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- HOMES & GROWTH
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MAJOR MARKET TRAFFIC DRIVERS TRIBBLE CROSSING SHOPPING CENTER 1.9M YEARLY VISITORS

TRAFFIC COUNTS 20 Canton HWY 16,100 VPD Post Rd. 14,200 VPD

NEW **publix**

Jason's Walk by Toll Brothers
31 Homes - \$800K

Jersey Mike's Subs Mexican Restaurant Nail Salon Liquor Store

NEW
DUNKIN' **Piedmont** HEALTHCARE
HEARTLAND DENTAL **Planet Smoothie**

ONLY LEFT IN FOR THIS DEVELOPMENT

PRIME
RETAIL DEVELOPMENT
FOR LEASE

± 0.93 AC
Building can be delivered to Tenant's Work Letter

Forsyth County - Alpharetta, GA. -
5 Mile radius - \$183,431 Average Household
One of the Richest Counties in the state of Georgia



ONLY LEFT IN FOR THIS DEVELOPMENT

SITE

LEFT IN

QT **TACO BELL** **CHASE**

RI/RO

USA STORAGE CENTERS

PROPOSED **DUTCH BROS**

WINE & SPIRITS RETAILER

CAR WASH

publix



TRIBBLE CROSSING SHOPPING CENTER 1.9M YEARLY VISITORS

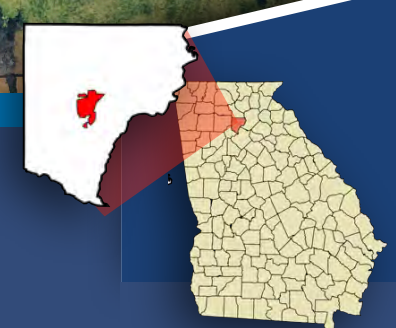
Canton HWY
16,100 VPD
Future Design Year Projection:
GDOT modeling for this corridor anticipates traffic volumes exceeding 35,000 to 40,000 VPD.

AVAILABLE
±0.93 AC
Building can be delivered to Tenant's Work Letter

Post Rd.
14,200 VPD



MAGNOLIA COMMONS CIRCLE
Cumming, GA 30040



HOME

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MARKET OVERVIEW



Forsyth County is a county located in the U.S. state of Georgia. As of 2020, the estimated population of Forsyth County was around 253,098, making it one of the fastest-growing counties in the state. The county has experienced significant population growth over the past few decades, with the population more than tripling since 1990.

The median household income in Forsyth County is around \$106,200, which is significantly higher than the national median household income. The county's economy is driven by a mix of industries, including healthcare, education, and manufacturing. The largest employers in the county include Northside Hospital-Forsyth, the Forsyth County School District, and Siemens Energy.

Forsyth County - Alpharetta, GA. -5 Mile radius - \$183,431 Average Household
One of the Richest Counties in the state of Georgia

Forsyth County has a diverse and highly educated population, with around 57% of adults holding at least a bachelor's degree. The county's population is also relatively young, with a median age of 38.6 years.

Overall, Forsyth County is a thriving and growing community with a diverse economy and highly educated population. Its strategic location in the Atlanta metropolitan area has helped to attract a range of businesses and industries, contributing to the county's economic success.



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Jason's Walk by Toll Brothers
31 Homes - \$800K

CLOSE PROXIMITY TO HOUSEHOLDS

STRONG CAR TRAFFIC

HIGH DENSITY POPULATION
434,873 within a 10 mile radius

LOCATED NEAR EMPLOYMENT OPPORTUNITIES

GREAT ACCESS TO GA 400
VPD - 70,500

ALL UTILITIES AVAILABLE

Forsyth County - Alpharetta, GA.
5 Mile radius - \$183,431 Average Household
One of the Richest Counties in the state of Georgia



HOUSEHOLD INCOME	3 Miles	5 Miles	10 Miles
2025 Estimated Median Household Income	\$180,063	\$183,431	\$183,774

SURROUNDING RETAILERS & BUSINESSES

Mexican Restaurant

Nail Salon

Liquor Store

TRAFFIC COUNTS

Canton HWY	Post Rd.
16,100 VPD	14,200 VPD

AREA HIGHLIGHTS

RETAIL CORRIDOR WITH CLOSE PROXIMITY TO MAJOR ECONOMIC DRIVERS

- Strategically positioned adjacent from Publix
- National credit retailers in the immediate trade area include Publix, Kroger, Dunkin', Valvoline, Regions Bank, CVS, Wellsfargo, Culver's and many more.

