

2.3± ACRES COMMERCIAL FOR SALE

Cabiness Road
Forsyth, GA 31029



Summary

Area Info

Site Map



SALE PRICE: ~~\$1,900,000~~ REDUCED PRICE: \$1,700,000

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This information is from resources deemed to be reliable and is subject to change without notice. No warranties or guarantees for accuracy are made by Fickling and Company.

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PROPERTY INFORMATION

BUILDING

Property Address: Cabiness Road
Forsyth, GA 31029

County: Monroe

Frontage: 287' Cabiness Road

Depth: 430' N Frontage Road

Utilities: All Available

Taxes(est.): 3 Parcels Total \$5,912.10

Traffic Count: 14,400 VPD

SITE

Site Size: 2.3± Acres

Parcel ID(s): F33 011, F33 013, F33 014

Zoning: Commercial

Demographics 2025	1 Mile	3 Miles	5 Miles
Population	2,020	8,590	11,486
Avg HH Income	\$97,917	\$96,662	\$100,314
Median Age	37.5	37.3	37.7

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PROPERTY AND AREA INFORMATION

PROPERTY INFORMATION

- ±2.3 acres | Prime interstate-corner commercial site
- Northwest corner of Cabiness Rd (SR 83) & N Frontage Rd with immediate proximity to I-75 Exit 187 (Cabiness Rd, SR 83).
- Interchange-oriented location positioned to capture daily commuter and I-75 traveler traffic.
- Excellent I-75 visibility and easy on/off access via the I-75 frontage road system (ideal for retail, QSR, and service uses).
- Corner exposure on three road frontages (Cabiness Rd, N Frontage Rd and Powerhouse Rd) supports strong signage and site identity.

LOCATION

Established interchange with nearby brands including McDonald's, Taco Bell, Waffle House, Dunkin', Dairy Queen (DQ), Hardee's, Subway, Zaxby's, Captain D's, plus fuel brands BP, Shell, Valero, Marathon. Walmart Supercenter nearby provides strong daily-needs and regional traffic. Flag hotel demand at the interchange, including Days Inn (Exit 187), plus additional nearby hotels such as La Quinta and America's Best Value Inn & Suites (Sonesta).

IDEAL USES

- QSR and sit down restaurants
- Hotel/ hospitality, or small-shop strip supporting the interchange
- Medical/ clinic/ urgent care or professional services
- Retail/ service outparcels (auto service, quick-lube, parts, etc.)

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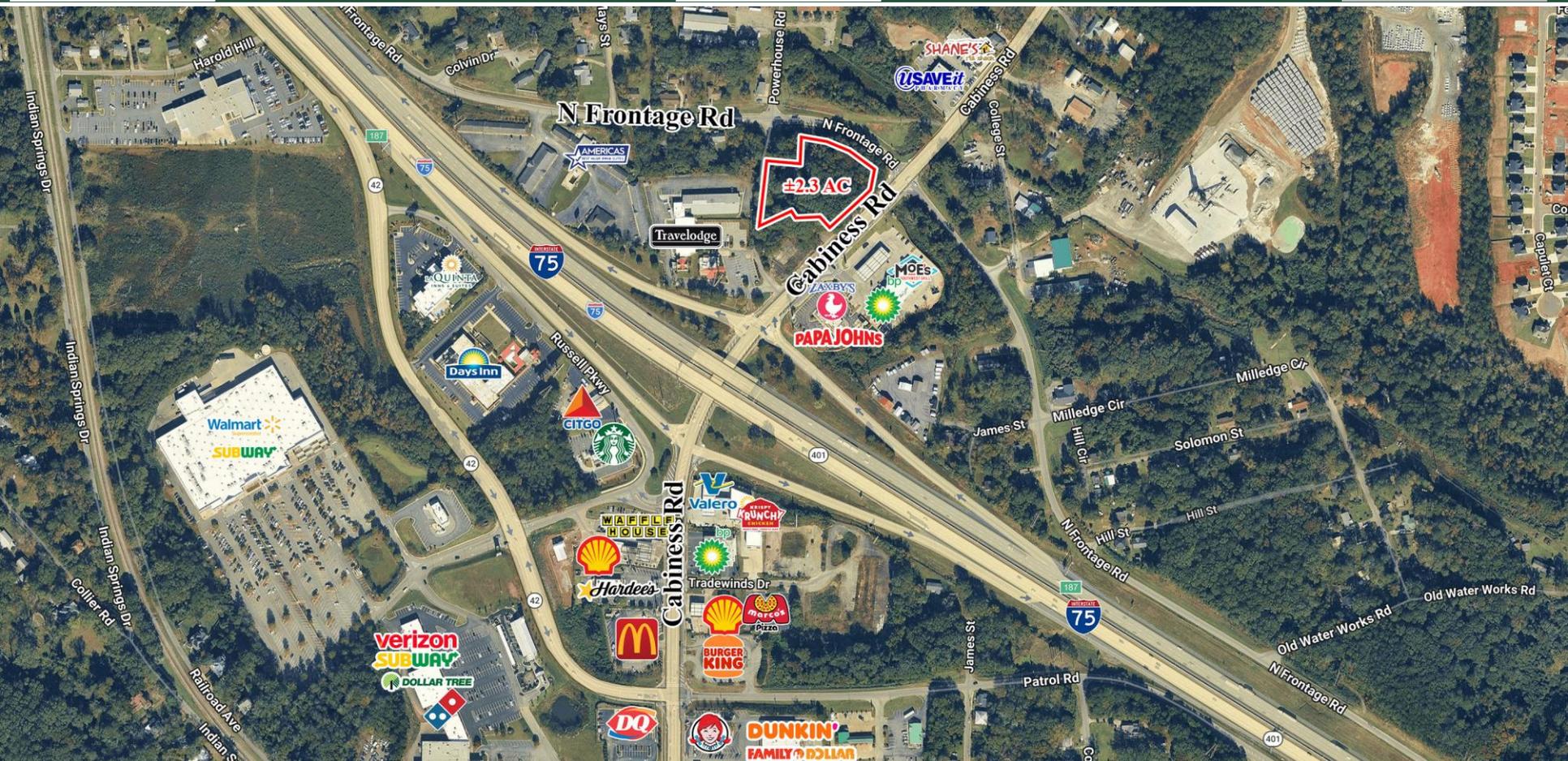
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