

THE SHOPPES AT BRANNON CROSSING | 405, 415, 425 & 435 Peachtree Parkway, Cumming, Georgia 30041



PROPERTY OVERVIEW

- » Retail space for lease: 1,200 SF Coming Available 6/30/26
- » Brannon Crossing is located across the from The Collection Forsyth, which boasts 5 million annual visitors.
- » Conveniently situated at a signalized intersection along Peachtree Parkway (26,000 VPD), near the intersection of Ronald Reagan Boulevard (14,000 VPD) in close proximity to GA 400 (89,700 VPD).
- » Nearby Northside Hospital Forsyth with 389 beds and 3,700 employees.
- » Tenants Include: Starbucks, T-Mobile, Jimmy John's, Leslie's Pool Supplies, Mattress Firm, Smoothie King, and more
- » Nearby retailers include: Joseph A. Bank, Versona, Barnes & Noble, Victoria's Secret, Mellow Mushroom, Marlow's Tavern, Ted's Montana Grill

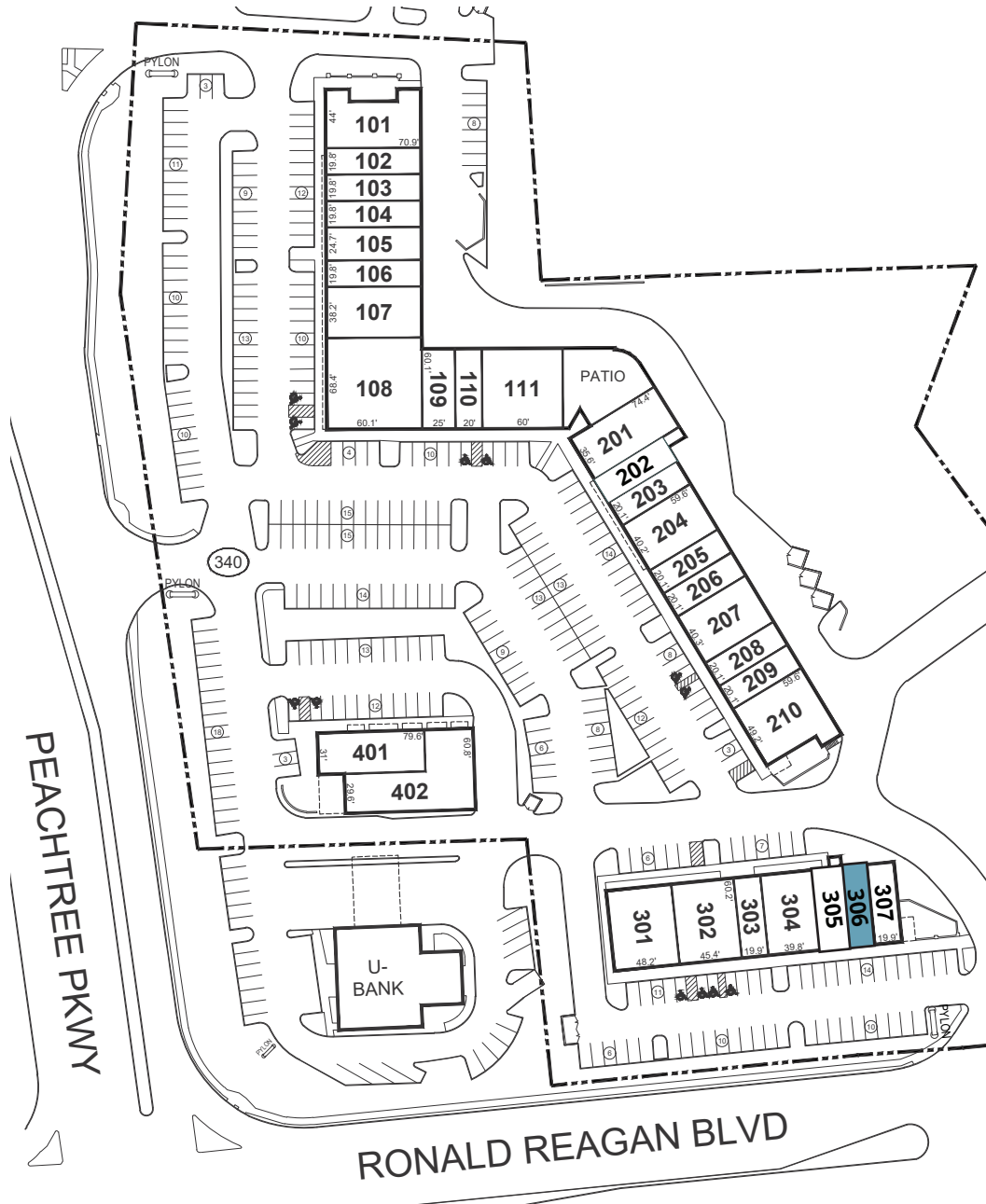
DEMOGRAPHICS

| | 3 Miles | 5 Miles | 10 Miles |
|----------------|-----------|-----------|-----------|
| Population | 56,624 | 149,779 | 492,041 |
| Households | 19,258 | 50,870 | 171,180 |
| Daytime Pop. | 31,006 | 103,031 | 366,403 |
| Ave. HH Income | \$192,549 | \$193,728 | \$188,061 |

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SITE PLAN



| UNIT | TENANT | SF |
|------|-------------------------------------|-------|
| 101 | CHOPSTICKS CHINA BISTRO & SUSHI BAR | 2,800 |
| 102 | FOOT SOLUTIONS | 1,400 |
| 103 | JIMMY JOHN'S | 1,400 |
| 104 | AMAZING LASH STUDIO | 1,400 |
| 105 | CRUMBL | 1,750 |
| 106 | SMOOTHIE KING | 1,400 |
| 107 | URGENT VET | 2,705 |
| 108 | MATTRESS FIRM | 4,200 |
| 109 | ICEBOX CRYOTHERAPY | 1,500 |
| 110 | LEVEL SALON AND SPA | 1,200 |
| 111 | FRIDA'S MEXICAN CUISINE | 3,600 |
| 201 | ROSATIS PIZZA & SPORTS PUB | 2,625 |
| 202 | FIXT PT | 1,200 |
| 203 | PEACHTREE HILL GALLERY | 1,200 |
| 204 | REESHA | 2,400 |
| 205 | CTC CLEANERS | 1,200 |
| 206 | BRAZILIAN WAX | 1,200 |
| 207 | A NOSE FOR CLOTHES | 2,400 |
| 208 | TULIP NAILS | 1,200 |
| 209 | POSTNET OF CUMMING | 1,200 |
| 210 | SHUCKIN' SHACK | 3,000 |
| 301 | GREATER ATLANTA ORAL FACIAL SURGERY | 2,900 |
| 302 | LESLIE'S POOL SUPPLIES | 2,800 |
| 304 | C2 EDUCATION | 2,400 |
| 305 | THE JOINT | 1,200 |
| 306 | COMING AVAILABLE 6/30/26 | 1,200 |
| 307 | HOUSE OF HUMMUS | 1,200 |
| 401 | T-MOBILE | 2,340 |
| 402 | STARBUCKS | 4,560 |

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