FORSYTH COUNTY, GA - DESIRABLE & AFFLUENT SUBURB

- Over \$125,841 average household income within 3-mile radius
- Populated trade area with over 133,193 residents and over **102,696 daytime employees within a 5 mile radius**
- A+ Visibility with High Traffic Count (**16,100 VPD on Canton HWY**) **GDOT modeling for this corridor anticipates traffic volumes exceeding 35,000 to 40,000 VPD.**
- Close proximity to residential developments, schools, parks, and venues (The Collection Forsyth) draws high volume of potential customers



- Well located in a rapidly growing area with strong household incomes.
- Convenient Access To Major High Way 19 (GA 400) - (**70,500 VPD**), I-575 and I-75 to the west.

FUTURE CANTON HWY DESIGN YEAR TRAFFIC PROJECTION

GDOT modeling for this corridor anticipates traffic volumes exceeding 35,000 to 40,000 VPD.



HOMES & GROWTH

Rooftop/household counts by ring
Using the Tribble Crossing leasing demographics:

Radius	Population	Households/ rooftops
1 Mile	Estimated 2,500-4,000	Estimated 800-1,300
3 Miles	30,552	10,172
5 Miles	73,453	24,648
10 Miles	260,539	89,256

Immediate area (10 Miles): ~15K–25K homes
Expanded trade area: ~45K–70K+ homes
Pipeline: 12,000+ additional homes coming countywide
Growth pace: ~2,000–3,000 homes/year

Tribble Crossing’s shows **\$183,431 average household income within 5 miles**, with **16,100 AADT on Canton Hwy/SR 20** and **14,200 AADT on Post Rd.**



Key subdivisions near Tribble Crossing
Immediate / closest feeders

- LakeHaven — 300+ homesites, just north of Post Rd on Tribble Rd.
- Kelly Mill Meadows
- Landing at Kelly Mill
- Ashebrooke
- Silver Leaf
- Castlebrooke
- Thorngate
- Sienna
- Highlands at Sawnee Mountain
- Somerdale
- Mountain Crest
- Evans Farms
- Hunters Walk
- Waterford
- Westhaven
- Lakeview
- Canterbury Farms
- Notting Hill
- Watson Farms
- Glen Brooke
- Post Oak Glen
- Madison
- Hyde Park

»

HOME
MARKET OVERVIEW
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NEW RESIDENTIAL DEVELOPMENT

NEW HOMES
of Homes: ~1,333 homes

 **Canton HWY**
16,100 VPD
Future Design Year Projection:
GDOT modeling for this corridor anticipates traffic volumes exceeding 35,000 to 40,000 VPD.

