

# COAL MOUNTAIN SHOPS

3560 Browns Bridge Rd, Cumming, GA 30028

## RETAIL SPACE FOR LEASE



UPDATED FAÇADE RENDERING



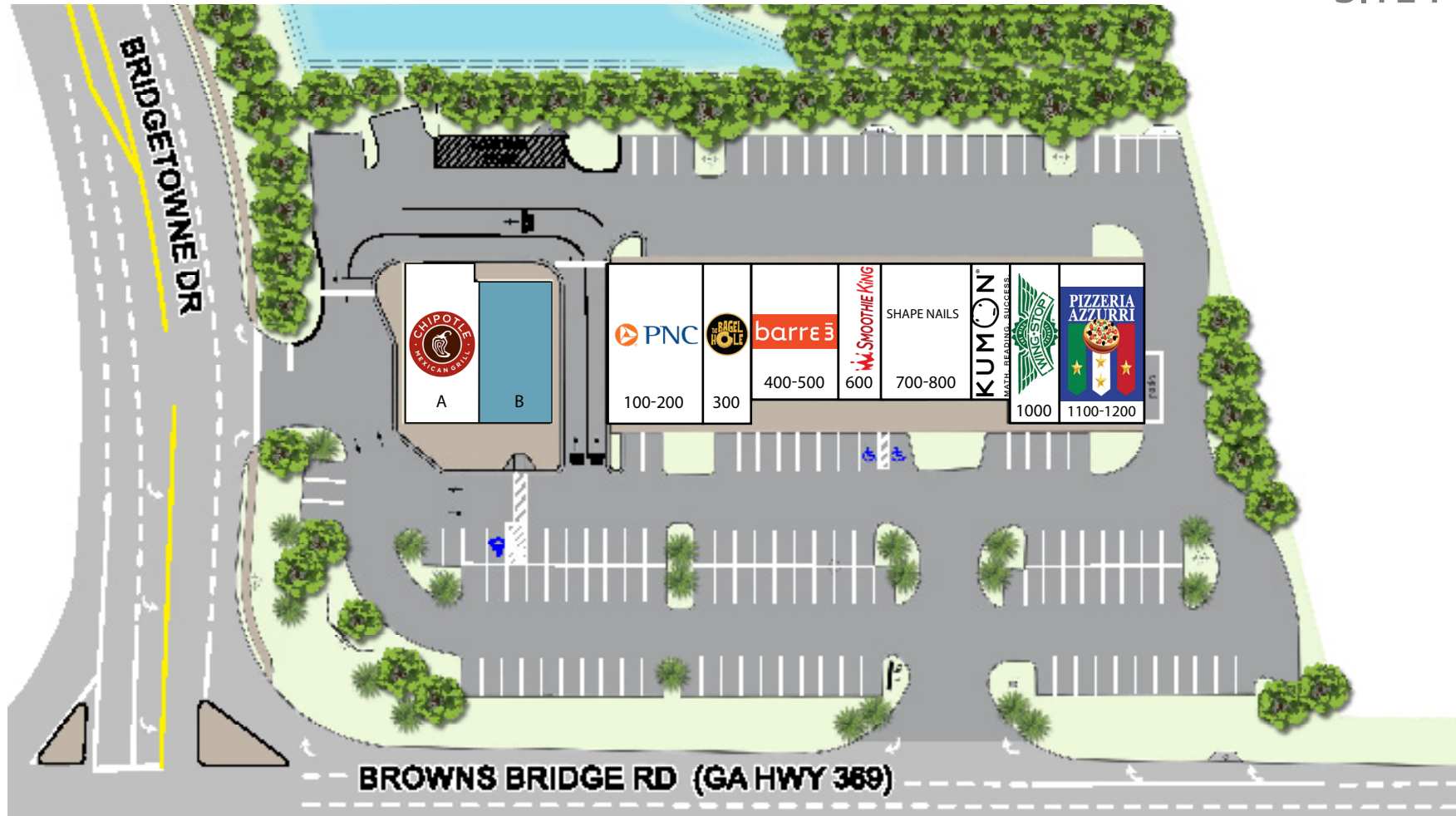
DRIVE-THRU BUILDOUT RENDERING

### PROPERTY OVERVIEW

- » Retail space for lease: 2,125 SF
- » Coal Mountain Shops is a 19,805-square-foot shopping center with a newly renovated facade
- » Located just off of GA-400 (U.S. 19), at the signalized intersection of Browns Bridge Rd and Bridgetowne Dr
- » Combined traffic count of 76,600 vehicles per day
- » Area retailers include: Walmart, Publix, Aldi, Starbucks
- » Tenants include: Chipotle Mexican Grill, PNC Bank, Kumon Learning Center, barre3, Wingstop
- » Nearby: Coal Mountain Park, North Forsyth Middle & High School, Coal Mountain Elementary School

### DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population	27,096	60,431	221,344
Households	9,456	21,604	78,260
Daytime Pop.	12,577	29,169	110,427
Ave. HH Income	\$142,252	\$147,787	\$161,482



UNIT	TENANT	SF
A	Chipotle Mexican Grill	2,197
B	Available	2,125

UNIT	TENANT	SF
100-200	PNC Bank	2,800
300	The Bagel Hole	1,400
400-500	Barre3	2,400
600	Smoothie King	1,200
700-800	Shape Nails	2,400
900	Kumon Learning Center	1,200

UNIT	TENANT	SF
1000	Wingstop	1,705
1100-1200	Pizzeria Azzuri	2,495



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## RETAIL AERIAL

