

- HOME
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- ATLANTA SUBMARKET
- SUBMARKET GROWTH
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Tenant	Sales
Dunkin	\$1.7M
Culvers	\$3.5M
Tropical Smoothie Cafe	\$1.49M



MAJOR MARKET TRAFFIC DRIVERS

Publix
605,600 YEARLY VISITORS

Kroger
1,300,000 YEARLY VISITORS

Total Annual Visits at Intersection
3.2M Visitors Annually

Castleberry Rd.
13,500 VPD

New Traffic Signal

PARCEL 6
2.01 AC
15,050 SF - 86 Spaces

PARCEL 7
3.02 AC - 131,679 SF
STORMWATER MANAGEMENT

PARCEL 8
RETAIL SPACE

PARCEL 9
RETAIL SPACE

AVAILABLE
3 Parcels (6, 8 & 9)

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

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

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

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

PARCEL 5
0.86 AC - 37,661 SF
1,900 SF Building

	Historical VPD	
	2013	2023
Bethelview Rd.	15,200	32,600
Castleberry Rd.	6,570	13,500

Bethelview Rd.
32,600 VPD

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

JOIN BEST IN CLASS USERS

PRIME RETAIL DEVELOPMENT

OUTPARCELS & RETAIL SPACE AVAILABLE

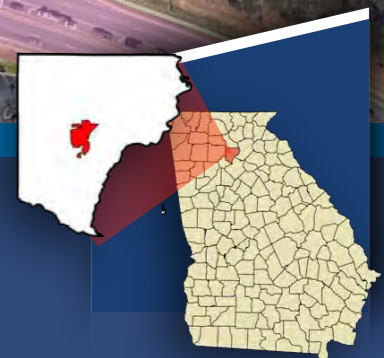
4 Parcels

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](#)



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' BIR

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

TRUIST CHASE HOME 2 francesca's

FIRST WATCH JJ 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

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Kroger 1,300,000 YEARLY VISITORS

FUQUA DEVELOPMENT PROPOSED MIXED USE CLICK HERE



TRAFFIC COUNTS



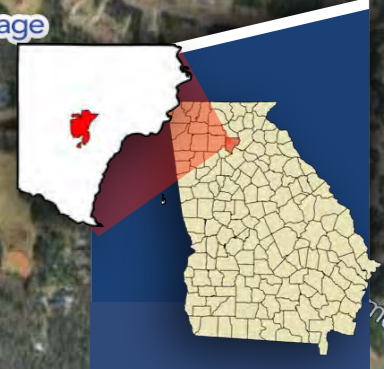
GA 400 - HWY 19 89,700 VPD



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

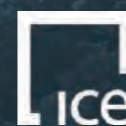
6.2+ M
Residents

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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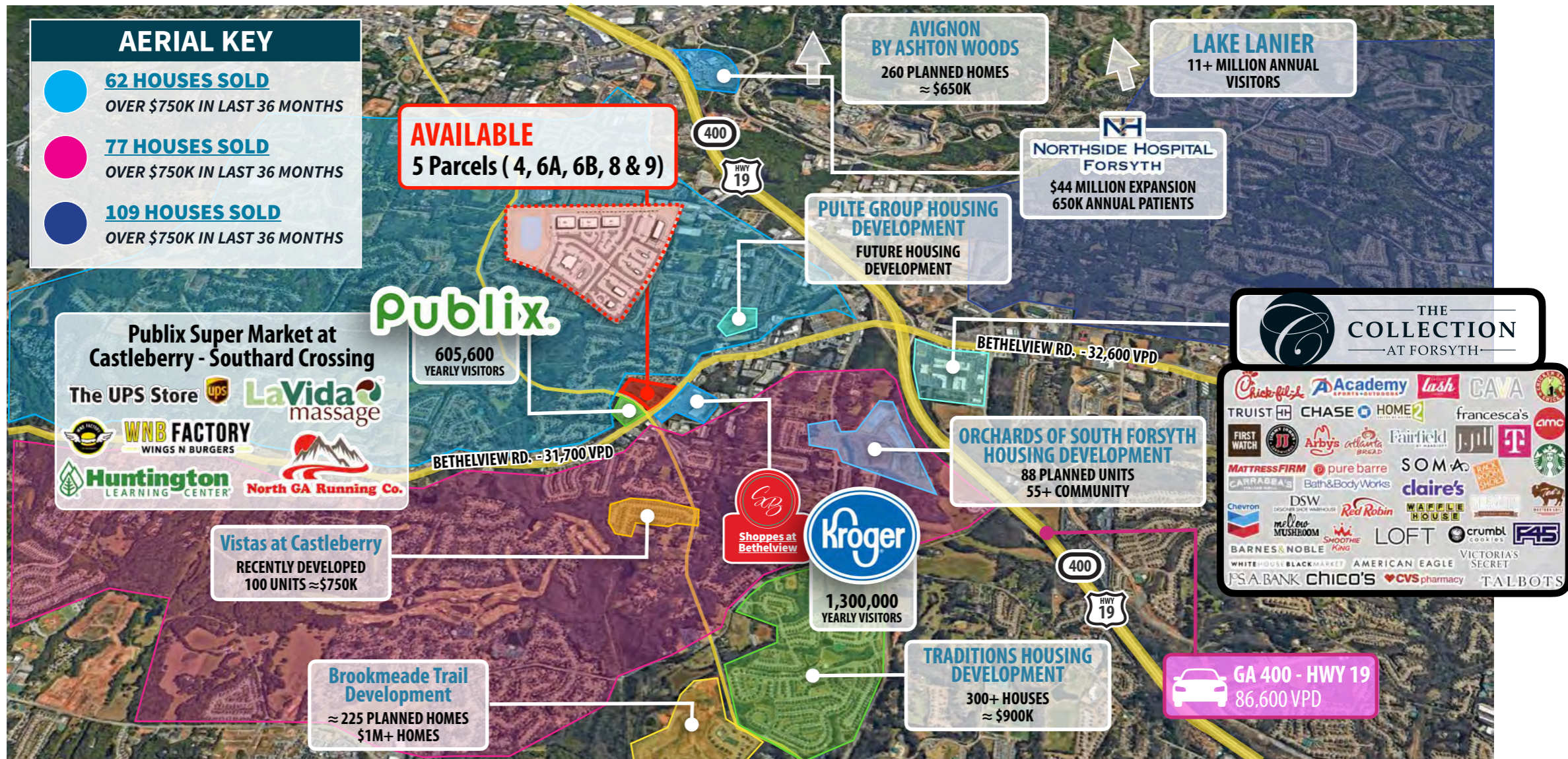
SUBMARKET GROWTH