 **Post Rd.**
14,200 VPD

High Grove
of Homes: ~30 homes

Post Oak Glen
of Homes: ~94 homes

Courtyards of Franklin Goldmine
of Homes: ~27 homes

WESTERLEIGH COMMONS
of Homes: ~50 homes

DANBURY FARMS
of Homes: ~113 homes

West Fall
of Homes: ~136 homes

Brookemeade
of Homes: ~214 homes

Chimney Creek
of Homes: ~110homes

Haven Abby
of Homes: ~10 homes

Jason's Walk
of Homes: ~31 homes

The Courtyards at Post Road
of Homes: ~28 homes

Bethelwood Lakes
of Homes: ~83homes

Bramblett Grove
of Homes: ~50 homes

Hillshire
of Homes: ~20 homes

Yellowstone Farm
of Homes: ~38 homes

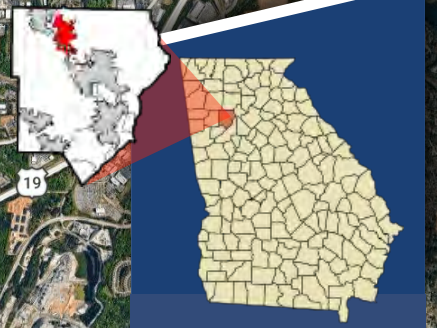
Heirloom
of Homes: ~46 homes

Briarwood
of Homes: ~53 homes

CITY CENTER DEVELOPMENT



Mountain Crest
of Homes: ~200 homes



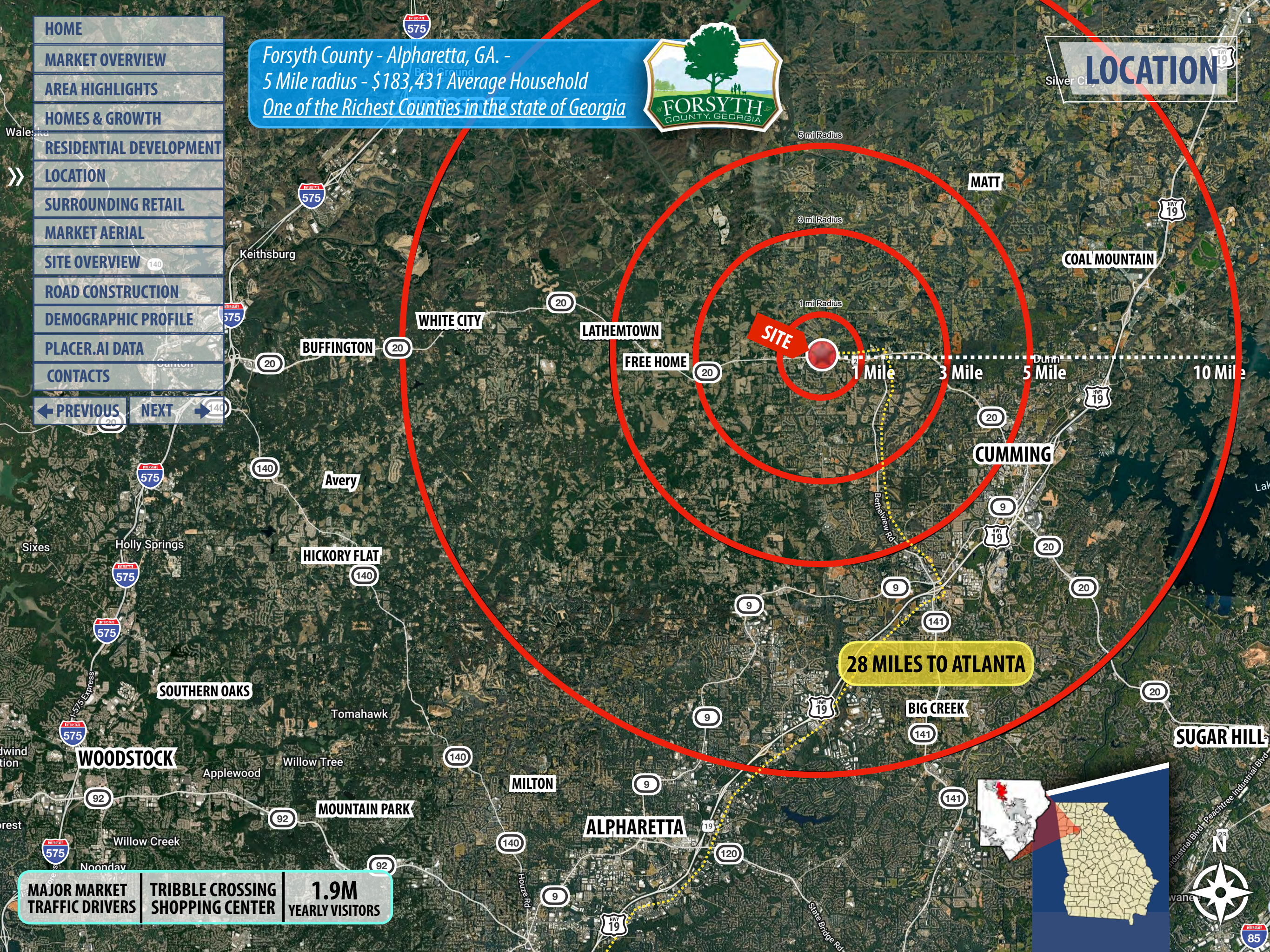
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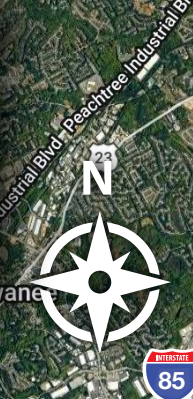
Forsyth County - Alpharetta, GA. -
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LOCATION

