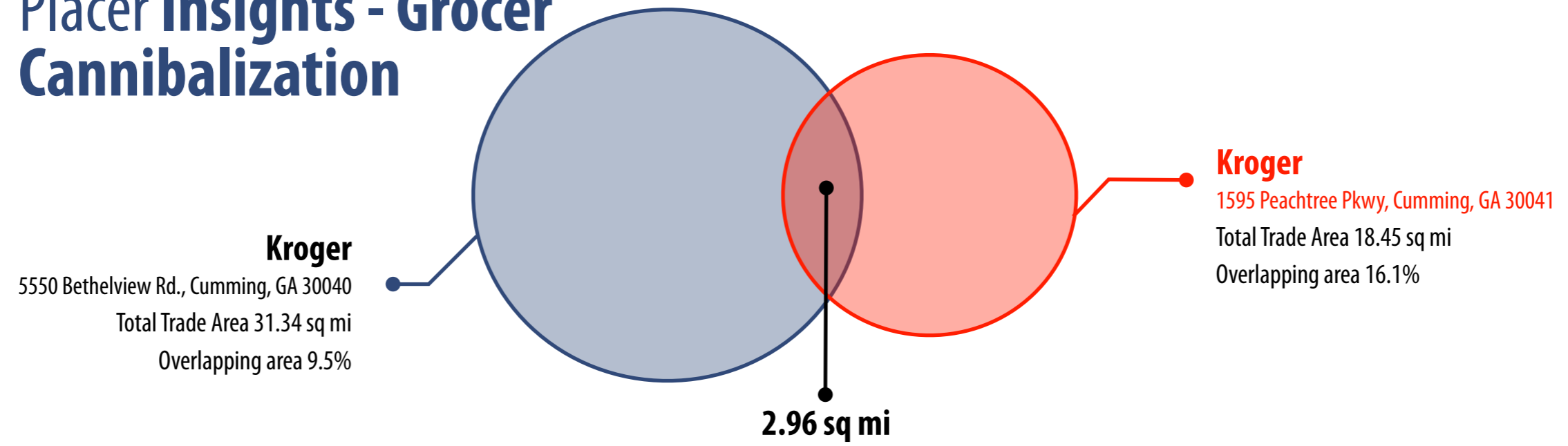


38% above average
Dental visitation



49% above average
Optical visitation

Placer Insights - Grocer Cannibalization



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DEMOGRAPHIC PROFILE

POPULATION		3 MILE	5 MILE	10 MILE
2024 Estimated Population		52,394	135,984	433,524
2029 Projected Population		57,894	151,915	464,622
Projected Annual Growth 2024 to 2029		5,500 - 2.1%	15,931 - 2.3%	31,098 - 1.4%






HOUSEHOLDS		3 MILE	5 MILE	10 MILE
2024 Estimated Households		18,414	47,015	150,643
2029 Projected Households		20,554	53,267	163,052

HOUSEHOLD INCOME		3 MILE	5 MILE	10 MILE
2024 Estimated Median Household Income		\$152,771	\$154,840	\$155,852

BUSINESSES		3 MILE	5 MILE	10 MILE
2024 Estimated Total Businesses		2,916	8,958	27,623
2024 Estimated Total Employees		17,424	62,975	215,523

# OF EMPLOYERS	MAJOR EMPLOYERS IN FORSYTH COUNTY, GA
3,100	Northside Hospital Forsyth
1,100	Tyson Foods, Inc.
1,000	Scientific Games International, Inc.
1,000	Koch Foods
700	Siemens Industry, Inc.
650	Sawnee EMC
450	Solvay Specialty Polymers, LLC
400	CommScope, Inc.
350	America BOA, Inc.
350	L3 Harris Technologies, Inc.

