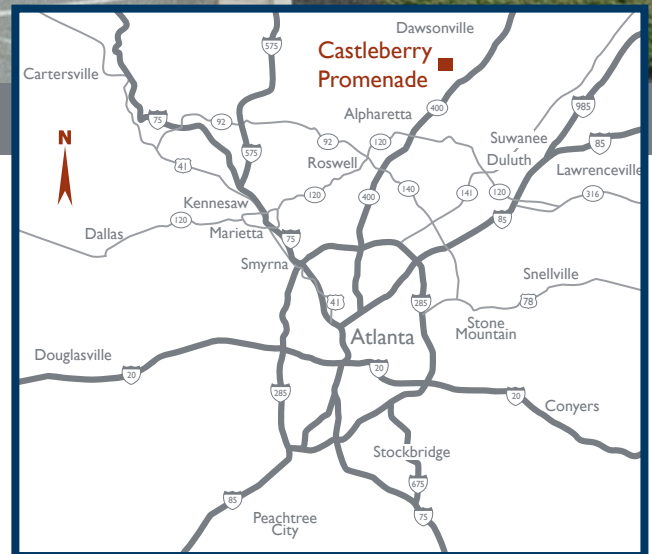


# CASTLEBERRY PROMENADE

5446-5456 BETHELVIEW ROAD, CUMMING, GA 30040



## PROPERTY DETAILS

- 26,320 SF neighborhood retail center in Forsyth county, the fastest-growing county in the U.S.
- Adjacent to Publix-anchored center and right behind CVS and the new Dunkin' Donuts
- Excellent signage and access on Bethelview Road (16,900 VPD) and Castleberry Road (7,290 VPD)
- Population grew 300% within one mile radius since 2000; anticipate 5 year growth rate of 17%
- Within 2 miles of high-end Polo Golf & Country Club subdivision with 1,071 homes valued from \$330,000 to over \$1.2 million
- Within one mile of large residential subdivisions of Creekside and Lexington Village
- Available spaces from 1,760 SF to 3,856 SF, as well as 3,075 SF restaurant space

**BRAND**  
Real Estate Services

BrandProperties.com

# CASTLEBERRY PROMENADE

5446-5456 BETHELVIEW ROAD, CUMMING, GA 30040



## TRAFFIC COUNTS

|                  |            |
|------------------|------------|
| Bethelview Road  | 16,900 VPD |
| Castleberry Road | 7,290 VPD  |

## DEMOGRAPHICS

|            | 1 mile    | 3 miles   | 5 miles   |
|------------|-----------|-----------|-----------|
| Population | 7,146     | 37,073    | 94,418    |
| Income     | \$104,113 | \$110,281 | \$114,864 |

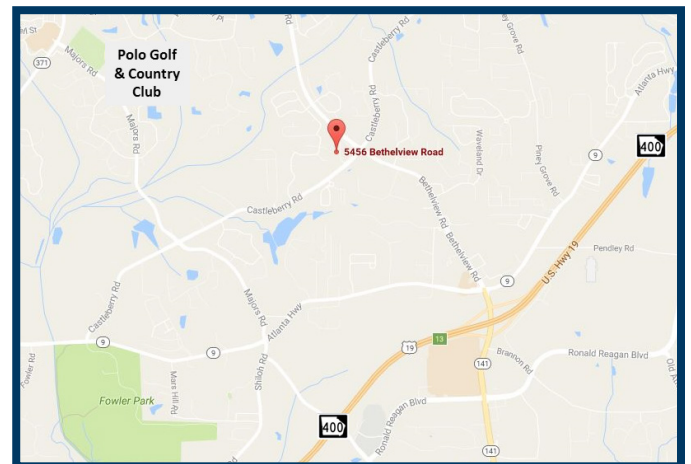
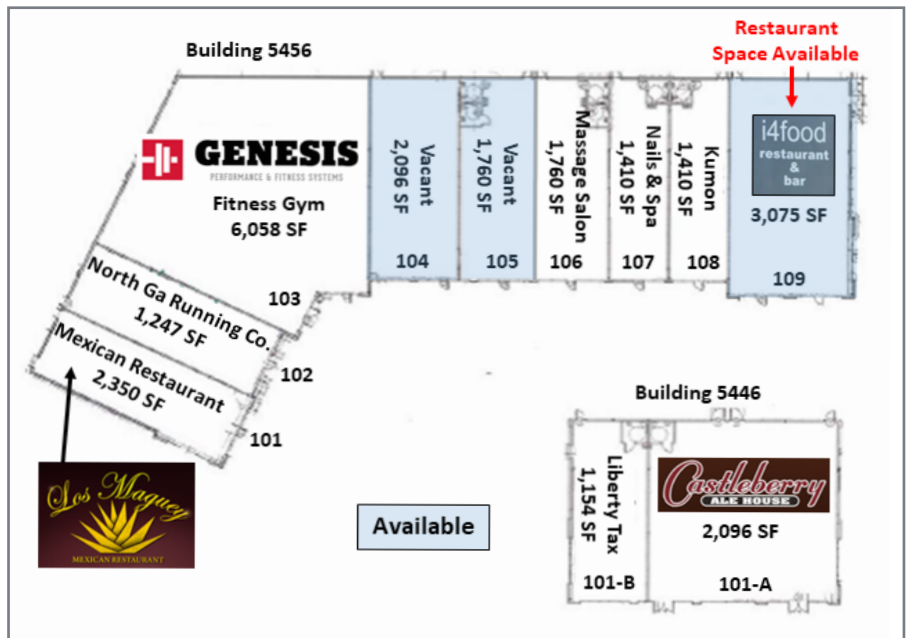
## GPS COORDINATES

Lat. 34.1725299 Long. -84.1913063

| SUITE | BLDG. 5446 TENANTS       | SF    |
|-------|--------------------------|-------|
| 101-B | Coming soon: Liberty Tax | 1,154 |
| 101-A | Castleberry Ale House    | 4,000 |

| SUITE | BLDG. 5456 TENANTS                                 | SF    |
|-------|--|-------|
| 101   | Los Maguey Mexican Rest.                           | 2,350 |
| 102   | North Ga Running Co.                               | 1,247 |
| 103   | Genesis Fitness                                    | 6,058 |
| 104   | Available  | 2,096 |
| 105   | Available  | 1,760 |
| 106   | Massage Salon                                      | 1,760 |
| 107   | Nails & Spa  | 1,410 |
| 108   | Kumon Educational                                  | 1,410 |
| 109   | Available Restaurant Space /<br>i4 Food Restaurant | 3,075 |

Total Square Feet 26,320



**Michael Walker**  
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