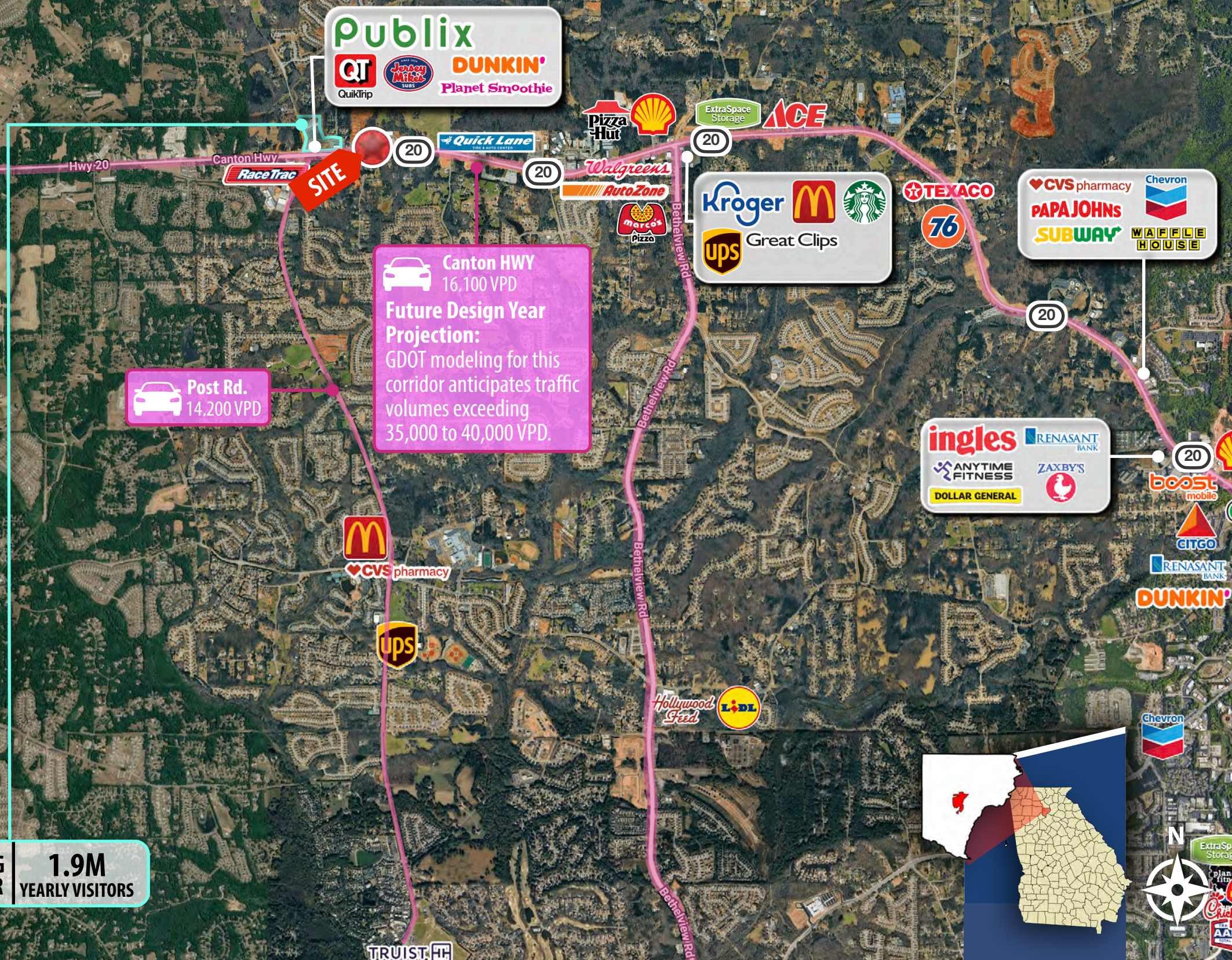


MAJOR MARKET TRAFFIC DRIVERS TRIBBLE CROSSING SHOPPING CENTER 1.9M YEARLY VISITORS



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SURROUNDING RETAIL



MAJOR MARKET TRAFFIC DRIVERS	TRIBBLE CROSSING SHOPPING CENTER	1.9M YEARLY VISITORS
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MARKET AERIAL



ROAD EXPANSION
GDOT modeling for this corridor anticipates traffic volumes exceeding 35,000 to 40,000 VPD.



Jason's Walk by Toll Brothers
31 Homes - \$800K

Publix
919.1K YEARLY VISITORS
Ranked 103/212 in GA

Josey Mikes Mexican Restaurant
Nail Salon
Liquor Store

DUNKIN'
HEARTLAND DENTAL
Piedmont HEALTHCARE
Planet Smoothie

USA STORAGE CENTERS

WINE & SPIRITS RETAILER

CAR WASH

QT
TACO BELL
CHASE

SITE

RI/RO

LEFT IN

PROPOSED DUTCH BROS
DUTCHBROS

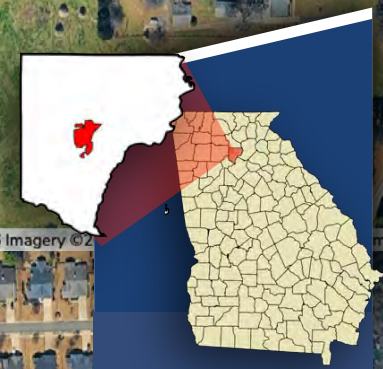
ONLY LEFT IN FOR THIS DEVELOPMENT

Post Rd.
14,200 VPD

Canton HWY
16,100 VPD
Future Design Year Projection:
GDOT modeling for this corridor anticipates traffic volumes exceeding 35,000 to 40,000 VPD.

