



**A**tlanta  
**L**and  
**G**roup



**FOR SALE**

**4310 Hyde Road**

Cumming, GA 30040

**Mike Cahalan**

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mcahalan@AtlantaLandGroup.com

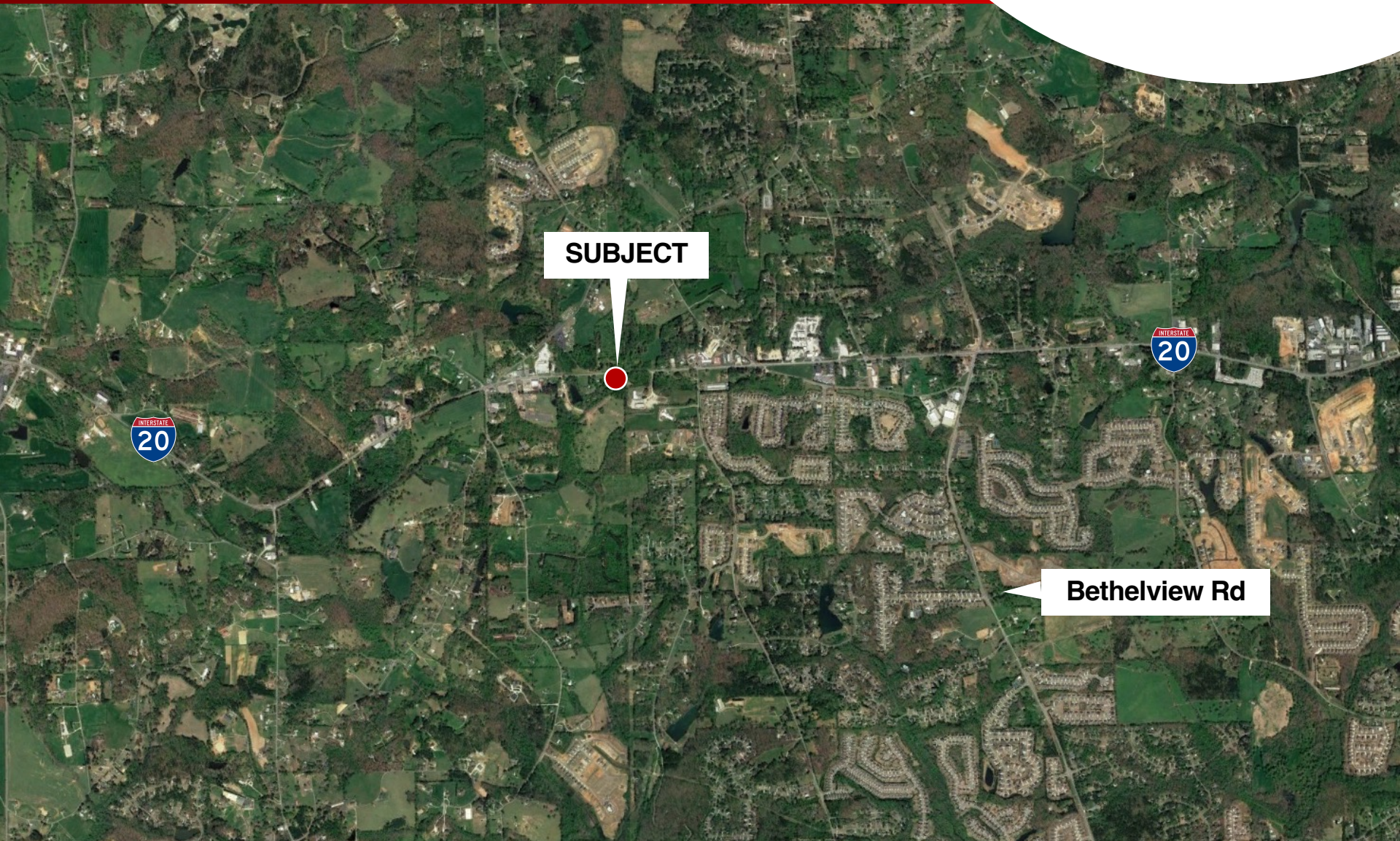
# PROPERTY OVERVIEW

- Parcel ID: 009 072
- Forsyth County
- Commercial Corner Parcel
- Zoned: Highway Business
- +/- .83 acres – corner outparcel
- Corner of Hwy 20 & Hyde Road
- On the Going Home Side of Hyde Road
- Located less than a mile from the new Hendricks Middle School
- Perfect site for Fast Food, C Store, Liquor Store or neighborhood retail
- Hwy 20 being widened to six lanes
- Water and sewer near site
- 26,000 ADT per day on Hwy 20

