

Crossroad Shoppes at Coal Mountain

3655 Browns Bridge Road | Cumming, Georgia 30028

Ackerman Retail

**NEW
CONSTRUCTION**

NOW AVAILABLE FOR LEASE

**2,025 SF - 2,400 SF
SPACE WITH PATIO**

**PHASE II
1,200 SF - 8,400 SF**

**OUTPARCEL
2,400 SF**



PROPERTY HIGHLIGHTS

- New Construction - Delivery 2018
- Walmart shadow center buildings in affluent Cumming, Georgia
- Located at a signalized intersection on Browns Bridge Road (Hwy 369) and GA 400 (80,000 AADT)
- Population of 52,154 with an average household income of \$94,512 within 5 miles
- Area retailers include:
 - Walmart
 - Publix
 - Verizon
 - Kroger
 - Ingles

LEASING CONTACT:

COURTNEY BRUMBELOW

770.913.3905

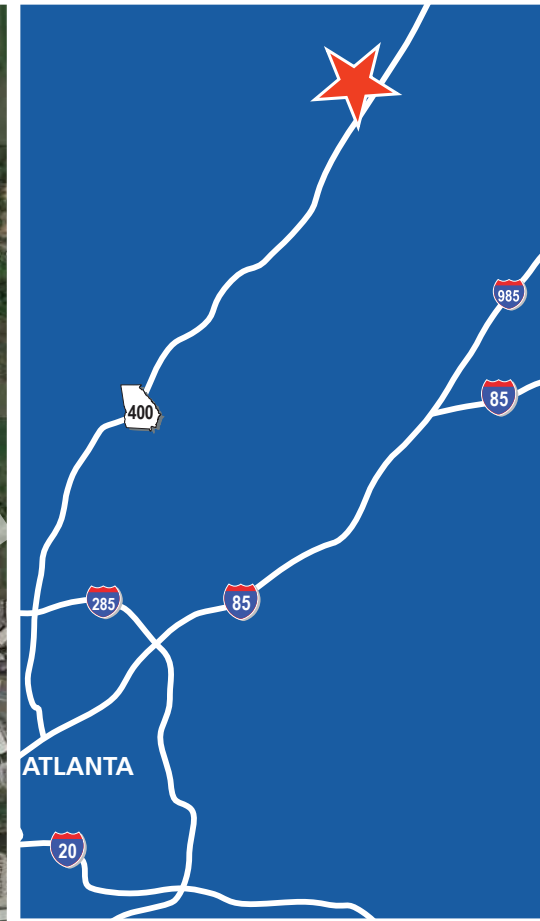
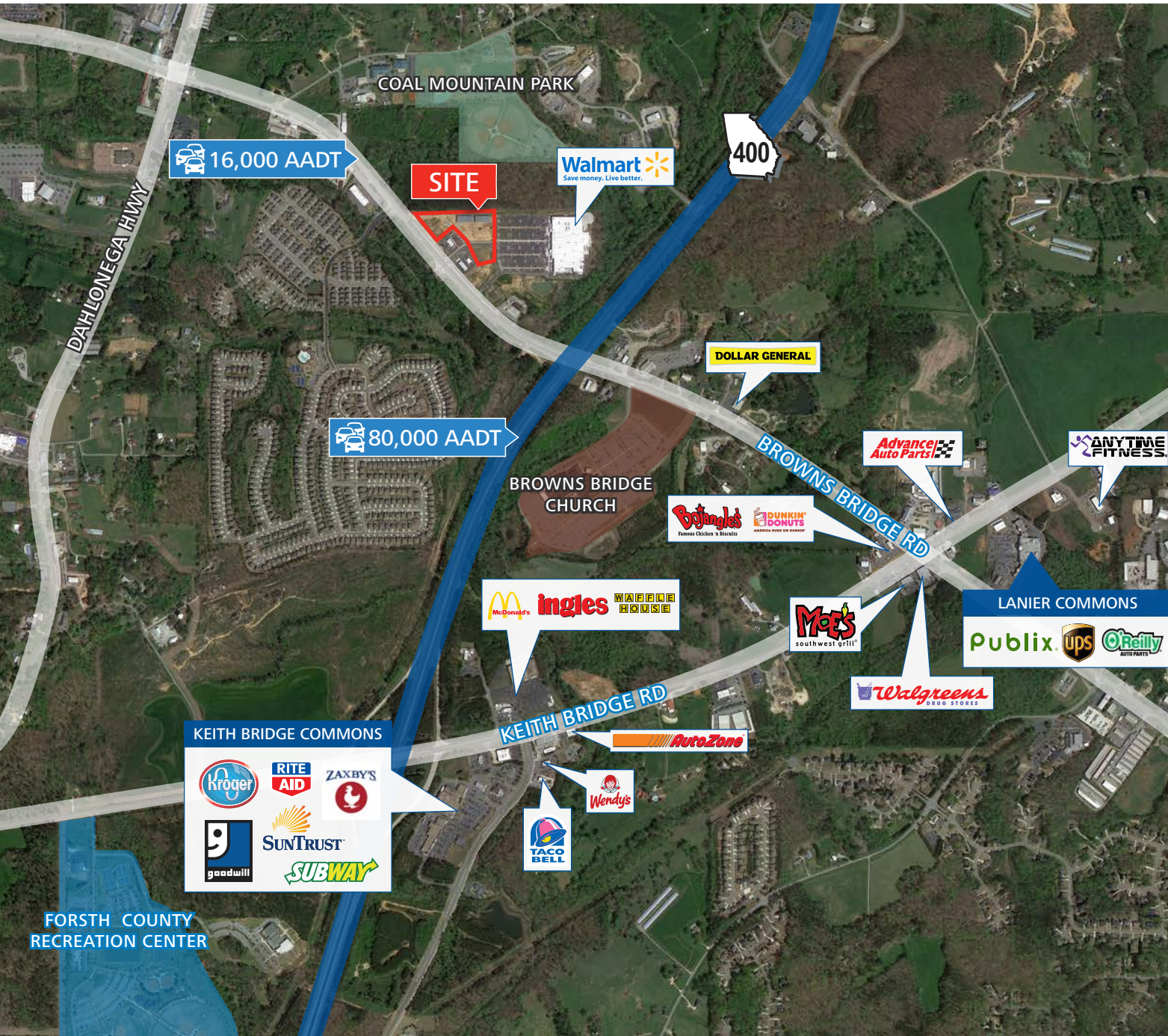
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www.ackermanretail.com

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FORSTH COUNTY
RECREATION CENTER

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STE	TENANT	SF
100 A	Hibachi Express	1,702
102 A	Package Store	6,024
106 A	Dominos	1,497
108 A	MJ Salon	1,111
110 A	Barber Shop	1,180
104 B	Palapas Bar & Grill	4,448
105 B	AVAILABLE (CAN SUBDIVIDE)	2,025
106 B	Noire Nails	3,000
107 B	Verizon	2,000
107 C	RESTAURANT AVAILABLE W/PATIO	2,400
108 C	AVAILABLE	2,000
109 C	AVAILABLE	2,000
OP	Heartland Dental	3,600
OP	AVAILABLE	2,400

AREA DEMOGRAPHICS (2018):



POPULATION

1-MILE	2,723
3-MILE	22,370
5-MILE	52,154



HOUSEHOLDS

1-MILE	978
3-MILE	8,215
5-MILE	18,999



AVG HH INCOME

1-MILE	\$47,619
3-MILE	\$86,024
5-MILE	\$94,512

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