AVAILABLE
±0.93 AC
Building can be delivered to Tenant's Work Letter

MAJOR MARKET TRAFFIC DRIVERS
TRIBBLE CROSSING SHOPPING CENTER
1.9M
YEARLY VISITORS



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SITE OVERVIEW



**Jason's Walk by
Toll Brothers**
31 Homes - \$800K



ROAD EXPANSION
GDOT modeling for this corridor anticipates traffic volumes exceeding 35,000 to 40,000 VPD.



ONLY LEFT IN FOR THIS DEVELOPMENT

CAR WASH

WINE & SPIRITS RETAILER

PROPOSED DUTCH BROS
DUTCHBROS

SITE

RI/RO

LEFT IN

LEFT IN

20

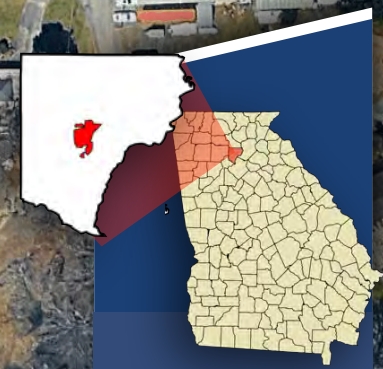
20

20

MAJOR MARKET TRAFFIC DRIVERS TRIBBLE CROSSING SHOPPING CENTER **1.9M** YEARLY VISITORS

AVAILABLE
±0.93 AC
Building can be delivered to Tenant's Work Letter

 **Canton HWY**
16,100 VPD
Future Design Year Projection:
GDOT modeling for this corridor anticipates traffic volumes exceeding 35,000 to 40,000 VPD.



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PREVIOUS NEXT

Schedule SR 20 Corridor from I-575 to Cumming

PI. 0002862
SR 369 to SR 371

ROW Auth
Aug 2018 (DONE)

