

3145 MAGNOLIA COMMONS CIRCLE 1,200 sf

C U M M I N G , G E O R G I A 3 0 0 2 8 AVAILABLE



End Cap Available

Premium corner suite with maximum visibility and signage opportunities.



New Construction

Modern architecture, updated systems, and attractive storefront design.



Unchored Retail Center

Flexible retail environment serving the surround community.



High Growth Forsyth County

Located in one of Georgia's fastest growing and most affluent counties.



Excellent Visibility & Access

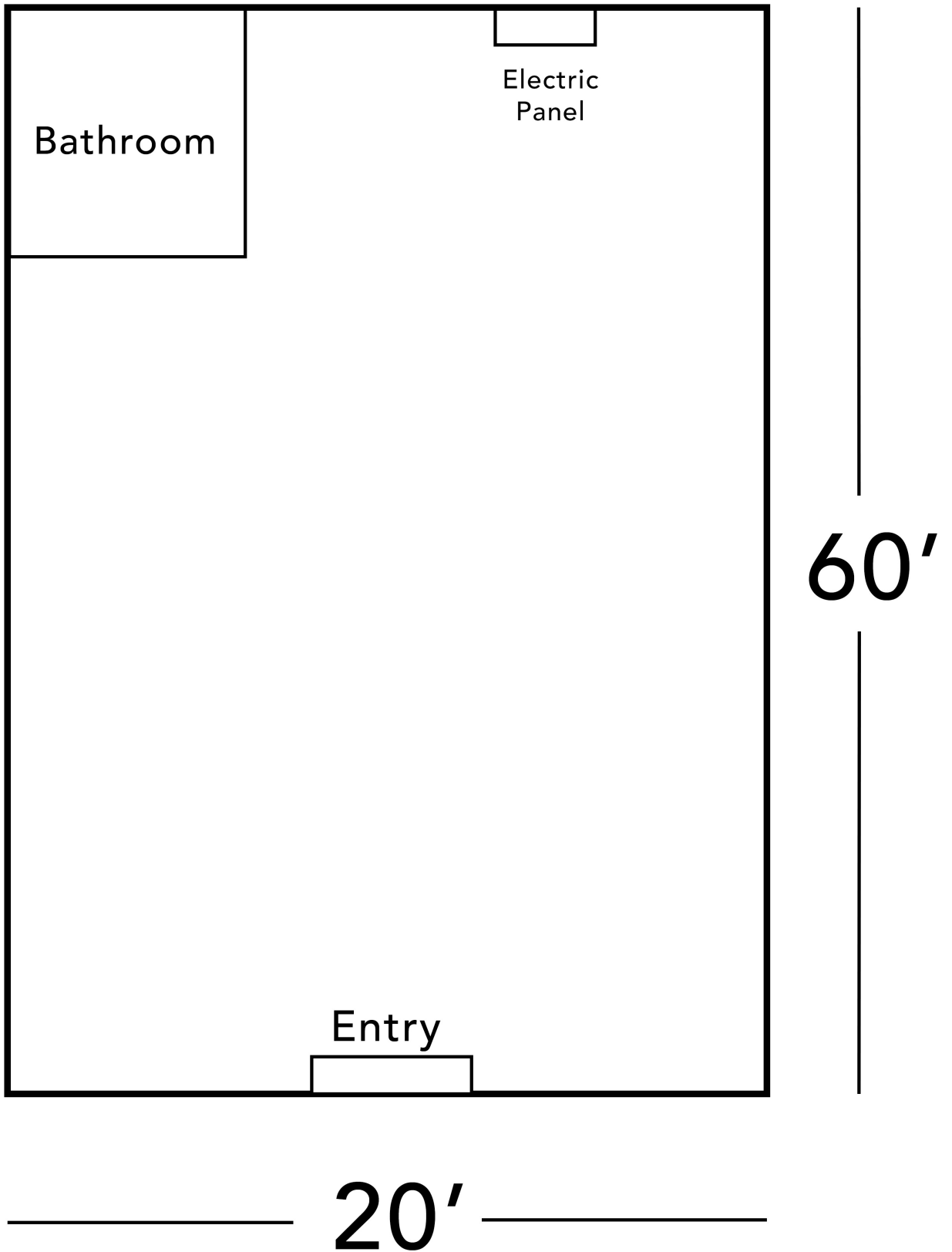
Convenient ingress/egress with strong exposure to passing traffic.







