

TRIBBLE CROSSING

3530 Canton Highway | Cumming, GA 30040

RETAIL SPACE FOR LEASE



DEMOGRAPHICS

POPULATION



3 Mile	30,552
5 Mile	73,453
10 Mile	260,539

HOUSEHOLDS



3 Mile	10,172
5 Mile	24,648
10 Mile	89,256

DAYTIME POPULATION



3 Mile	25,335
5 Mile	61,446
10 Mile	247,358

AVG. HOUSEHOLD INCOME



3 Mile	\$140,734
5 Mile	\$144,533
10 Mile	\$142,837

DAILY TRAFFIC COUNT



Canton Hwy	17,000 AADT
Post Rd	10,300 AADT

PROPERTY OVERVIEW

- **AVAILABLE SPACE:** (2) OPs - 1.65 AC
- New Publix anchored shopping center featuring a total of 85,000 SF of retail space to be delivered 7/1/2023
- Located at the northeast signalized intersection of Canton Hwy (Hwy 20) and Tribble Rd
- Tribble Crossing is located 6 miles northwest of downtown Cumming with multiple arterials connecting shoppers to GA 400
- Situated in an affluent, suburban market with average household incomes exceeding \$140,000 within 3 miles

PROPOSED SITE PLAN



Space	Tenant	SF
A	Publix	51,908
A1-A2	Liquor Store	1,440
A-3	Jersey Mike's	1,440
A-4	Nail Salon	2,100
A5-A7	Mexican Restaurant	3,566
B	Heartland Dental	4,225
C-1	Dunkin'	2,465
C-2	Planet Smoothie	975
C-3	Piedmont Urgent Care	4,225
OP-1	QuickTrip	1.66 AC
OP-2	At Lease	3,000
OP-3	At Lease	3,000

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