

FOR
LEASE

BROWNSVILLE COMMONS

4400 Brownsville Rd, Powder Springs, GA 30122



SPACE AVAILABLE | 1,400 - 3,000 SF




PROPERTY HIGHLIGHTS

- Kroger-anchored shopping center with diverse lineup of local and national retailers & restaurants
- Three entrances along heavily-traveled Brownsville Road, with easy access to Hwy 278
- Conveniently serves the surrounding residential neighborhoods that have limited grocery-anchored retail options
- Strong immediate demographics including 1,500 households with above average income

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. The city of Powder Springs grew by a healthy 11.7% from 2019 to 2020, from 13,940 to 15,758 residents.

AREA DEMOGRAPHICS (2022):

	1-MILE	3-MILE	5-MILE
 POPULATION	4,572	35,150	94,553
 HOUSEHOLDS	1,573	12,092	33,053
 AVG HH INCOME	\$103,280	\$103,170	\$93,401

Ackerman Retail

Courtney Brumbelow

P: 770.913.3905

E: cbrumbelow@ackermanco.net

Haley Hartman

P: 770.913.3925

E: hhartman@ackermanco.net

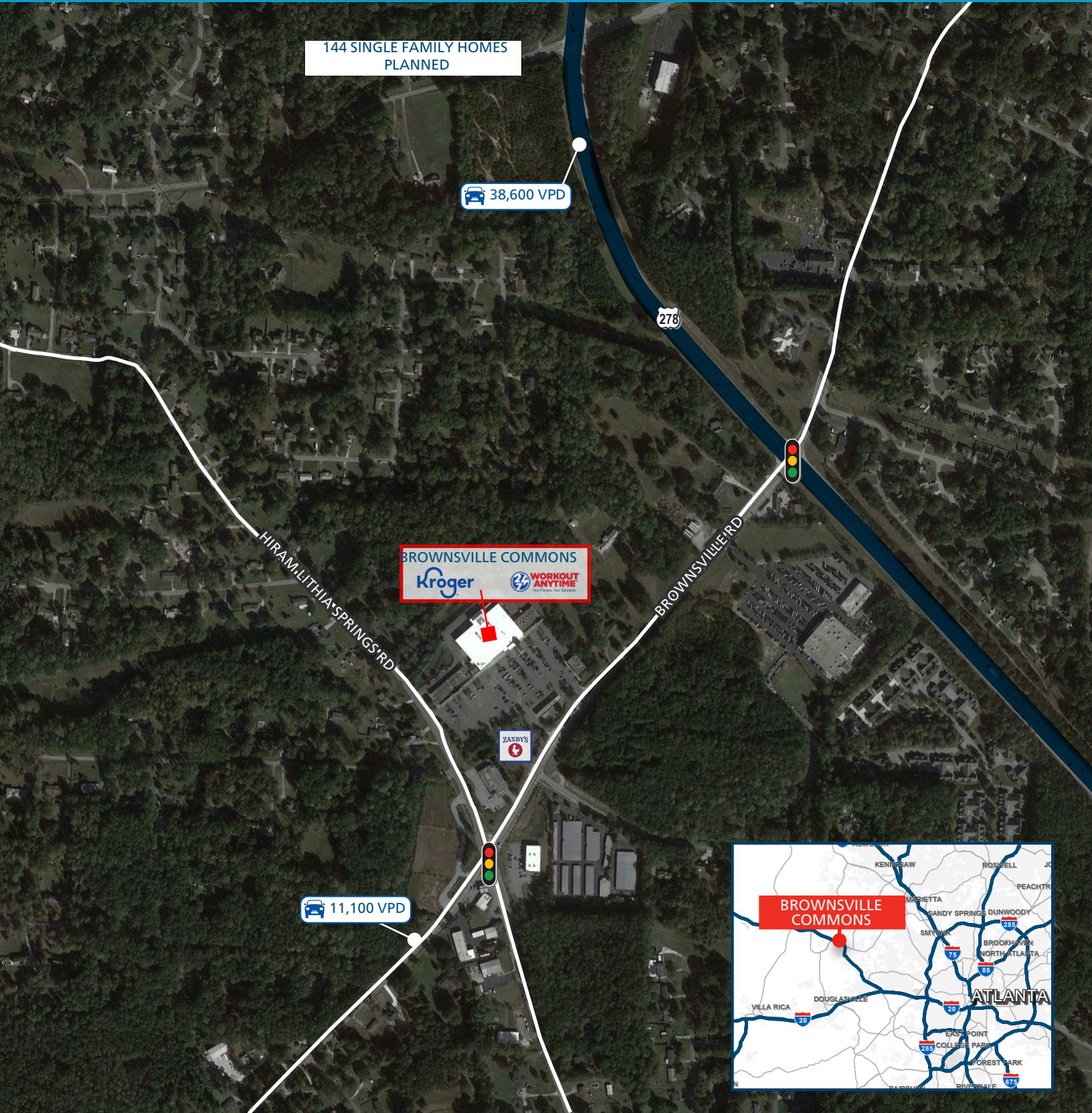
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 KIMCO
REALTY

