

SHOPS AT CASCADE

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

AVAILABLE FOR LEASE

1,616 - 3,988 SF of
Exceptional Retail Space
Located Near a High Traffic
Intersection

metroPCS



Domino's



Great
Expressions
DENTAL CENTERS

For Leasing Information Call

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- 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	AVAILABLE	3,988
C-110	AVAILABLE	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

