

FOR
LEASE

CROSSROADS SHOPPES AT COAL MOUNTAIN

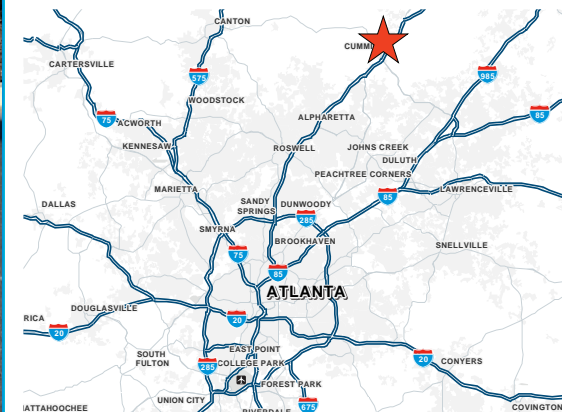
3655 Browns Bridge Rd, Cumming, GA 30040



100% LEASED

PROPERTY HIGHLIGHTS

- Walmart outparcel building in Cumming, GA
- High-growth area with several planned residential communities surrounding the site
- Traffic counts of 19,200 VPD on Browns Bridge Rd and 39,600 VPD on GA 400
- Population of 57,000 people within 5 miles of the site, with incomes of over \$130,000



COURTNEY BRUMBELOW

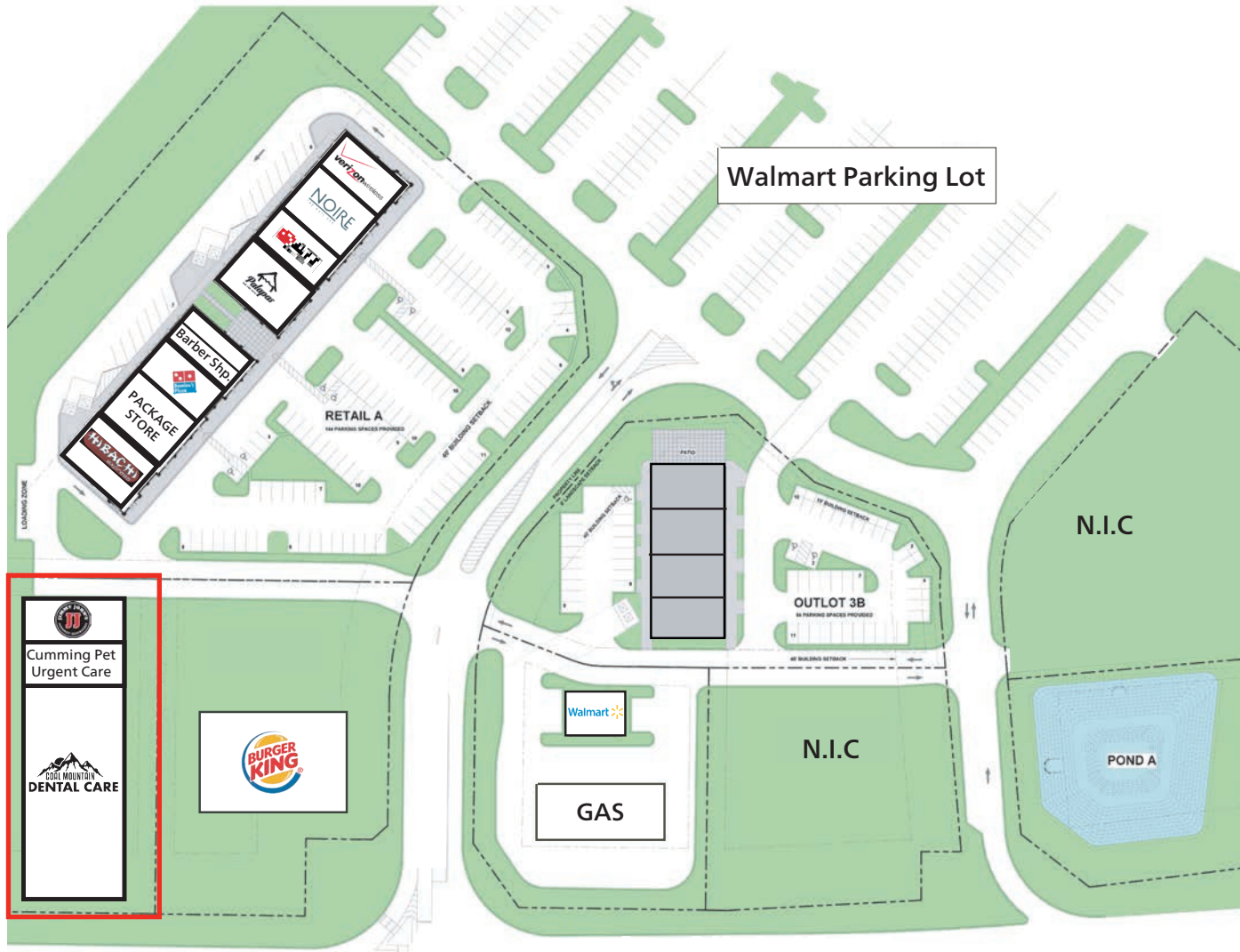
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Ackerman Retail
A DIVISION OF ACKERMAN & CO

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Walmart Parking Lot

STE	TENANT	SF
OP 101	Jimmy John's	1,200
OP 102	Cumming Pet Urgent Care	1,200
OP 103	Coal Mountain Dental	3,600

 AVAILABLE

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AREA DEMOGRAPHICS (2023):

	1-MILE	3-MILE	5-MILE
POPULATION	7,854	24,635	57,941
HOUSEHOLDS	1,080	8,629	20,347
AVG HH INCOME	\$124,176	\$119,601	\$131,330

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