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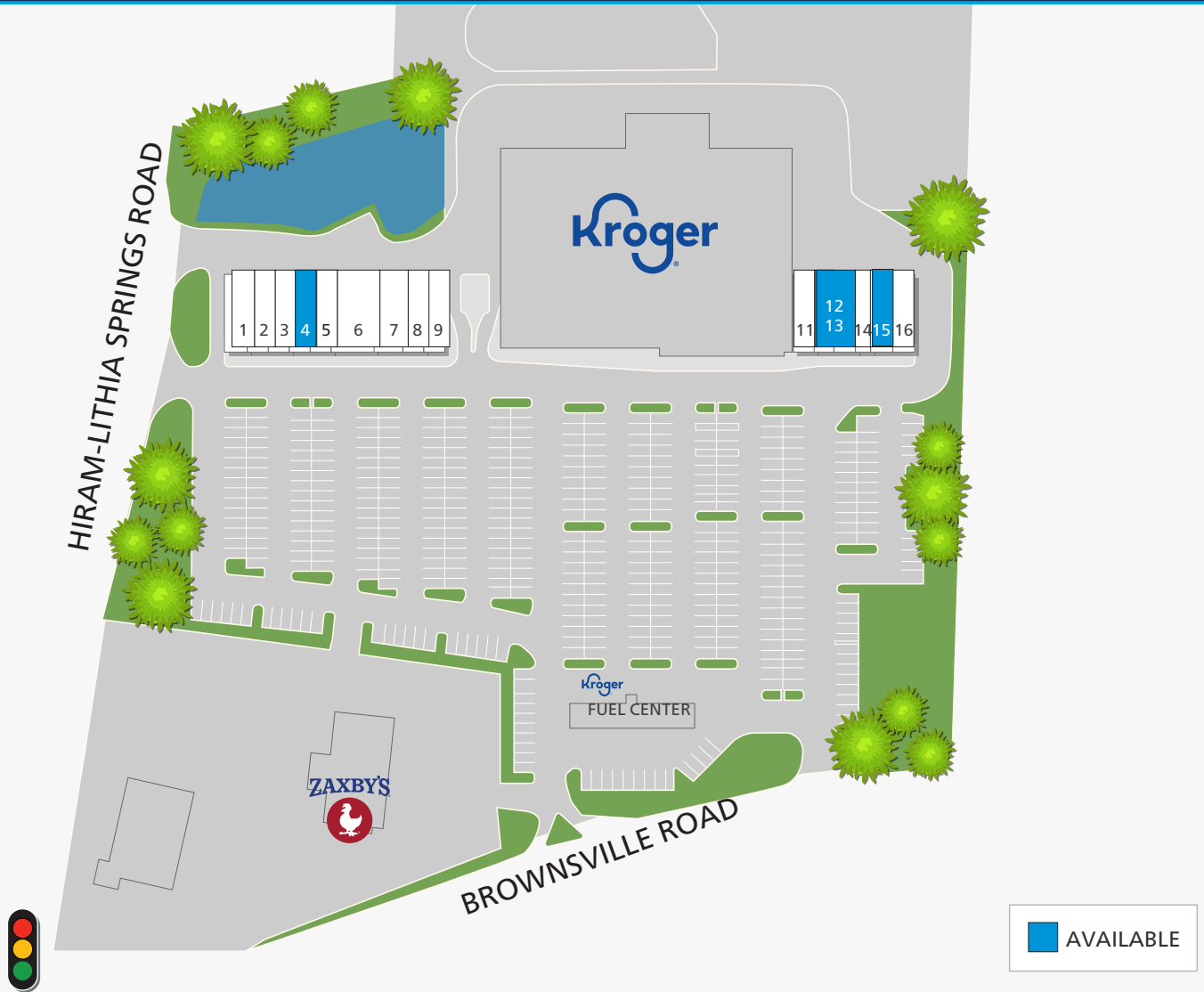
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STE	TENANT	SIZE
1	Kay Cleaners	1,400
2	Subway	1,400
3	Diamond Nails	1,400
4	AVAILABLE	1,400
5	Mail in the Box	1,400
6	BJ Package	2,800
7	B&B Fish And Wings	1,890
8	Headpoets Barbershop	1,400
9	Papa John's Pizza	1,400
	Kroger	

STE	TENANT	SIZE
11	Panda Gardens	1,538
12-13	AVAILABLE	3,000
14	Goodwill Donation	1,125
15	AVAILABLE	1,500
16	Boss Baby Salons	1,500
17	Workout Anytime	4,594



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