

Matt Town Center

Cumming, Georgia

Matt Highway & Bannister Road, Cumming, GA 30028

- Located at the northeast corner of Matt Highway and Bannister Road in Forsyth County
- Forsyth County has designated the Matt Highway/ Bannister Road intersection as a major commercial node, “Matt Community” due to its central location between Highway 9 and the Cherokee County line
- SR 369 (Matt Highway) is the major east-west artery servicing this northern area of Forsyth County west of GA 400
- A new full diamond interchange at SR 369 / GA 400 is under design, funded and expected to start construction in 2018
- SR 369 is funded to be four laned from GA 400 to SR 9



KEY TENANTS

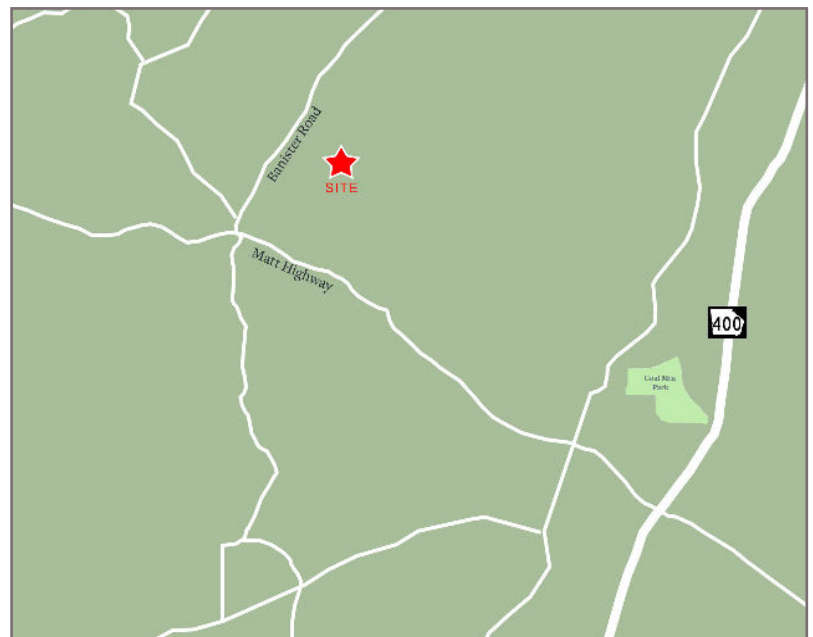
Publix

TRAFFIC COUNTS

Matt Highway	15,200 AADT
Bannister Road	8,100 AADT

DEMOGRAPHICS

	3 Mi Radius	5 Mi Radius	7 Mi Radius
Population	16,638	40,123	81,129
Households	5,356	13,445	27,992
Avg HH Income	\$109,415	\$92,053	\$93,589
Daytime Pop	1,650	6,295	21,572



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Lease Analysis

101. Available	4,000 sf
102. Available	2,800 sf
103. Available	2,240 sf
104. Available	2,940 sf
105. Available	1,400 sf
106. Available	1,400 sf
107. Available	1,295 sf
200. Publix	48,387 sf
310. Available	1,800 sf
311. Great Clips	1,190 sf
312. Alpha Nail Salon	2,400 sf
313. Available	1,400 sf
314. Available	1,470 sf
201. J. Christopher's	3,330 sf
500. Available	2,200 sf
501. Available	1,400 sf
502. Available	1,400 sf