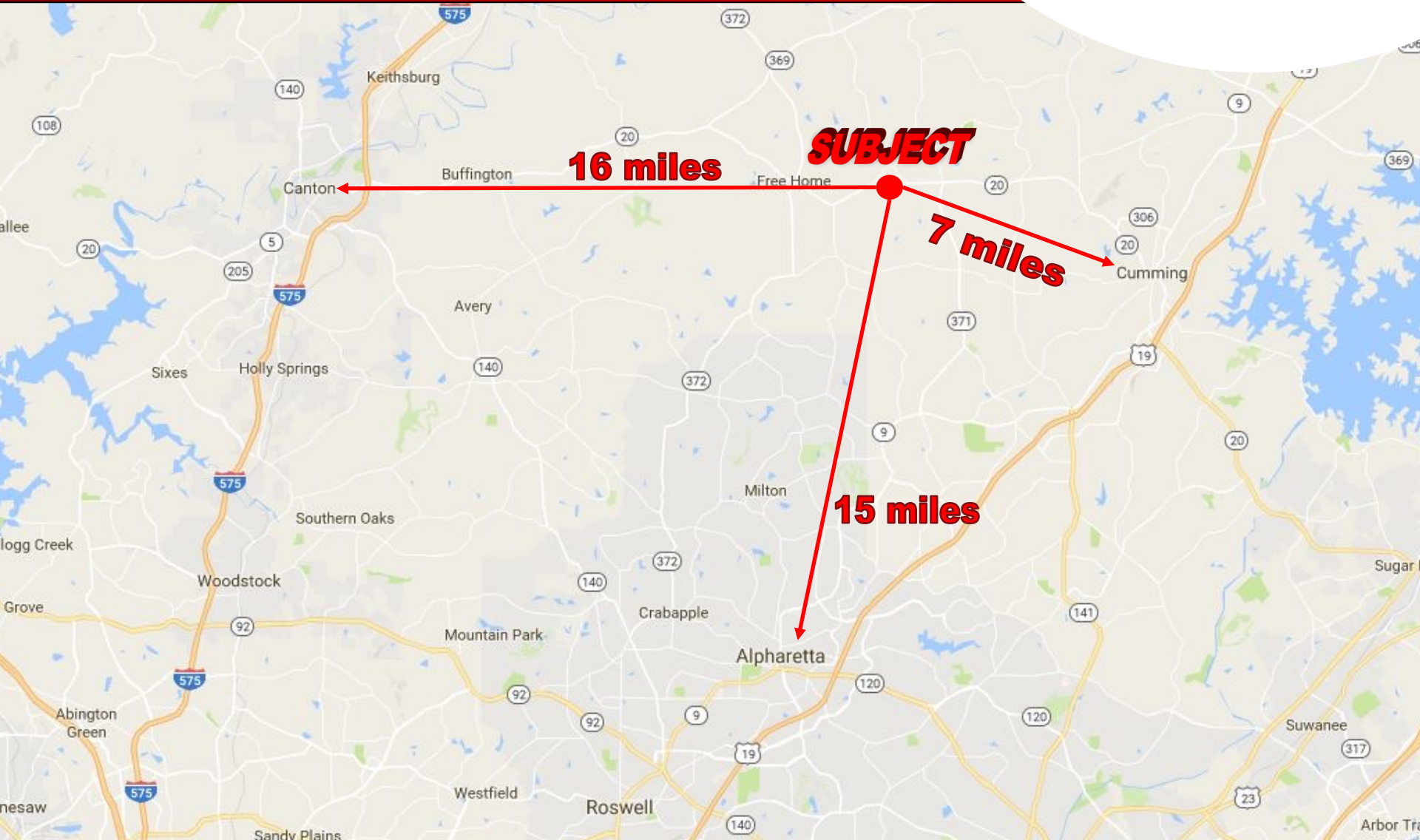
**Asking Price – \$829,000**



# PROXIMITY MAP



# LOCATION MAP



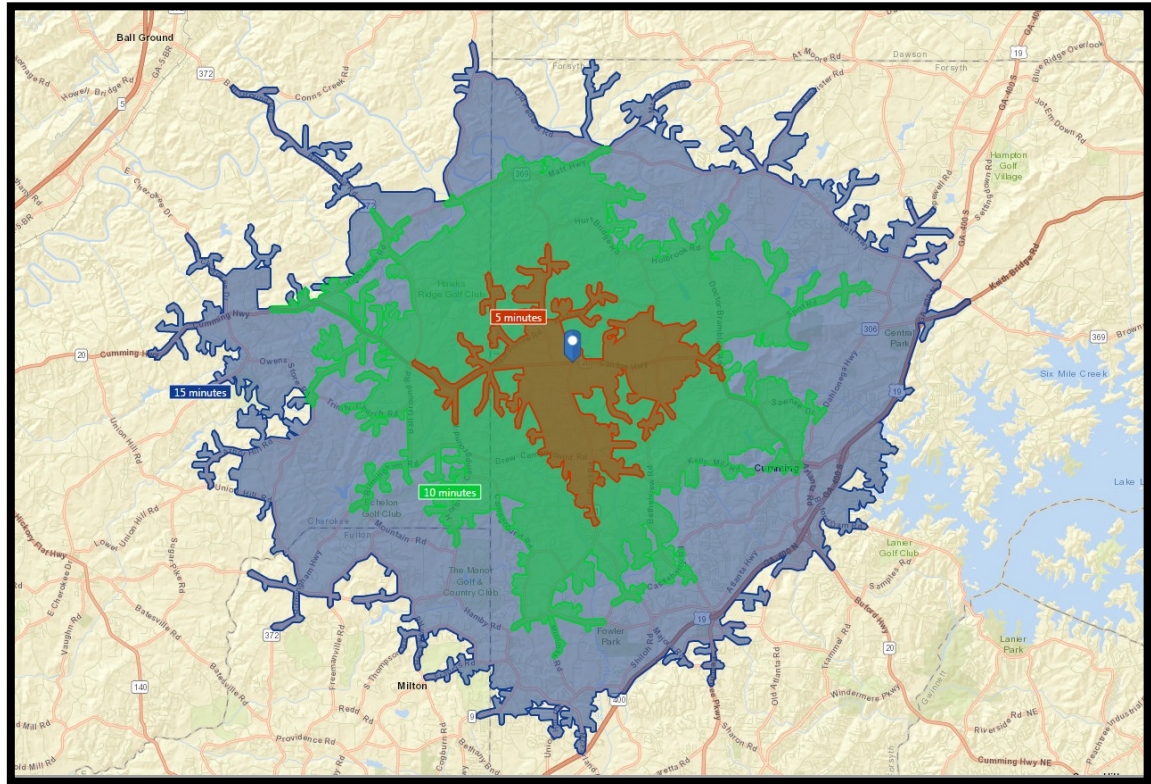
# FORSYTH COUNTY



In recent years, Forsyth County has been recognized as the 13th wealthiest county in the Nation, in addition to being ranked by *Forbes* as the seventh-fastest growing county nationwide, largely due to the 8,000-plus local businesses located in the community.