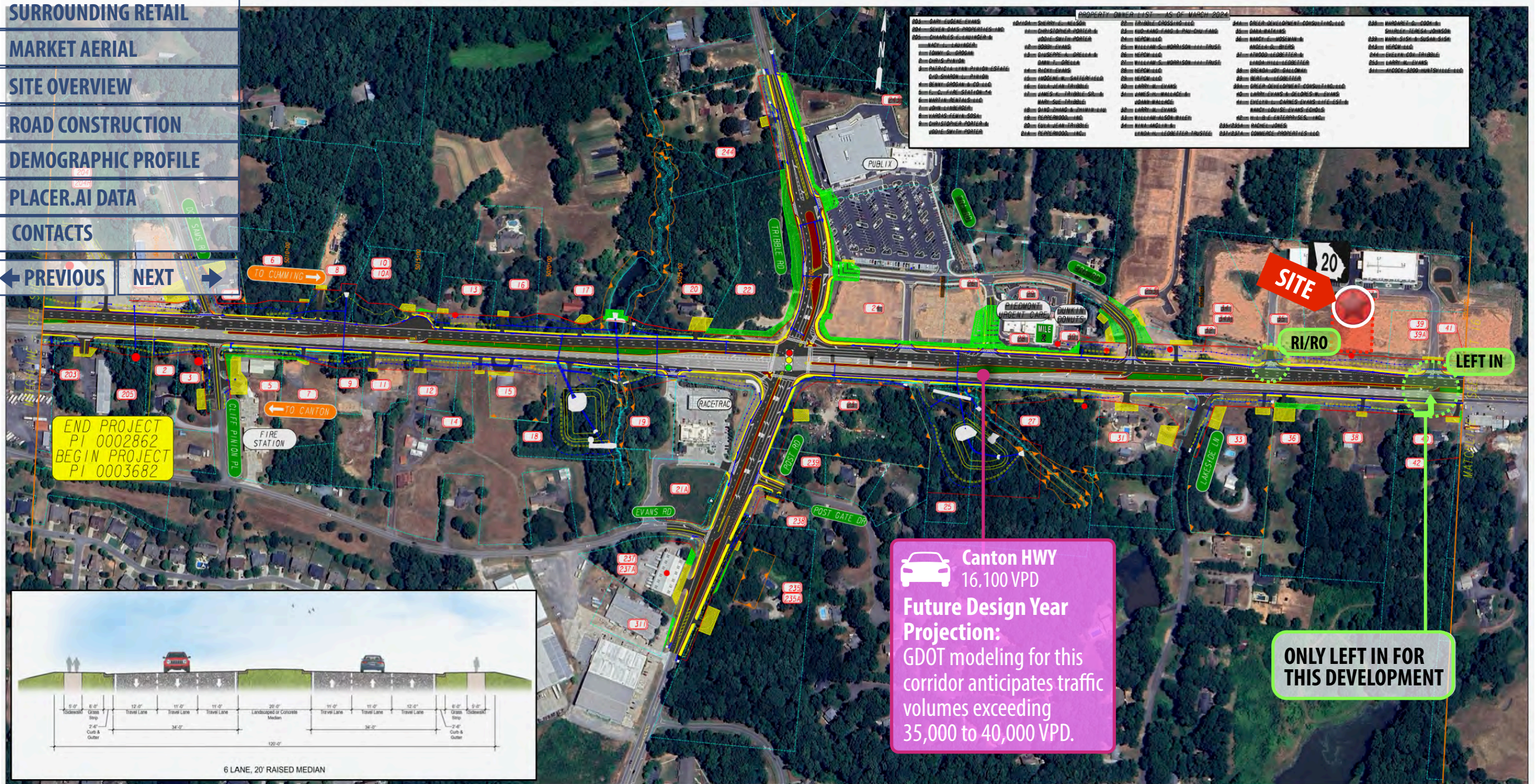
Nov 2024
ROW acquisition
272 parcels

Under Construction

Under Construction: 70% Completed
Contractor: C. W. Matthews

CLICK HERE FOR MORE INFORMATION

ROAD CONSTRUCTION



Canton HWY
16,100 VPD
Future Design Year
Projection:
GDOT modeling for this
corridor anticipates traffic
volumes exceeding
35,000 to 40,000 VPD.

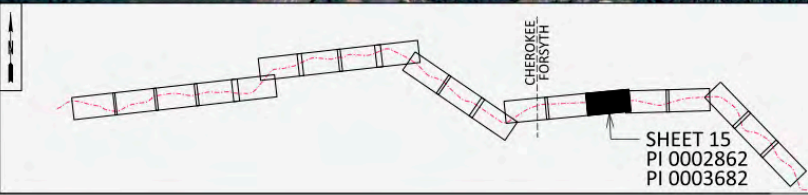
ONLY LEFT IN FOR
THIS DEVELOPMENT

LEGEND

- HISTORIC RESOURCES
- STREAMS/WETLANDS
- REQUIRED RIGHT-OF-WAY (R/W)
- DRIVEWAY EASEMENT
- PERMANENT EASEMENT
- POTENTIAL DISPLACEMENT
- EXIST. PROPERTY & R/W

- LIMITS
- EXISTING PAVEMENT
- PROPOSED PAVEMENT
- PAVED MEDIAN
- GRASSED MEDIAN
- CURB AND GUTTER
- SIDEWALK
- WALL/BARRIER

- GUARDRAIL
- PROPOSED DRAINAGE STRUCTURE
- CEMETERY
- CHURCH
- EXISTING TRAFFIC SIGNAL
- PROPOSED TRAFFIC SIGNAL
- POTENTIAL POND



GDOT
Georgia Department of Transportation

SR20
IMPROVEMENTS
CANTON TO CUMMING

PROJECT LAYOUT 2024
SR 20 - CORRIDOR IMPROVEMENTS
PROPOSED ALIGNMENT

SCALE IN FEET
0 100 200 400

SHEET 15

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Vehicle Traffic Projections

Historically, this stretch was a two-lane rural road handling roughly **13,500 to 15,000** vehicles per day (VPD). The projections used to justify the widening to six lanes are significantly higher:

- **Existing Baseline (approx.):** ~14,000 VPD.
- **Future Design Year Projection:** GDOT modeling for this corridor (targeting 2040–2050) anticipates traffic volumes exceeding **35,000 to 40,000 VPD**.
- **Capacity Goal:** By expanding to a **six-lane divided highway**, the road is being designed to maintain a "Level of Service" (LOS) that prevents the gridlock currently seen during peak commuting hours.

Project Status & Impact

As of early 2026, this project is also **under construction**.

- **Construction Start:** April 2025.
- **Target Completion:** November 2028.
- **Current Progress:** Roughly **16%–20% complete**.
- **Design Strategy:** Like its neighbor, it uses **RCUT (Restricted Crossing U-Turn)** intersections. These are specifically chosen because they can handle high traffic volumes (the projected 40k+ VPD) with **70% fewer fatal crashes** compared to traditional intersections.

Why the High Projections?

The data highlights that Forsyth County is expected to reach nearly **440,000 residents by 2050**. Because SR 20 is one of the few primary east-west arteries connecting I-575 and GA 400, it absorbs the bulk of the "through-traffic" for the entire North Metro region.

Note for Commuters: Expect heavy equipment and lane shifts between SR 369 and Post Road through late 2028. Since this project and 0003682 are running simultaneously, the entire corridor from Cherokee County into Cumming is currently a continuous construction zone.

