

# Old Atlanta Village

Terrific opportunity to locate in an area of dynamic growth, at the intersection of Old Atlanta Road and Sharon Road in Forsyth County, Georgia.

Average Household Income:  
3 mile radius — \$ 148,819



3030 Old Atlanta Road  
Cumming, GA 30041



**AVAILABLE**  
 **Leased**

**LAVISTA ASSOCIATES, INC.**  
Commercial and Industrial, Realtors®

Exclusive Agent:  
**Phil Ryan**  
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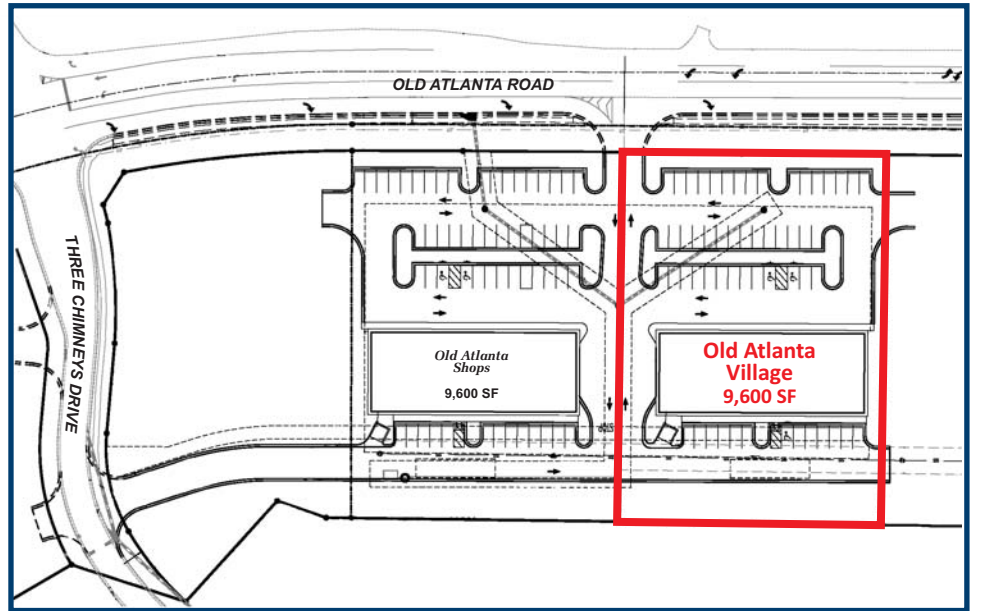
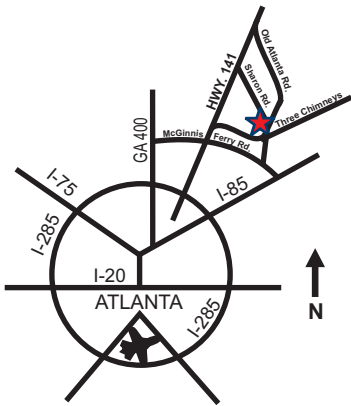
- Suites Available from 1,200 - 2,400 SF
- Highest Growth Area in Atlanta
- Thousands of New High Income Homes
- Excellent Visibility with Traffic Light Access
- Competitive Build-out
- Two New Golf Course Developments - **Windemere** and **Laurel Springs** - Located Just North and South of Site
- Across from School and Library

No warranty or representation, expressed or implied, is made as to the accuracy of information contained herein. In consideration of the within information, all parties agree to rely solely on its right, and assumes the duty to independently obtain and analyze all information.

# Aerial Photograph



# Site Plan



## Demographics

	1 Mile	3 Mile	5 Mile
<b>Population</b>			
(2015 Projection) .....	4,804	48,012	127,359
<b>Population Growth</b>			
(1990 - 2000) .....	169.05%	364.60%	309.66%
<b>Avg. Household Income</b>			
2010 Estimate .....	\$ 124,999	\$ 148,819	\$ 141,133

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