

COAL MOUNTAIN SHOPS

3560 Browns Bridge Rd | Cumming, GA 30028

RETAIL SPACE FOR LEASE

PROPERTY HIGHLIGHTS

- **AVAILABLE SPACE:** 1,200 SF | 2,386 SF | 7,800 SF Coming Available
- Coal Mountain Shops is a 15,600 SF shopping center located on Browns Bridge Rd, just off of GA-400 (U.S. 19)
- Located 0.5 mile from North Forsyth High School (2,151 students)
- Coal Mountain Shops has strong average household incomes of \$123,000 within 3 miles of the center
- Area retailers include:



DEMOGRAPHICS

POPULATION



3 Mile 26,180
5 Mile 61,621
10 Mile 218,438

HOUSEHOLDS



3 Mile 9,083
5 Mile 21,588
10 Mile 76,345

DAYTIME POPULATION



3 Mile 5,951
5 Mile 13,929
10 Mile 54,822

AVE. HOUSEHOLD INCOME



3 Mile \$123,001
5 Mile \$123,527
10 Mile \$133,734

DAILY TRAFFIC COUNTS



Browns Bridge Rd 19,300 AADT
Dahlonega Hwy 11,300 AADT
Hwy 400 46,000 AADT



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#TogetherOneTeam





Space	Tenant	SF
100-600	Coming Available 7/1/2026	7,800
700-800	Premier Real Estate	2,400
900	Coming Available	1,200
1000	National QSR at Lease	1,705
1200	Pizza Azzurri	2,495
A	National QSR at Lease	2,325
B	Available	2,386