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

63%
POPULATION GROWTH
Forsyth County (2010 - 2024)

#3rd RANKED
Public School System

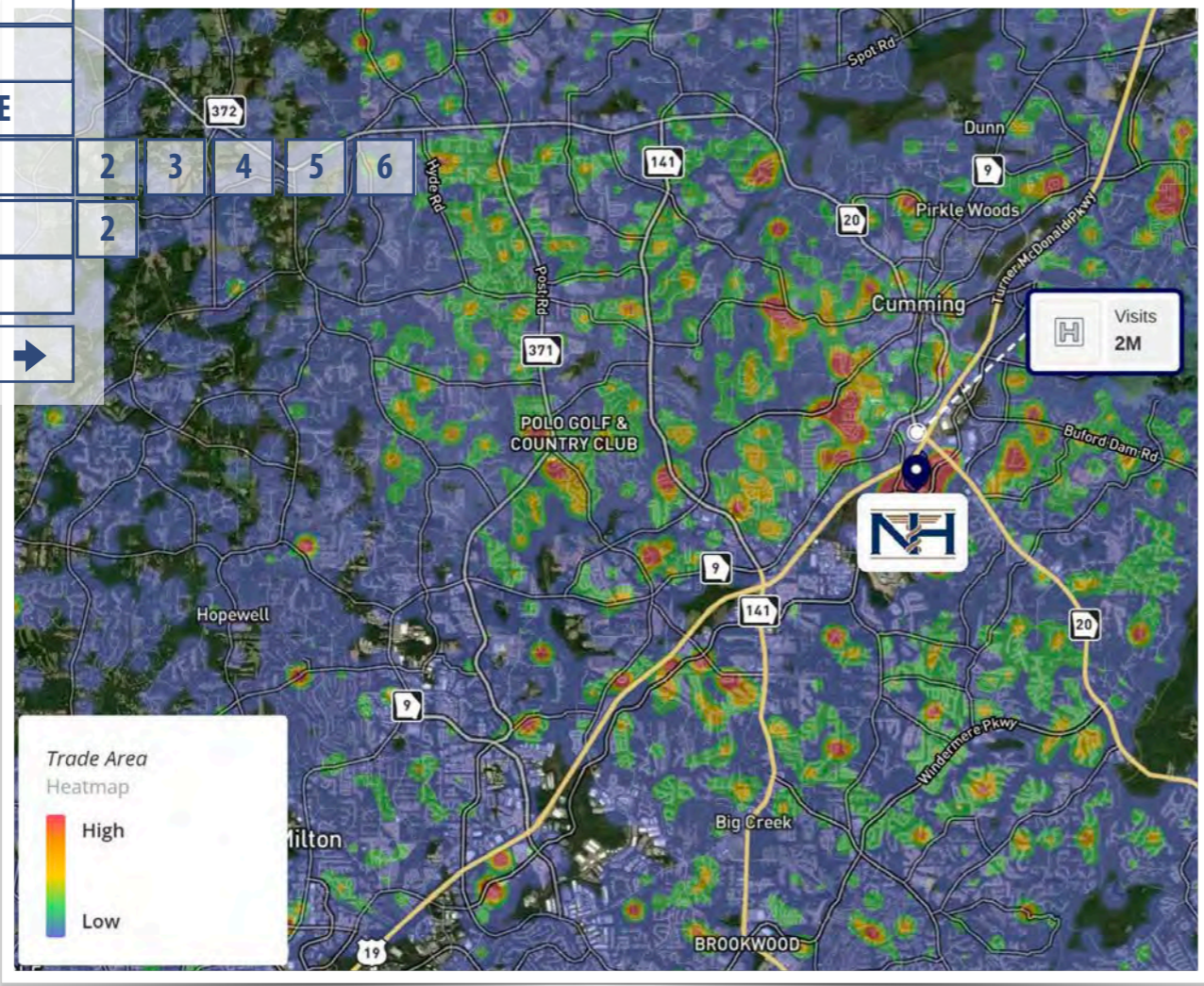
#1 COUNTY
in GEORGIA
for Median Household Income (NIH.gov)