Floor Plan



DEMOGRAPHICS

Located in the heart of Forsyth County, approximately 40 miles north of Downtown Atlanta, Magnolia Commons benefits from strong residential growth, affluent demographics, and convenient access to GA-400. Forsyth is one of the fastest growing countries in Metro Atlanta,

GA-400 at Exit 13 (Bethelview Rd)

120,000+ VPD

Bethelview Rd (SR 141) near Kelly Mill Rd

30,000+ VPD

Projected 5 Year Population Growth - 12.5%

Population Density



1 Mile

3 Mile

5 Mile

6,921

38,117

84,552

Average HH Income



1 Mile

3 Mile

5 Mile

\$194,220

\$175,380

\$172,912

Median Age



1 Mile

3 Mile

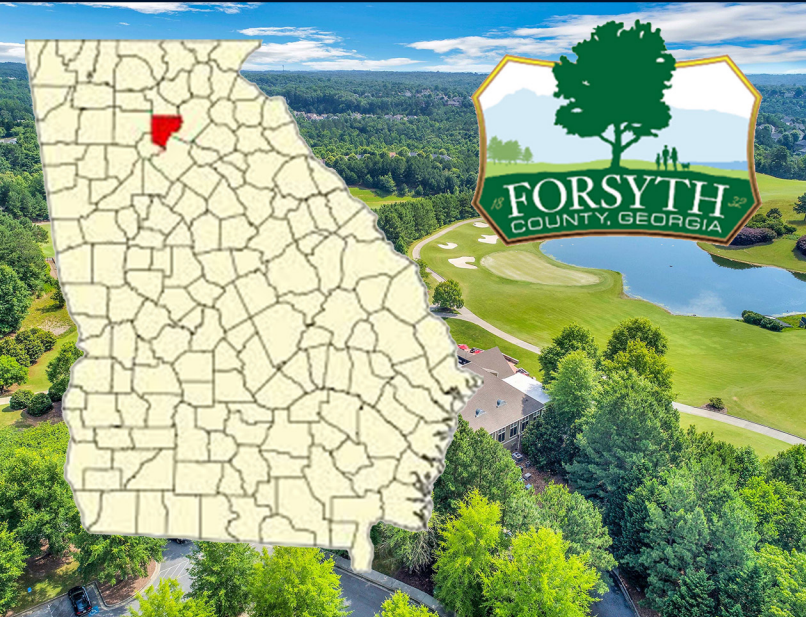
5 Mile

39.1

38.4

38.8

Forsyth County, Georgia



Affluent Consumer Base:

Forsyth County is one of Georgia's most affluent counties, with median household income exceeding \$140,000 and average household income approaching \$171,000, providing retailers access to significant consumer purchasing power.

Exceptional Population Growth:

Forsyth County has been one of Georgia's fastest-growing counties for more than a decade, with the population increasing from approximately 251,000 residents in 2020 to over 280,000 residents today.

Highly Educated Workforce:

More than half of Forsyth County residents hold a bachelor's degree or higher, making it one of the most educated counties in Georgia and an attractive market for premium retailers and service providers.

Family-Oriented Demographics:

Forsyth County's highly ranked school system and family-oriented communities continue to attract young professionals and growing households from across Metro Atlanta.

Strong Housing & Residential Development:

Continued residential development and rising home values support long-term retail growth throughout Forsyth County, where median home values now exceed \$550,000.

Strategic Location Along the GA-400 Corridor:

Located along the GA-400 growth corridor, Forsyth County benefits from its proximity to Alpharetta, North Fulton, and major employment hubs while maintaining a rapidly expanding residential customer base.



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