

FOR LEASE

Cruse Marketplace

1735 Buford Highway | Cumming, GA



Overview

LEASE RATE	Contact Broker
AVAILABLE	1,568 - 1,629 SF



Description

Join Great Clips, Subway and The UPS Store at this premier center off of GA-400.

- Anchored by a 44,271 SF Publix Supermarket.
- County ranks 12th in the USA for the highest median household income.
- Top 10 fastest growing counties in America.
- Forsyth County ranks as the county with 6th most incoming investment in the nation based on a 2017 study done by Smart Asset.

Nearby Retailers



Demographics

	1 MILE	3 MILES	5 MILES
Total Population	6,104	41,980	110,824
Total Households	1,956	14,297	37,494
Median Household Income	\$139,621	\$111,938	\$109,631
Daytime Population	5,730	43,503	110,419

Year: 2019 | Source: Esri

Traffic Counts

Buford Highway	33,000 VPD
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Year: 2019 | Source: GDOT

Contact

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SRS REAL ESTATE PARTNERS | 3445 Peachtree Road NE, Suite 950 | Atlanta, GA 30326 | 404.231.2232

This information contained herein was obtained from sources deemed to be reliable; however SRS Real Estate Partners makes no guarantees, warranties or representations as to the completeness or accuracy thereof.

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Cumming 400

- Publix
- BIG LOTS!**
- AutoZone**
- DOLLAR TREE**

Cumming Town Center

- BEST BUY**
- ASHLEY**
- ULTA**
- PETCO**
- FIVE BELOW**
- TJ-maxx**
- HomeGoods**
- DICK'S SPORTING GOODS**
- OLD NAVY**

Lanier Crossing

- HOBBY LOBBY**
- Aaron's**
- Chick-fil-ly**

Marketplace at Cumming

- SuperTARGET**
- BJ's**
- BED BATH & BEYOND**
- ROSS**
- KOHL'S**
- Payless**
- RACK ROOM SHOES**

Castleberry Southard Crossing

- Publix
- ups**
- WELLS FARGO**
- SUPERCUTS**
- SUBWAY**

Merchants Square

- Goodwill**
- Tuesday Morning

Cumming Marketplace

- LOWE'S**
- THE HOME DEPOT**
- Walmart SUPERCENTER**
- Michaels**
- Party City**
- PET SMART**
- OfficeMax**

Lakeland Plaza

- SPROUTS FARMERS MARKET**
- belk**
- Kid & Kid**
- GNC**
- LA FITNESS**
- WILDED HAIR**
- JO-ANN**

The Collection at Forsyth

- CHICO'S**
- BARNES & NOBLE**
- LOFT**
- DSW**
- AMC**
- Academy**
- Bath & Body Works**
- VICTORIA'S SECRET**
- CHARCIE**
- AMERICAN EAGLE OUTFITTERS**
- J.Jill**
- PS A BANK**
- Justice**
- GameStop**
- stride rite**
- Chick-fil-ly**
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SITE:
Cruse MarketPlace

- Publix**
- NTB**
- Great Clips**
- SUBWAY**
- ANYTIME FITNESS**
- WELLS FARGO**
- ups**
- Orangetheory FITNESS**