5 Mile Radius

				
\$154,840	135,984	47,015	2.3%	104,805
MEDIAN HH INCOME	POPULATION	HOUSHOLDS	UNEMPLOYMENT RATE	LABOR FORCE
				<i>Applied Geographic Solutions</i>



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PROGRESS PHOTOS

Total Annual Visits at Intersection

3.2M Visitors Annually

 **Bethelview Rd.**
32,600 VPD



1,300,000
YEARLY VISITORS
1 of 2 Krogers to
sell liquor in GA

New Traffic Signal 

Publix.

605,600
YEARLY VISITORS

 **Castleberry Rd.**
13,500 VPD

Historical VPD		
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PROGRESS PHOTOS

Publix

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New Traffic Signal 

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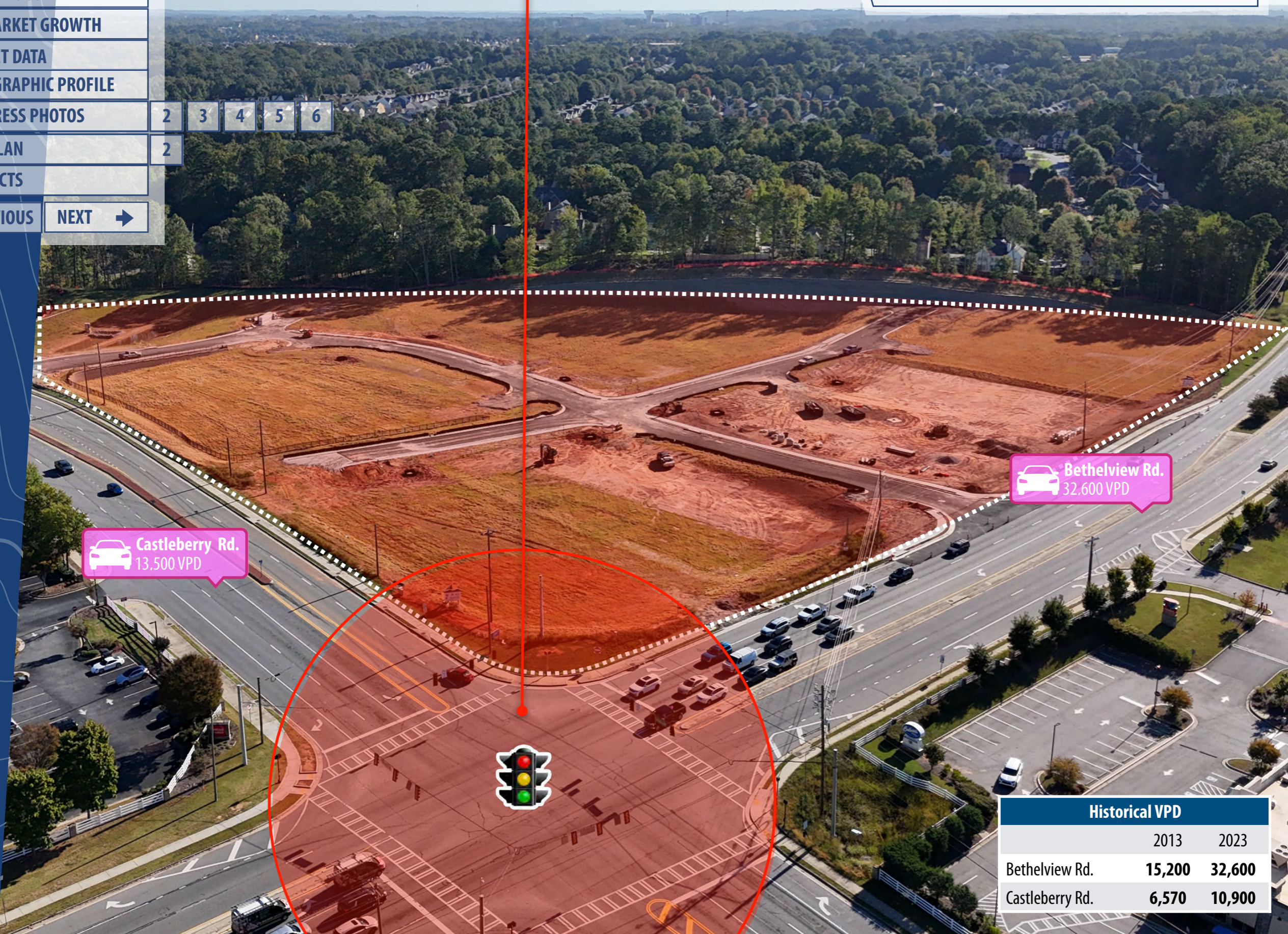
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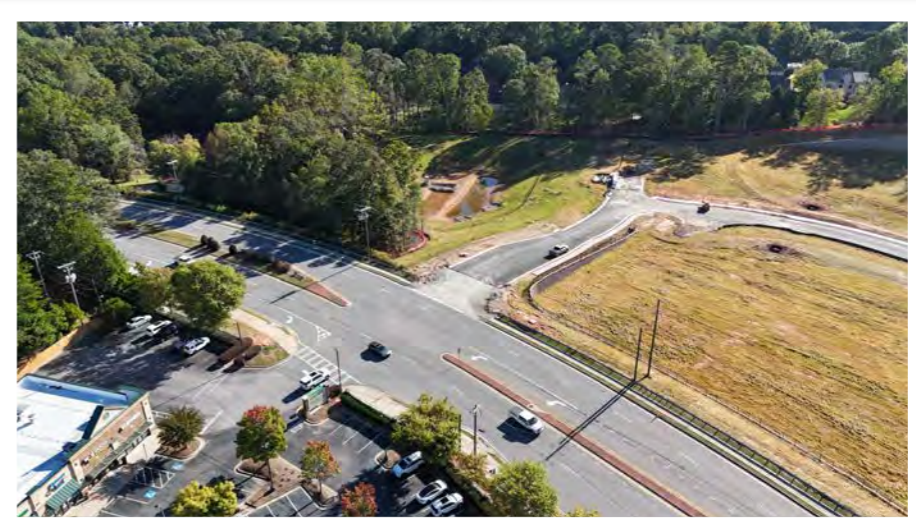
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PROGRESS PHOTOS