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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	2 3 4 5 6	57,894	151,915	464,622
Projected Annual Growth 2024 to 2029		5,500 - 2.1%	15,931 - 2.3%	31,098 - 1.4%

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.

HOUSEHOLDS

2024 Estimated Households	18,414	47,015	150,643
2029 Projected Households	20,554	53,267	163,052

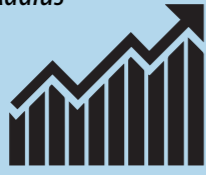




HOUSEHOLD INCOME

2024 Estimated Median Household Income	\$152,771	\$154,840	\$155,852
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BUSINESSES

2024 Estimated Total Businesses	2,916	8,958	27,623
2024 Estimated Total Employees	17,424	62,975	215,523

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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 - \$180,131.00 Mean Income
One of the Richest Counties in the state of Georgia

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PROGRESS PHOTOS

Total Annual Visits at Intersection

3.2M Visitors Annually

 Bethelview Rd.
32,600 VPD

 Castleberry Rd.
13,500 VPD

New Traffic Signal 



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

Publix.

605,600
YEARLY VISITORS

AVAILABLE
3 Parcels (6, 8 & 9)

JOIN BEST IN CLASS USERS



Historical VPD

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PROGRESS PHOTOS

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PROGRESS PHOTOS



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Bethelview Rd.
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605,600
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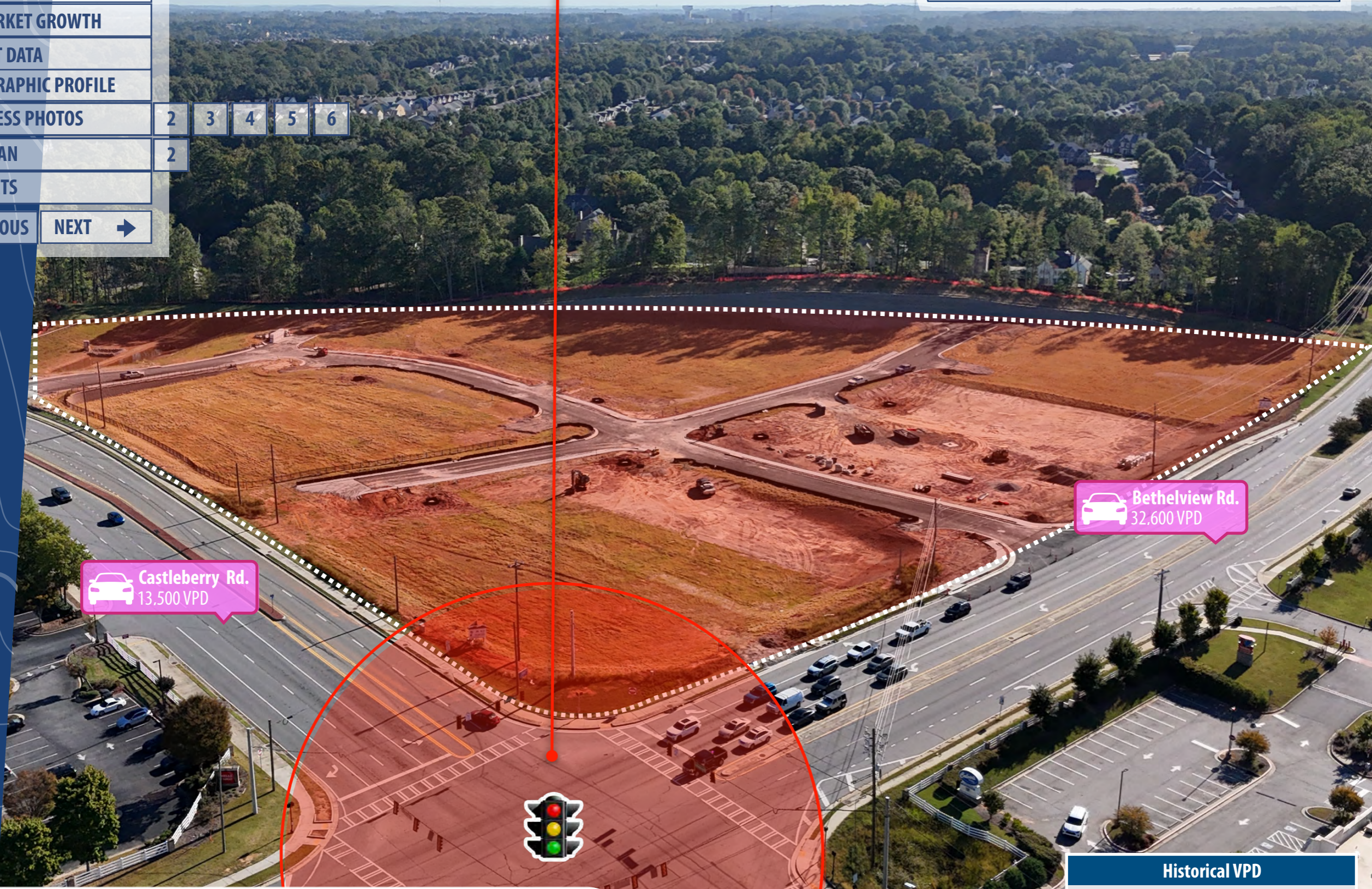
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PROGRESS PHOTOS