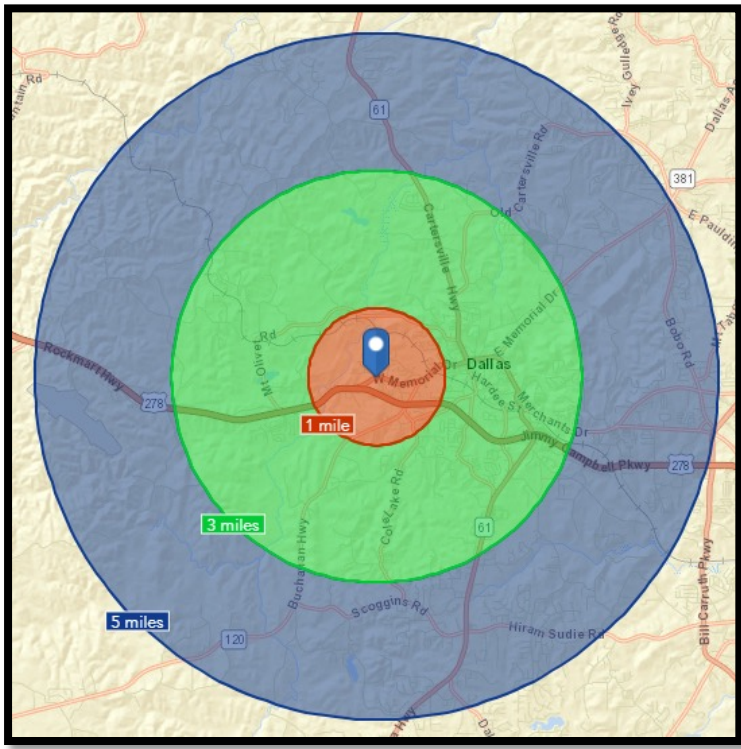
Access to fine dining and entertainment, plus the state-leading schools system make Forsyth County an ideal environment for both families and young professionals. Local citizens find employment in technology, medicine, finance, and retail. For leisure, the county offers Lake Lanier, multiple parks and campgrounds, nature preserves, and a myriad of other recreational activities.

- Nationally-ranked schools
- Premier municipal services
- Over 300 acres of parks and recreation
- Gold, tennis, and swim communities
- Annual arts and cultural events

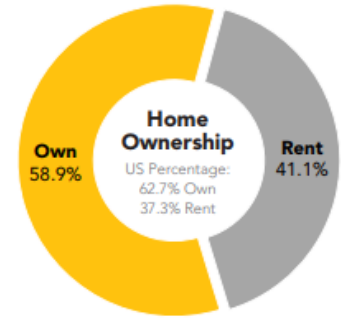
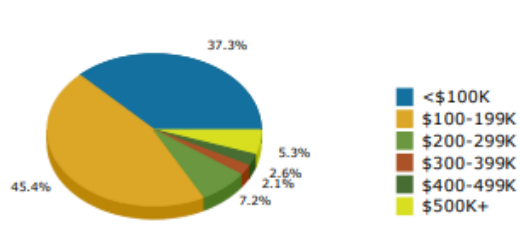


# Demographics Esri 2019

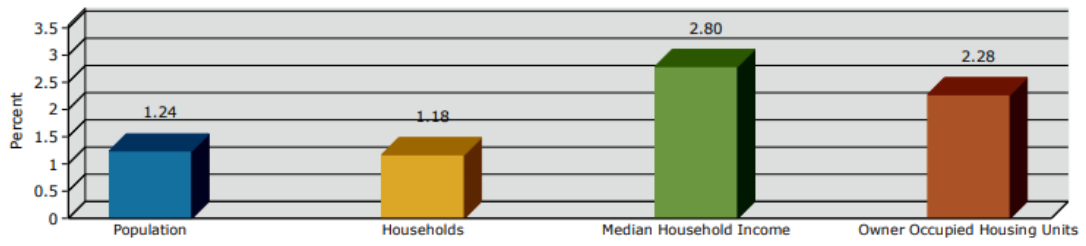
	Population	# of Households	Avg Household Income	Median Age
<b>1 Mile</b>	2,165	776	\$57,697	34
<b>1-3 Miles</b>	14,917	5,365	\$65,380	35
<b>3-5 Miles</b>	22,514	7,781	\$68,624	34



2018 Home Value



2018-2023 Annual Growth Rate



0 - 1 mile  
Trends 2018-2023

