

FOR  
LEASE

# BROWNSVILLE COMMONS

4400 Brownsville Rd, Powder Springs, GA 30122



SPACE AVAILABLE | 1,500 - 4,690 SF




## PROPERTY HIGHLIGHTS

- Kroger-anchored shopping center with diverse lineup of local and national retailers & restaurants
- Three entrances along heavily-traveled Brownsville Road, which is currently undergoing improvements including dedicated turning lanes, repaving, and restriping
- Conveniently serves the surrounding residential neighborhoods that have limited grocery-anchored retail options
- Strong immediate demographics including 1,800 households and above average income
- 300 apartment homes currently under construction adjacent to the center

## PROPERTY OVERVIEW

Brownsville Commons is a neighborhood shopping center that serves the Powder Springs, GA community. Historic downtown Powder Springs is less than two miles away, and residential neighborhoods with above average household income surround the shopping center.

## AREA DEMOGRAPHICS (2024):

	1-MILE	3-MILE	5-MILE
 POPULATION	5,106	36,348	96,666
 HOUSEHOLDS	1,889	13,034	34,822
 AVG HH INCOME	\$121,758	\$118,387	\$109,806

## Ackerman Retail

COURTNEY BRUMBELOW

SUZANNE SHANK

P: 770.913.3905

P: 770.913.3943

E: cbrumbelow@ackermanco.net

E: sshank@ackermanco.net

Owned By

 KIMCO  
REALTY

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144 SINGLE FAMILY HOMES  
U/C

38,600 VPD

11,100 VPD

**BROWNSVILLE COMMONS**  
Kroger  
WORKOUT ANYTIME  
Your Fitness. Our Solution.

**HEARTWOOD**  
POWDER SPRINGS  
300 MARKET RATE  
APARTMENTS

**BROWNSVILLE  
COMMONS**

ATLANTA

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## Brownsville Road Improvements from Hiram Lithia Springs Road to CH James Parkway

- Curb and Gutter
- Turning Lanes
- Milling & Resurfacing
- Pavement Striping & Marking
- Signage



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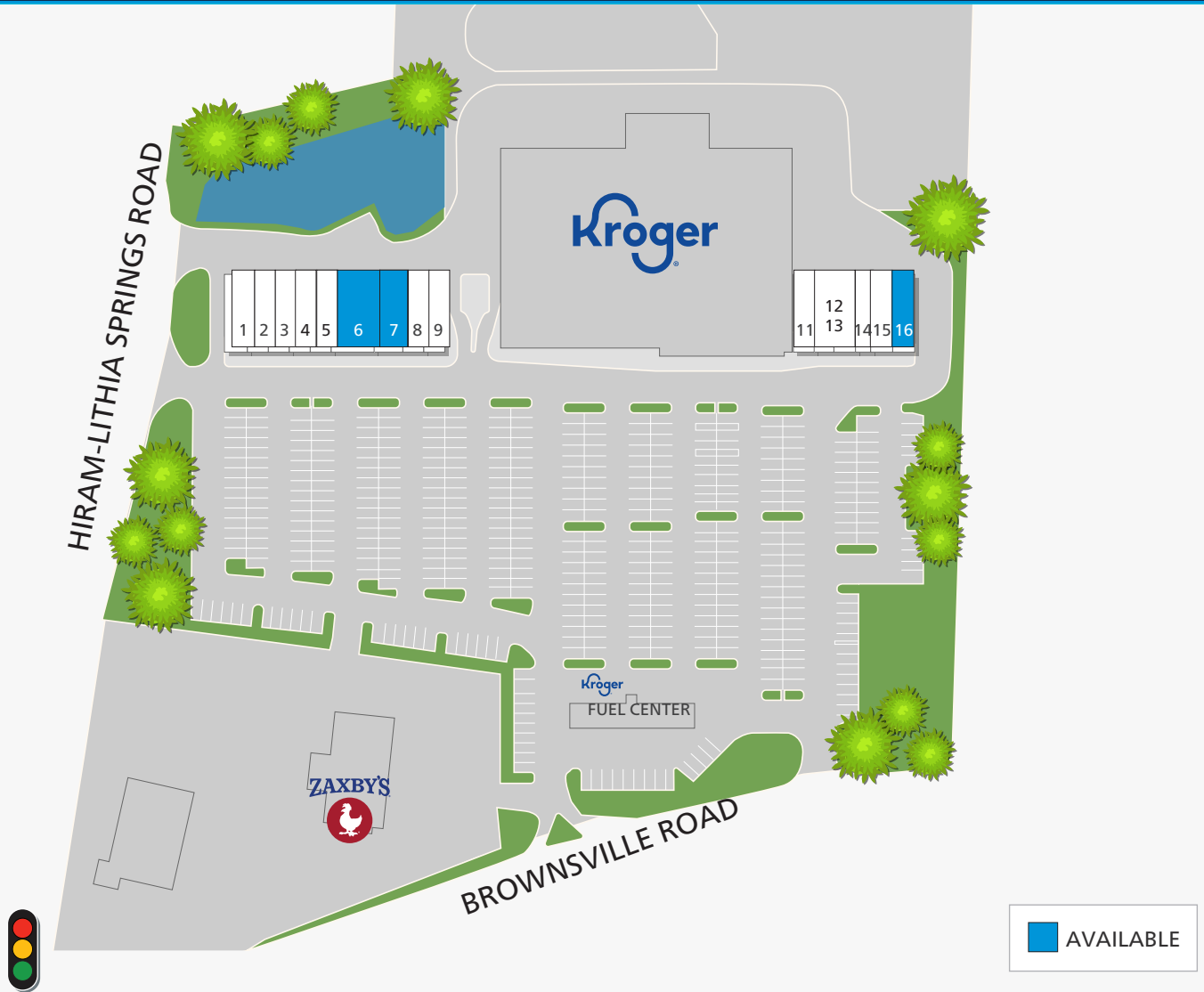
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STE	TENANT	SIZE
1	Kay Cleaners	1,400
2	Subway	1,400
3	Diamond Nails	1,400
4	Coffee Snobs	1,400
5	Mail in the Box	1,400
6	AVAILABLE	2,800
7	COMING AVAILABLE	1,890
8	Headpoets Barbershop	1,400
9	Papa John's Pizza	1,400
	Kroger	

STE	TENANT	SIZE
11	Panda Gardens	1,538
12-13	Powder Springs Dentistry for Kids	3,000
14	Goodwill Donation	1,125
15	7 Massage	1,500
16	AVAILABLE	1,500
17	Workout Anytime	4,594



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