



PARAMOUNT  
COMMERCIAL  
PARTNERS

JACK ROBERTSON

972.821.1732

JROBERTSON@PARAMOUNTRETAIL.COM

# JOIN THE BRAND NEW CRUNCH FITNESS IN MAULDIN!

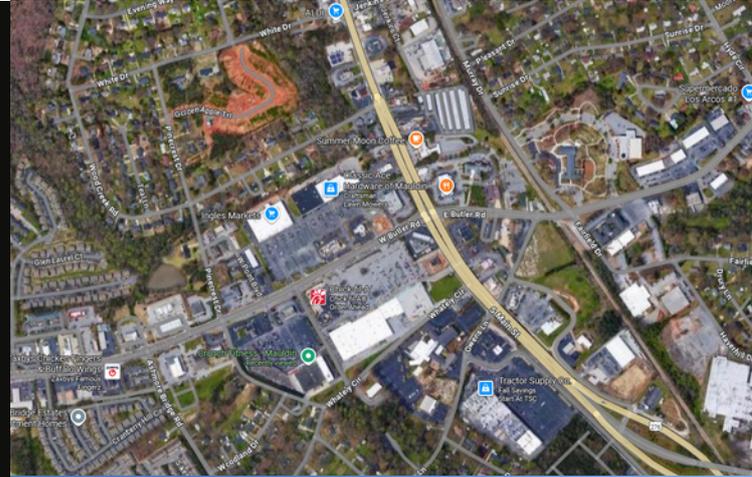
PRIME LOCATION WITH HIGH FOOT  
TRAFFIC AND VISIBILITY

---

This retail space offers  
**unparalleled access** to  
customers and is situated in a  
bustling area.

---

CONTACT US TODAY!





**PARAMOUNT  
COMMERCIAL  
PARTNERS**

**JACK ROBERTSON  
972.821.1732  
JROBERTSON@PARAMOUNTRETAIL.COM**

**+/- 12,384SF  
AVAILABLE**

**SUBDIVISIBLE DOWN TO 4,000SF**

---

**Traffic Counts:**

**West Butler Rd - 27,000VIP**

**Main St - 38,300 VPD**

---

**DEMOGRAPHICS**

	<b>1 MI</b>	<b>3 MI</b>	<b>5 MI</b>
<b>POPULATION</b>	<b>5,578</b>	<b>39,867</b>	<b>122,472</b>
<b>EMPLOYEES</b>			
<b>AVG HH INC</b>	<b>\$96,812</b>	<b>\$95,747</b>	<b>\$110,986</b>

---

**\$17/SF NNN - \$4.22/SF TICAM**