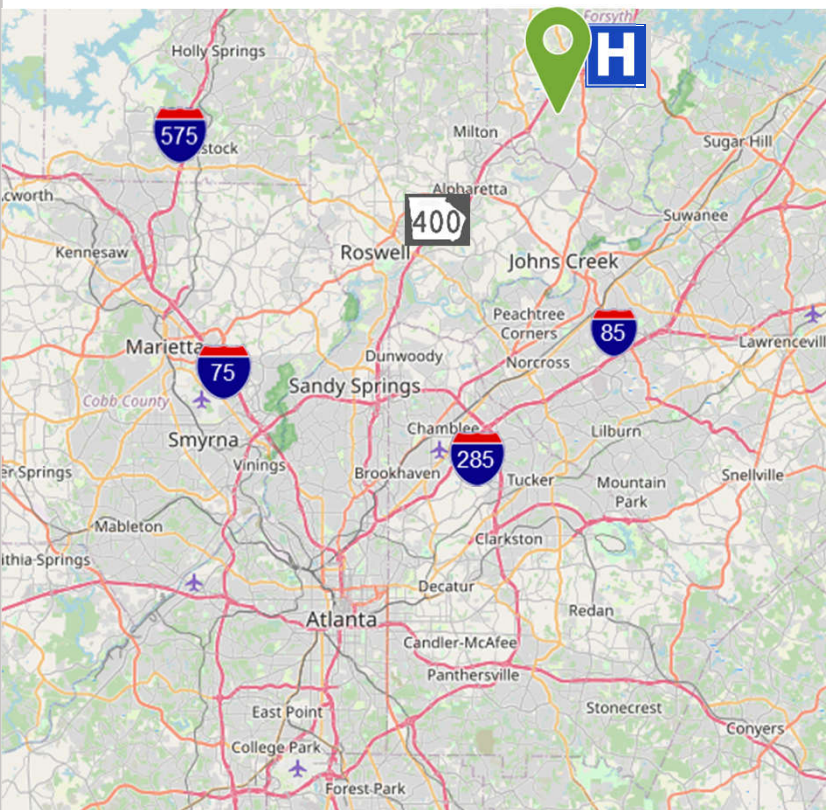


BRANNON CROSSING

405-415 Peachtree Parkway, Cumming, Ga 30041 | Forsyth County



THE PROPERTY

Brannon Crossing is a Specialty Retail Project located in Cumming, Georgia along Peachtree Parkway near Georgia 400. The Collection Forsyth, a 565,075 mixed-use lifestyle project, is located across the street. And Northside Hospital – Forsyth is located minutes north along Ronald Reagan Boulevard.

Forsyth County continues to be one of the fastest growing counties in Georgia due to its proximity to Atlanta, good schools, and quality of life.

HIGHLIGHTS

Retail Building GLA:	60,875 SF
Available Retail SF:	1,200 SF
Zoning:	CBD

Owned & Managed by:



