

COAL MOUNTAIN SHOPS

3560 Browns Bridge Rd. | Cumming, GA, 30028

FOR LEASE



UPDATED FAÇADE RENDERING



DRIVE-THRU BUILDOUT RENDERING

PROPERTY OVERVIEW

- » **RETAIL SPACE AVAILABLE:** 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

	1 Mile	3 Mile	5 Mile
Population	3,275	27,318	64,425
Households	1,103	9,689	23,206
Avg. HH Income	\$162,634	\$154,563	\$160,303



LICENSED REAL ESTATE BROKER
BROKER OF RECORD: BRYAN BELK, BOR LICENSE NO. 32335
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FLOOR PLAN



UNIT	TENANT	SF	UNIT	TENANT	SF	UNIT	TENANT	SF
A	Chipotle Mexican Grill	2,197	100-200	PNC Bank	2,800	1000	Wingstop	1,705
B	Available	2,125	300	The Bagel Hole	1,400	1100-1200	Pizzeria Azzuri	2,495
			400-500	Barre3	2,400			
			600	Smoothie King	1,200			
			700-800	Shape Nails	2,400			
			900	Kumon Learning Center	1,200			



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