SHANE

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BRANNON SOUTH LAND

confidential investment offering

PEACHTREE PARKWAY & RONALD REAGAN BLVD
CUMMING (ATLANTA MSA), GEORGIA

Demographics	2-Mile	4-Miles	7-Miles
2017 Est. Population	15,850	65,158	210,956
2017 Avg. HH Income	$103,092	$107,868	$106,860
2017 Est. Households	5,660	21,516	70,824

LAND FOR SALE

1.631 Acres

$895,000

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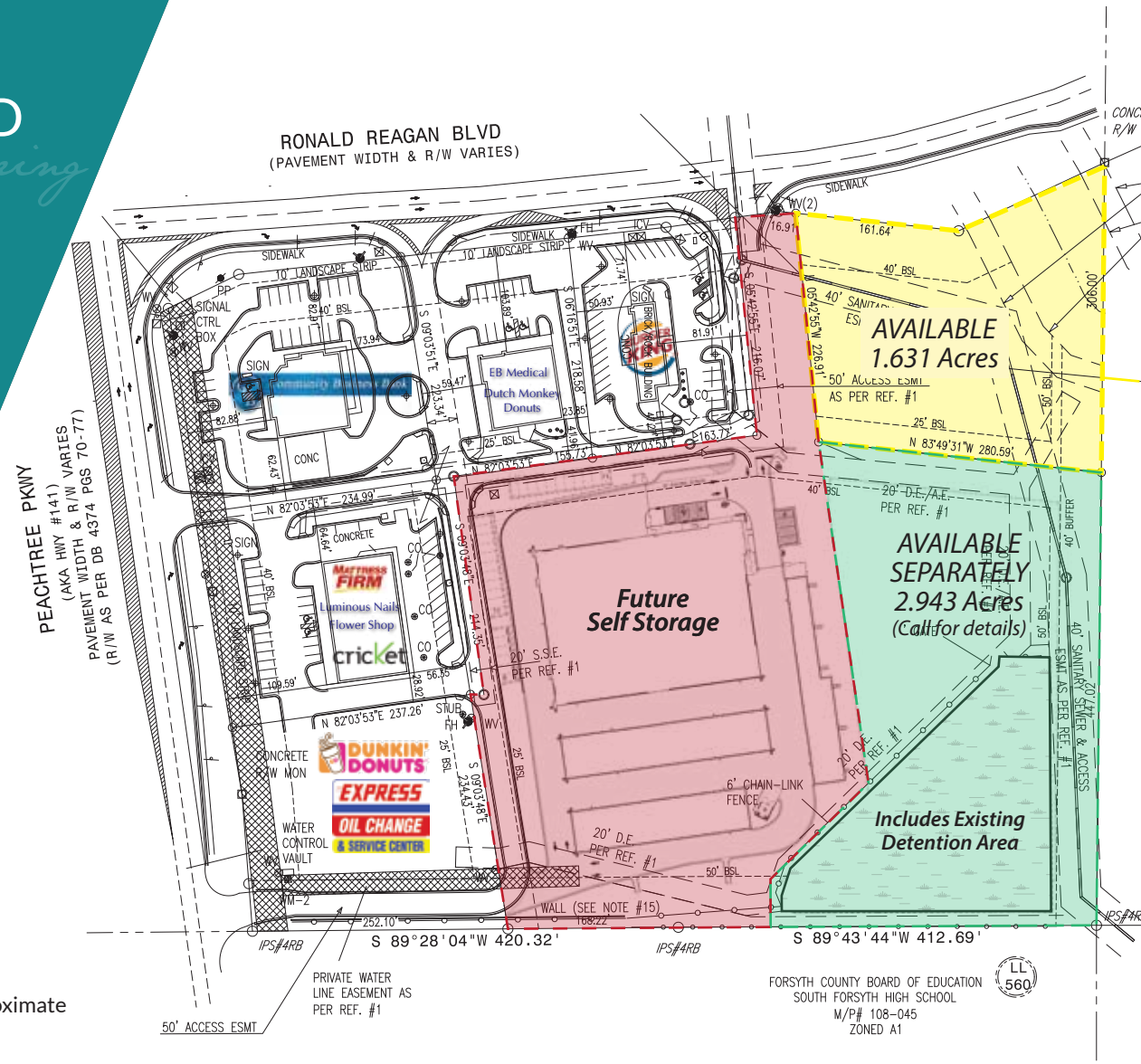
- Attractively Priced at just over $549,000 per Acre
- Zoned CBD: Perfect for Retail, Office or Medical Use
- Excellent Location: Average Household Income over $100,000
- Located across from 470,000 SF "Collection" Development
- Nearby Forsyth Northside Hospital (155 Beds) and future Children's Healthcare Forsyth Campus (100 Beds)



Please Note:
Lot Lines are Approximate

Contact:
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Brannon South is located on Highway 141, just off GA 400, at the signalized intersection of Ronald Reagan Blvd. This location is an affluent area of North Atlanta ($103,000 average household income within 2 miles. "The Collection at Forsyth" development, anchored by AMC Theatres, Barnes & Noble, Academy Sports, and many other high end retailers and restaurants is just across the street.

Just north of the project is the ever expanding Northside Hospital Forsyth with over 155 beds and 300 doctors. Northside has committed over $90 million in the last 2 years for expansion at this location. Additionally, Children's Healthcare of Atlanta bought 28 acres adjacent to the "The Collection at Forsyth" with plans to build a 100 bed hospital. Further, Lanier Technical College is nearby with over 1,000 Students per day attending and Forsyth County High School is directly adjacent to the site with over 1,700 students and 160 faculty / staff.