Schedule

SR 20 Corridor

from I-575 to Cumming

P.I. 0002862
SR 369 to SR 371

ROW Auth
Aug 2018 (DONE)

ROW acquisition
272 parcels

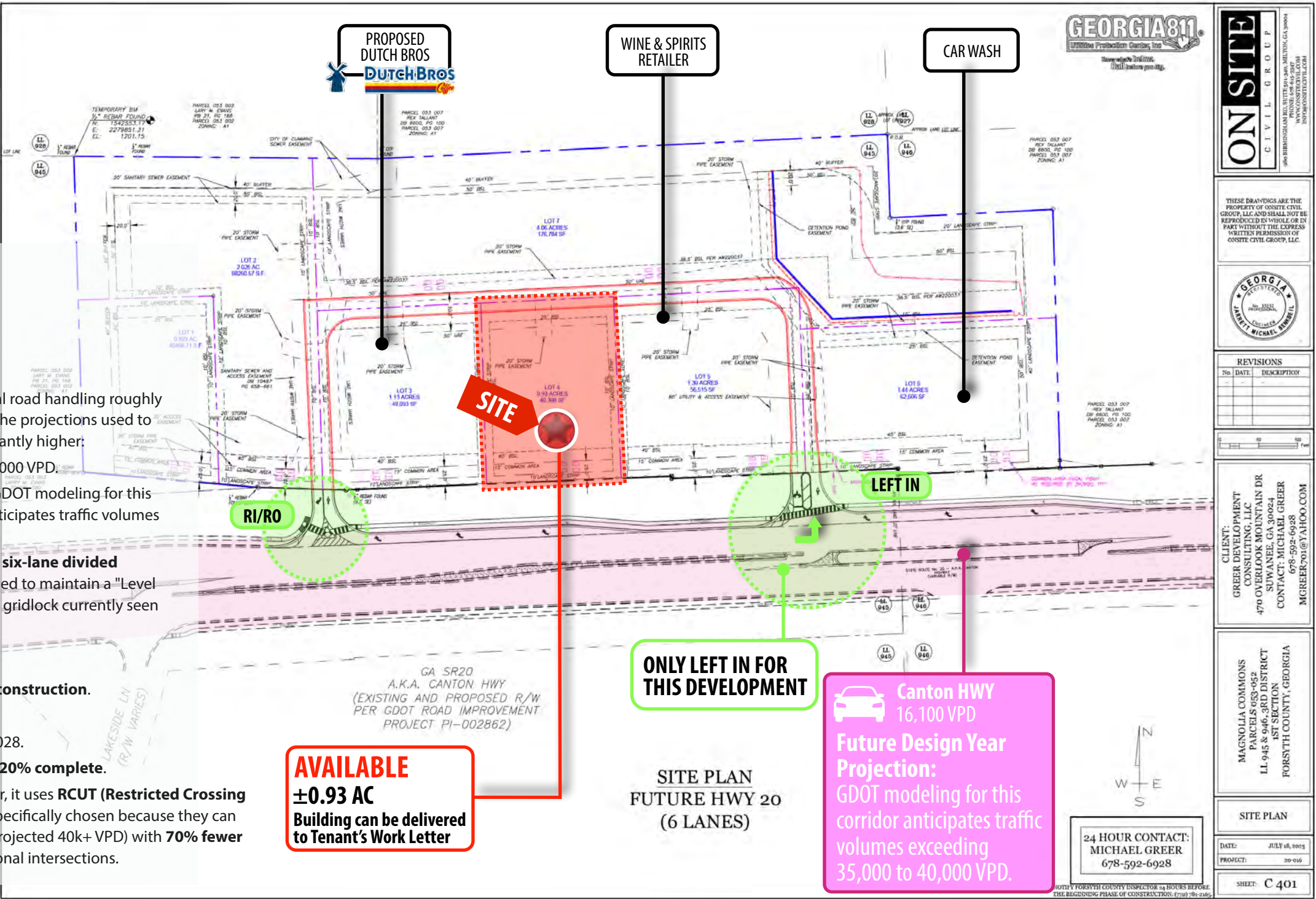
Nov 2024

Under Construction

Under Construction: 70% Completed
Contractor: C. W. Matthews

GDOT Project **0002862** is the immediate western neighbor to the project we just discussed (0003682). It covers the **6.3-mile** stretch of **SR 20** starting from east of **SR 369** (Cherokee County) and ending just west of **SR 371/Post Road**(Forsyth County).

According to GDOT's traffic analysis and concept reports, the "Need and Purpose" for this project is driven by massive projected growth in the Canton-to-Cumming corridor.



