

# Matt Town Center

## Cumming, Georgia

5310 Matt Highway, Cumming, GA 30028

- 1,400 - 2,940 sf available
- 1.3+ ac outparcel available for 4,537 sf restaurant with drive-thru
- 1.3 ac, 0.9 ac, 1.8 ac, 1.5 ac 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

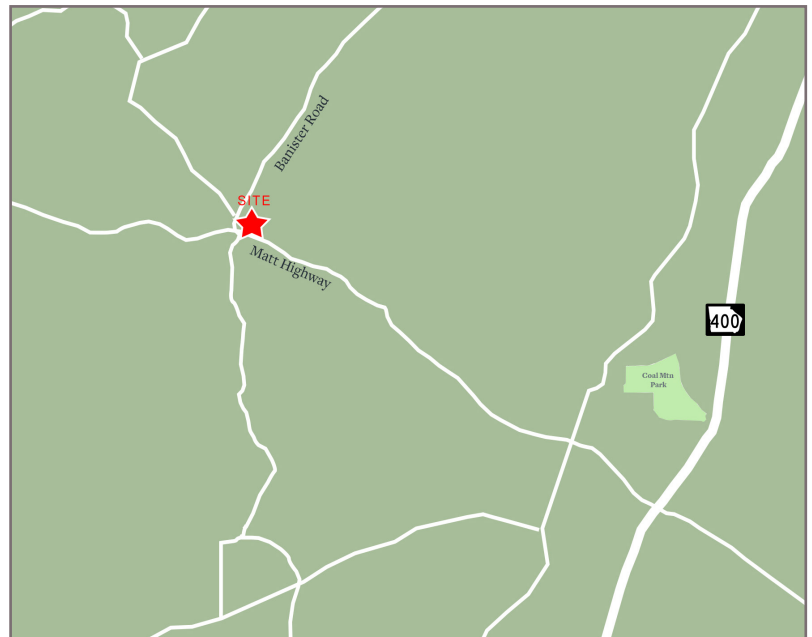
Publix, Great Clips, Reveille Cafe, The Ups Store, Domino’s and Laredos Taqueria & Grill.

### TRAFFIC COUNTS

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

### DEMOGRAPHICS

	3 Mi Radius	5 Mi Radius	7 Mi Radius
Population	19,189	43,308	86,920
Households	6,361	14,937	30,885
Avg HH Income	\$112,574	\$101,675	\$103,696
Daytime Pop	1,604	6,312	21,292



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### Lease Analysis

101. Laredos Taqueria	4,000 sf
102. Available	2,825 sf
103. Available	2,240 sf
104. Available	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. Alpha Nail Salon	2,310 sf
304. Available	1,400 sf
305. Available	1,960 sf
400. Reville Cafe	3,330 sf
501. Available	2,200 sf
502. The UPS Store	1,400 sf
503. Available	1,400 sf
OP3 Available	4,537 sf