 **Castleberry Rd.**
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 **Bethelview Rd.**
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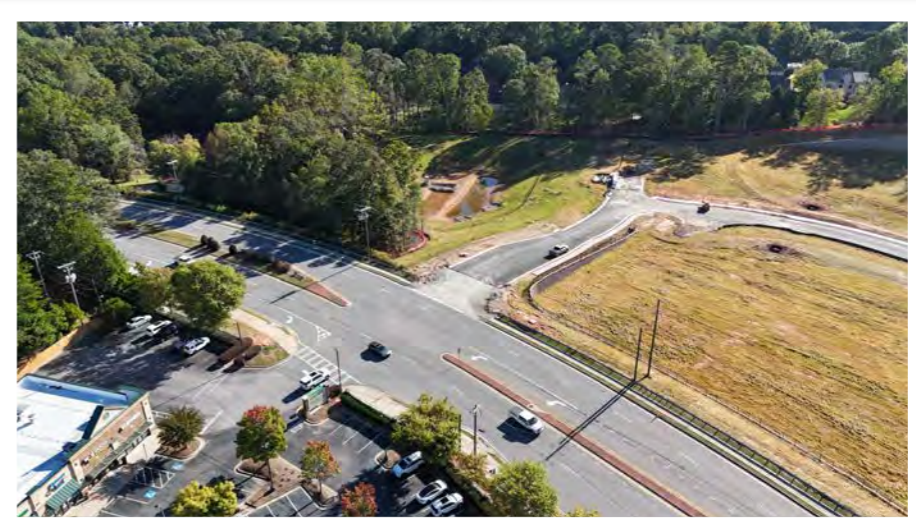
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SITE PLAN

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32,600 VPD

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1,300,000
YEARLY VISITORS
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tropical CAFE
SMOOTHIE
\$1.49M Sales

Valvoline

Culver's
\$3.5M Sales

REGIONS

**CVS
pharmacy**

VENDETTI'S
EL MAGUEY
MEXICAN GRILL & CANTINA
KUMON
HOTWORX

**BR
bagels
bubbling**

DUNKIN'
\$1.7M Sales

**PARCEL 9
RETAIL SPACE**

**PARCEL 8
RETAIL SPACE**

PARCEL 6
2.01 AC
15,050 SF - 86
Spaces

Publix
605,600
YEARLY VISITORS

**New Traffic
Signal**

Castleberry Rd.
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3 Parcels (6, 8 & 9)

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SITE PLAN



Bethelview Rd.
32,600 VPD

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



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



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



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



PARCEL 6
2.01 AC
15,050 SF - 86 Spaces



Castleberry Rd.
13,500 VPD

Publix
605,600
YEARLY VISITORS

FIFTH THIRD BANK
PARCEL 5
0.86 AC - 37,661 SF
1,900 SF Building

Culver's
\$3.5M Sales



1,300,000
YEARLY VISITORS
1 of 2 Krogers to
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Publix Super Market at Castleberry - Southard Crossing

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

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

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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