ROAD CONSTRUCTION

[CLICK HERE FOR MORE INFORMATION](#)

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DEMOGRAPHIC PROFILE

POPULATION	1 MILE	3 MILE	5 MILE	10 MILE
2025 Estimated Population	3,049	39,014	84,901	277,818
2030 Projected Population	3,616	43,543	92,524	296,165
Projected Annual Growth 2025 to 2030	567 - 3.7%	4,529 - 2.3%	7,623 - 1.8%	18,347 - 1.3%
HOUSEHOLDS				
2025 Estimated Households	1,037	13,067	28,943	96,864
2030 Projected Households	1,284	15,230	32,835	107,062
HOUSEHOLD INCOME				
2025 Average Household Income	\$169,738	\$180,063	\$183,431	\$183,774
BUSINESSES				
2025 Estimated Total Businesses	53	1,038	2,905	15,580
2025 Estimated Total Employees	218	4,017	12,900	99,268

# 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.

10 Mile Radius

\$183,774

AVERAGE HH INCOME

277,818

POPULATION

96,864

HOUSHOLDS

2.0%

UNEMPLOYMENT RATE

218,851

LABOR FORCE
Applied Geographic Solutions



Forsyth County - Alpharetta, GA.
 - 5 Mile radius - \$183,431 Average Household Income
One of the Richest Counties in the state of Georgia

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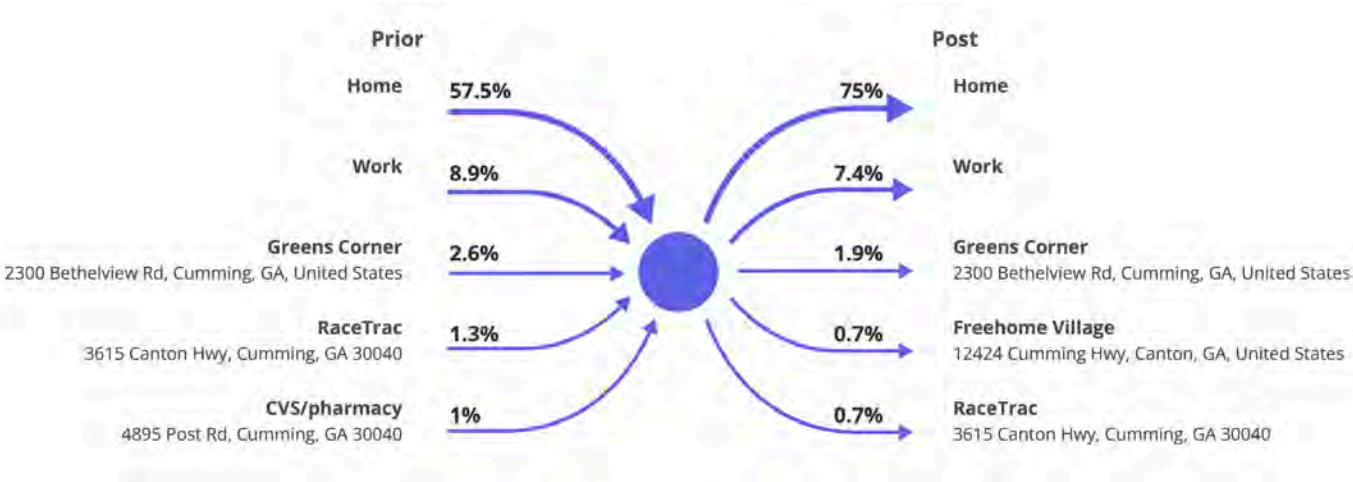


TRIBBLE CROSSING SHOPPING CENTER

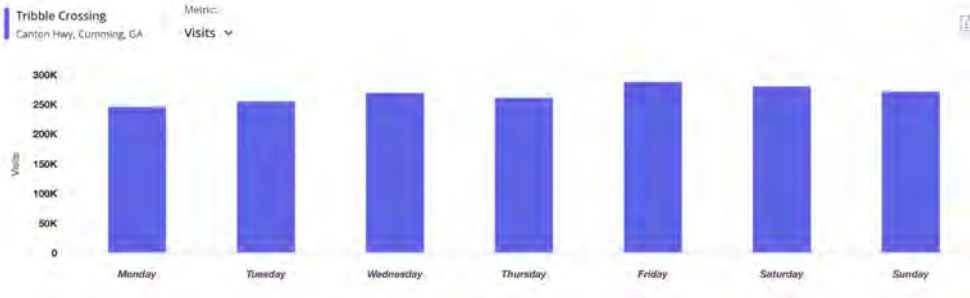
Visits	1.9M	Visitors	218K	Panel Visits	203.6K
Visits / sq ft	2.79	Visit Frequency	8.59	Visits YoY	+40.7%
Size - sq ft	671.3K	Avg. Dwell Time	22 Min	Visits Yo2Y	+172.1%



VISITOR JOURNEY



WEEKLY VISITS



RANKING OVERVIEW



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CONTACTS



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