

# SHOPS AT CASCADE

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

## AVAILABLE FOR LEASE

1,616 SF of Exceptional  
Retail Space Located Near a  
High Traffic Intersection

metroPCS



Domino's



Great  
Expressions  
DENTAL CENTERS

For Leasing Information Call

**404-381-2220**

info@bridger-properties.com

ESTD  2020

**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 anchored 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.



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## SITE PLAN



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	5,828
F-100	Mulan Chinese	2,592
F-110	Dominos Pizza	1,219

UNIT	TENANT	SF
F-120	Princess Hair Pizzazz	1,552
F-140	Berkshire Hathaway	3,197
F-150	AVAILABLE	1,616
F-160	Tony Anthony's Signature Salon	1,379
GLA: 30,719		



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## Trade Area Overview



### 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

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



### Household Income 2020

1 Mile	\$61,733
3 Mile	\$57,374
5 Mile	\$55,058



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## PROPERTY PHOTOS

