

Matt Town Center

Cumming, Georgia

5310 Matt Highway, Cumming, GA 30028

- 2,240 - 2,825 sf available
- Outparcels available
- 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



KEY TENANTS

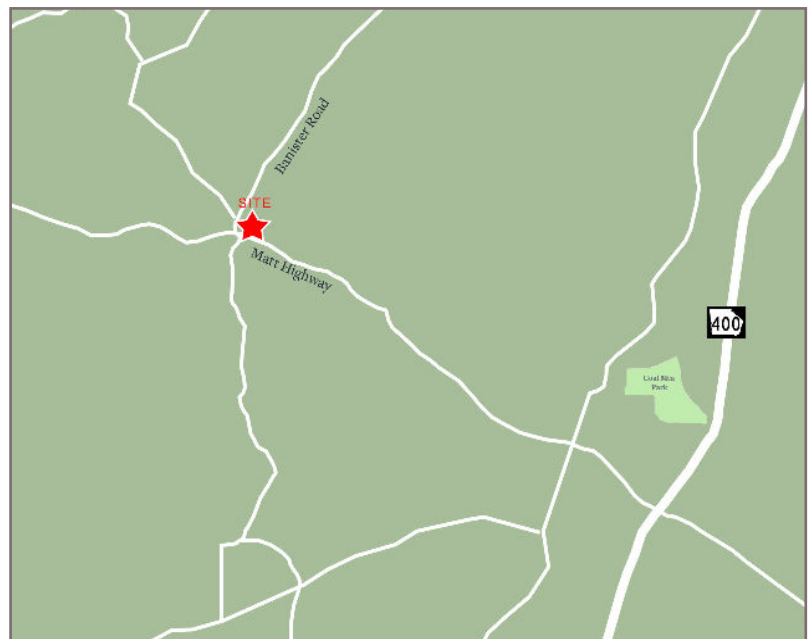
Publix, Great Clips, Reveille Cafe, The Ups Store, Domino’s, Benchmark Physical Therapy, Sage Dental, Dunkin Donuts and Laredos Taqueria & Grill.

TRAFFIC COUNTS

Matt Highway	17,304 AADT
Bannister Road	9,223 AADT

DEMOGRAPHICS

	3 Mi Radius	5 Mi Radius	7 Mi Radius
Population	20,626	46,499	93,236
Households	6,915	16,213	33,421
Avg HH Income	\$113,441	\$97,628	\$98,276
Daytime Pop	2,178	7,534	24,030



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Lease Analysis

101.	Laredos Taqueria	4,000 sf
102.	Available	2,825 sf
103.	Available	2,240 sf
104.	Fifth & Mae	2,940 sf
105.	Benchmark P.T.	1,400 sf
106.	Domino's	1,400 sf
107.	North Shore Dry Cleaners	1,295 sf
200.	Publix	48,387 sf
301.	Peaches and Pine	1,400 sf
302.	Great Clips	1,190 sf
303.	Grand Nail Salon	2,310 sf
304/305.	Sage Dental	3,360 sf
400.	Reveille Cafe	3,330 sf
501.	Dunkin Donuts	2,200 sf
502.	The UPS Store	1,400 sf
503.	EasyVet	1,400 sf

