

Shops at Cascade

3740-3752 Cascade Rd Sw
Atlanta, GA 30331

AVAILABLE FOR LEASE

1,616 - 4,561 SF of
Exceptional Retail Space
Located Near a High Traffic
Intersection

metroPCS

 **Domino's**


**Great
Expressions®**
DENTAL CENTERS

For Leasing Information Contact

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ESTD  2020
BRIDGER
PROPERTIES



- Highly visible unanchored strip center located 1/2 mile outside of Atlanta's perimeter highway, I-285
- Just eight miles southwest of downtown Atlanta, Georgia
- Solid demographics with booming housing market and solid job growth
- Located in Cascade Road retail corridor with five shopping centers anchored by Kroger, Publix, Starbucks, Walmart Supercenter, and Home Depot
- The center sits at an intersection that boasts over 40,500 vehicles per day
- Easily accessible, with four points of ingress/egress along with the signalized intersection of Cascade Road and Fairburn Road.

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SITE PLAN



UNIT	TENANT	SF
C-100	Piedmont UrgentCare	3,988
C-110	AVAILABLE	2,000
C-130	AVAILABLE	4,561
C-160	Supreme Fish Delight	1,520
C-170	L&R Nails	1,267
C-190	Great Expression Dental Centers	5,828

UNIT	TENANT	SF
F-100	Mulan Chinese	2,592
F-110	Domino's Pizza	1,219
F-120	Princess Hair Pizzazz	1,552
F-140	Berkshire Hathaway	3,197
F-150	AVAILABLE	1,616
F-160	Tony Anthony's Signature Salon	1,379

GLA: 30,719

SHOPS AT CASCADE

TRADE AREA OVERVIEW



POPULATION 2024

1 Mile	5,052
3 Mile	54,228
5 Mile	155,812



HOUSEHOLDS 2024

1 Mile	2,146
3 Mile	22,093
5 Mile	63,822



AVG HOUSEHOLD INCOME

1 Mile	\$75,180
3 Mile	\$73,634
5 Mile	\$69,365



DAYTIME POPULATION

1 Mile	3,472
3 Mile	14,220
5 Mile	51,608

SHOPS AT CASCADE

PROPERTY PHOTOS

