SHOPS AT CASCADE

3740-3752 Cascade Rd. and 1195 Fairburn Rd. Atlanta, GA, 30331

AVAILABLE FOR LEASE

1,219 - 1,978 SF of **Exceptional Retail Space** Located Near a High Traffic Intersection







For Leasing Information Call

404-381-2220

info@bridger-properties.com

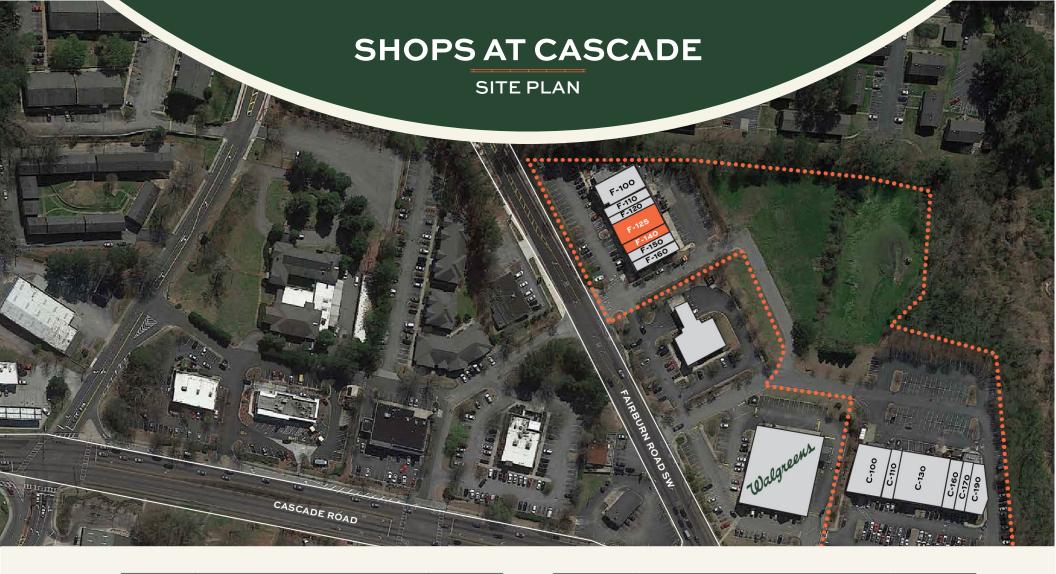


BRIDGER

PROPERTIES



- Highly visible unanchored strip center located 1/2 mile outside of Atlanta's perimeter highway, I-285
- Just eight miles southwest of downtown Atlanta, Georgia.
- Solid demographics with booming housing market and solid job growth.
- Located in Cascade Rd retail corridor with five shopping centers amchored by Kroger, Publix, Starbucks, Walmart Supercenter, Home Depot, and Atlantic City Library.
- The center sits at an intersection that boasts over 40,500 vehicles per day
- Easily accessible, with four points of ingress/egress along the signalized intersection of Cascade Road and Fairburn Road.



UNIT	TENANT	SF
C-100	Blaze Steak and Seafood	3,988
C-110	MetroPCS	2,000
C-130	Workout Anytime	4,561
C-160	Supreme Fish Delight	1,520
C-170	L&R Nails	1,267
C-190	Great Expression Dental Centers	1,200
F-100	Mulan Chinese	2,592
F-110	Dominoes Pizza	1,219

UNIT	TENANT	SF
F-120	Princess Hair Pizzazz	1,552
F-125	AVAILABLE	1,978
F-140	AVAILABLE	1,219
F-150	Spine Align Centers of Atlanta	1,616
F-160	Tony Anthony's Salon	1,379
GLA: 30,719		





Population 2020

1 Mile	5,050
3 Mile	53,743
5 Mile	150,953



Population Growth 2020-2025

1 Mile	0.80%
3 Mile	0.90%
5 Mile	0.90%



Households 2020

2,102	1 Mile
21,044	3 Mile
57,903	5 Mile



Household Income 2020

\$61,733
\$57,374
\$55,058