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PROGRESS PHOTOS

Bethelview Rd.
32,600 VPD

Kroger
1,300,000
YEARLY VISITORS
1 of 2 Krogers to
sell liquor in GA

tropical CAFE
SMOOTHIE
\$1.49M Sales



REGIONS

Valvoline

Culver's
\$3.5M Sales



PARCEL 4
0.95 AC - 40,833 SF
3,560 SF Building

CVS pharmacy



EL MAGUEY
MEXICAN GRILL & CANTINA

KUMON
HOTWORX



DUNKIN'
\$1.7M Sales

**PARCEL 9
RETAIL SPACE**

PARCEL 6B
0.75 AC
Parcels 6A & 6B can
be combined.

PARCEL 6A
1.26 AC
Parcels 6A & 6B can
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YEARLY VISITORS

**PARCEL 8
RETAIL SPACE**

**New Traffic
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AVAILABLE
4 Parcels (4,6,8 & 9)

JOIN BEST IN CLASS USERS

SITE PLAN



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A-EC
CIVIL ENGINEERING PLANNING LANDSCAPE ARCHITECTURE
50 Warm Springs Circle
Roswell, Georgia 30075
(770) 441-1942 www.aecaf.com

NORTH

0 50 100

MASTER SITE PLAN
ABERNATHY DEVELOPMENT COMPANY LLC
5529 BETHELVIEW ROAD
CUMMINGS, GA 30040

CASTLEBERRY AND BETHELVIEW
FORSYTH COUNTY, GEORGIA

PROJECT INFORMATION	
PROJECT NO:	22-4767.00
DATE:	FEBRUARY 4, 2025
SCALE:	1" = 50'
FILE NAME:	22-4706P32.dwg
DESIGN/DRAWN:	SLR/MDV

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