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JOIN BEST IN CLASS USERS
 PRIME
RETAIL
DEVELOPMENT
 OUTPARCELS 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

Publix
 605,600
 YEARLY VISITORS

Castleberry Rd.
 13,500 VPD

**PARCEL 6 (NEGOTIATING
 WITH NATIONAL TENANT)**
 2.01 AC - 87,405 SF
 20,000 SF Building

PARCEL 7
 3.02 AC - 131,679 SF
 STORMWATER MANAGEMENT

PARCEL 8
 2.33 AC - 101,683 SF
 20,000 SF Building
 (1 Story)

PARCEL 9
 1.79 AC - 77,940 SF
 20,000 SF Building
 (2 Story)

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

AVAILABLE
4 Parcels (3,4, 8 & 9)

CVS
 pharmacy

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

Bethelview Rd.
 31,700 VPD

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

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

PARCEL 2 (NEGOTIATING)
 0.76 AC - 33,084 SF
 783 SF Building

MAJOR MARKET TRAFFIC
 DRIVERS

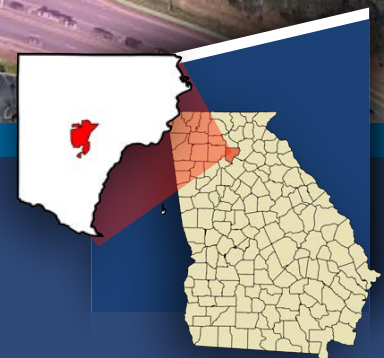
Publix
 605,600
 YEARLY VISITORS

Kroger
 1,300,000
 YEARLY VISITORS

Kroger
 1,300,000
 YEARLY VISITORS



CASTLEBERRY & BETHELVIEW
 FORSYTH COUNTY, GEORGIA



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MARKET AERIAL

Castleberry Rd.
13,500 VPD

Publix

SITE



CLUB PILATES
Great Clips



tropical CAFE



Kroger

Bethelview Rd.
31,700 VPD



Cumming
Twin Lake
Number One

GA 400 - HWY 19
70,500 VPD



DOLLAR GENERAL



ingles



THE COLLECTION
AT FORSYTH



MAJOR MARKET TRAFFIC DRIVERS

Publix

605,600
YEARLY VISITORS

Kroger

1,300,000
YEARLY VISITORS



TRAFFIC COUNTS

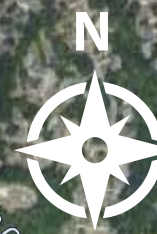
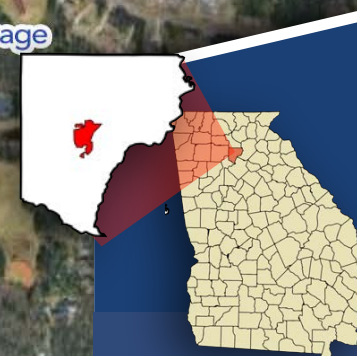


GA 400 - HWY 19
70,500 VPD



Bethelview Rd.
31,700 VPD

Castleberry Rd.
13,500 VPD



DEMOGRAPHIC PROFILE

POPULATION

3 MILE

5 MILE

10 MILE

2022 Estimated Population	52,111	133,193	434,873
2027 Projected Population	60,221	154,705	487,273
Projected Annual Growth 2022 to 2027	8,109 - 3.1%	21,512 - 3.2%	52,400 - 2.4%

HOUSEHOLDS

2022 Estimated Households	18,010	44,669	147,286
2027 Projected Households	21,752	54,236	170,194

HOUSEHOLD INCOME

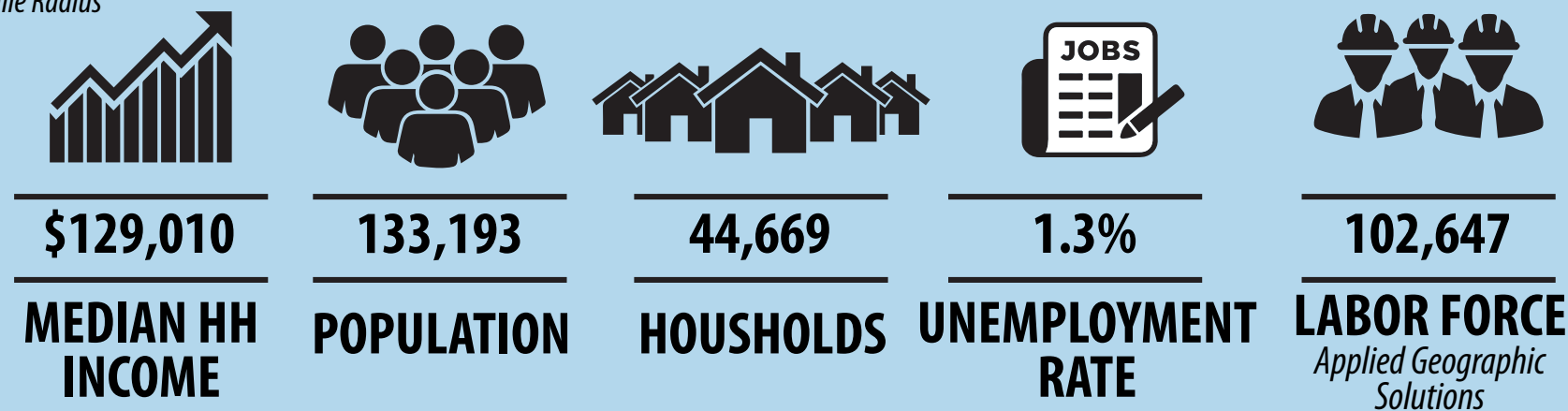
2022 Estimated Median Household Income	\$125,841	\$129,010	\$131,866
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BUSINESSES

2022 Estimated Total Businesses	2,796	8,495	26,003
2022 Estimated Total Employees	18,368	68,797	231,847

# 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



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PROGRESS PHOTOS



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PROGRESS PHOTOS



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PROGRESS PHOTOS



AVAILABLE
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JOIN BEST IN CLASS USERS

SITE PLAN

2 3 4 5

» SITE PLAN

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Publix

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YEARLY VISITORS

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

SOUTHARD EXCHANGE

FORSYTH COUNTY, GEORGIA

PROJECT INFORMATION

PROJECT NO: 22-4767.00

DATE: JUNE 17, 2024

SCALE: 1" = 50'

FILE NAME: 22-4767 P30 MASTER PLAN.dwg

DESIGN/DRAWN: SLR/CRH



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