SHANNON SHUMAN MARTIN

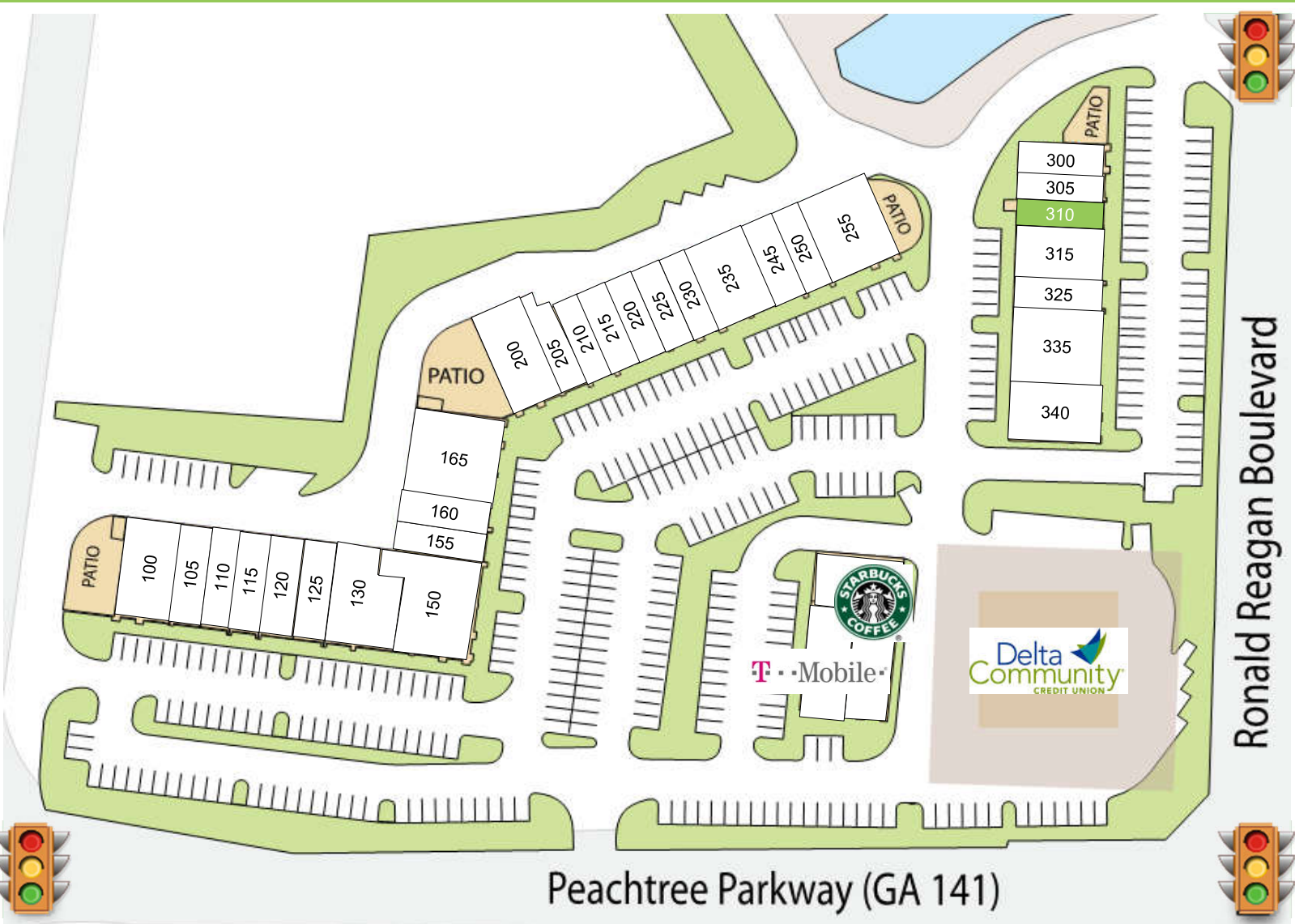
404.312.4305

shannon@retailleasingadvisors.net

www.retailleasingadvisors.net

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SUITE	TENANTS	SF	SUITE	TENANTS	SF	SUITE	TENANTS	SF
100	Chopsticks	2800	165	Frieda's	3600	255	Shuckin' Shack	3000
105	Foot Solutions	1400	200	Rosati's Pizza	2625	300	House of Hummus	1200
110	Jimmy John's	1400	205	C2 Education	1200	305	Board & Brush	1200
115	Amazing Lash	1400	210	Peachtree Hill Gallery	1200	310	AVAILABLE	1200
120	Crumbl Cookies	1750	215	CTC Drycleaner	1200	315	Row House	2400
125	Smoothie King	1400	220	American Barber Shop	2400	335	Leslie Pools	2800
130	Urgent Vet	2705	230	Brazilian Wax, Inc	1200	340	Greater Atlanta Oral Facial Surgery	2900
150	Mattress Firm	4200	235	A Nose for Clothes	2400	400	Starbucks #13994	4560
155	Icebox Cryotherapy	1500	245	J Nails	1200	405	T Mobile	2340
160	Level Salon	1200	250	Pak Mail	1200			

No warranty or representation, express or implied, has been made as to the accuracy of the information provided herein, and no liability is assumed for errors or omissions.

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DEMOGRAPHICS

	1-3 Miles	3-5 Miles
Population	55,369	149,568
Households	18,091	49,080
Average HH Income	\$171,744	\$175,978
Daytime Population	53,035	156,748



DRIVE TIME

	5- 10 Min	10-15 Min
Population	106,067	290,462
Households	35,878	99,876
Average HH Income	\$169,033	\$169,758
Daytime Population	120,388	341,554

LATITUDE | LONGITUDE
34.15290 | -84.17289

TRAFFIC COUNT
41,800 AADT Peachtree Parkway

BRANNON CROSSING

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Retail Leasing Advisors is a boutique commercial real estate firm servicing metropolitan Atlanta and Georgia. With over 20 years experience, we specialize in all types of retail and mixed-use developments.

We provide individual attention to our Landlords, Developers and the Communities we serve. And pride ourselves on being a small firm with the reach and resources of a large firm.

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