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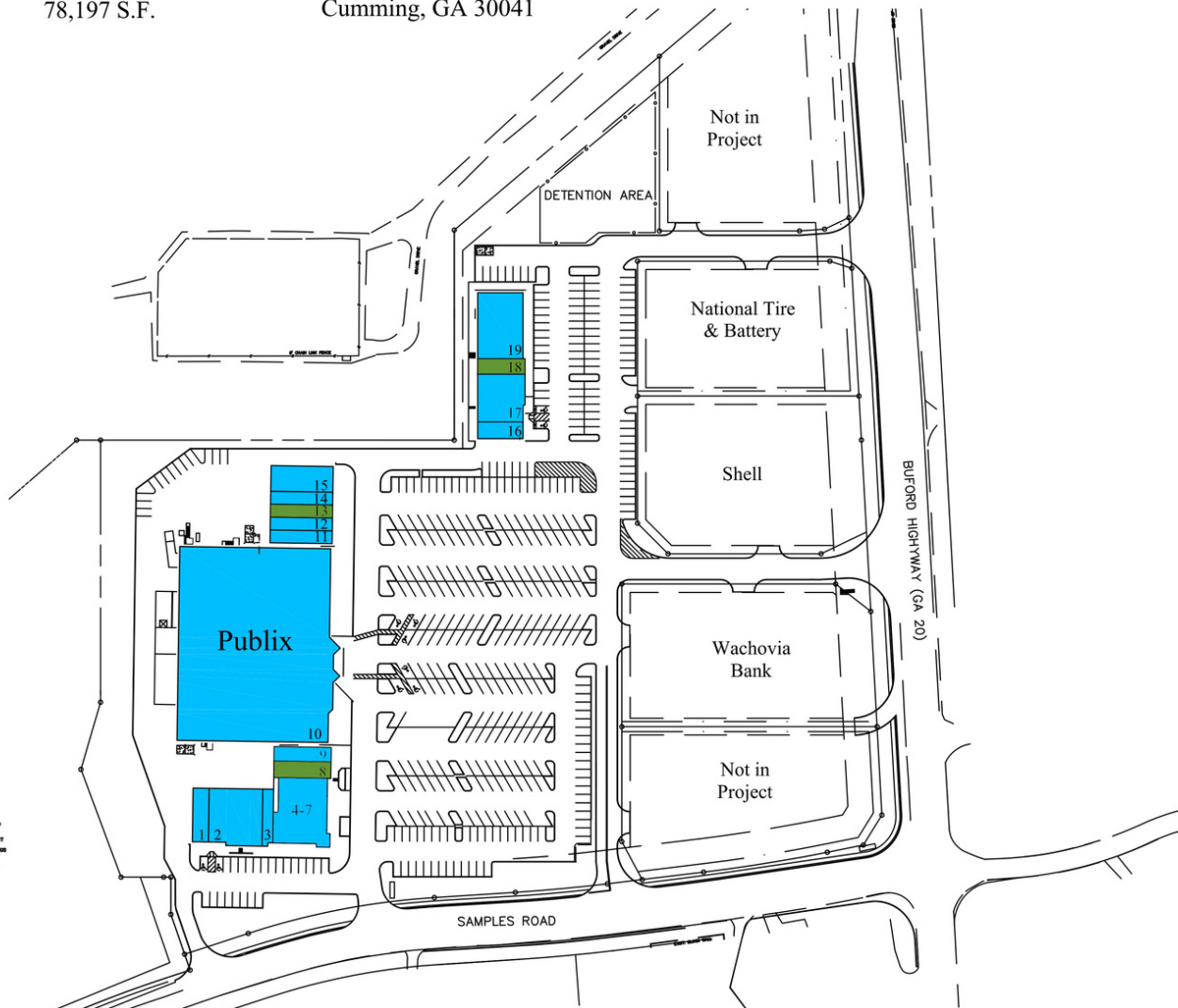


Cruse MarketPlace

78,197 S.F. Cumming, GA 30041

SAUL CENTERS, INC.

7501 Wisconsin Avenue
Suite 1500
Bethesda, Maryland
20814-6522
(301) 986-6200
www.saulcenters.com



Tenant List

1	Dry Cleaners	1,200 SF
2	The Dojo American Karate Centers	4,560 SF
3	SCI Management Office	1,184 SF
4-7	Anytime Fitness	5,694 SF
8	Available	1,568 SF
9	Wild Hair Salon	1,480 SF
10	Publix	44,271 SF
11	Great Clips	1,200 SF
12	Kelly Nails	1,200 SF
13	Available	1,600 SF
14	UPS Store	1,600 SF
15	Rainbow Pediatric Clinic	2,240 SF
16	Subway	1,200 SF
17	Orangetheory Fitness	3,560 SF
18	Available	1,629 SF
19	Osaka Steak and Sushi	4,500 SF
TOTAL		78,197 SF

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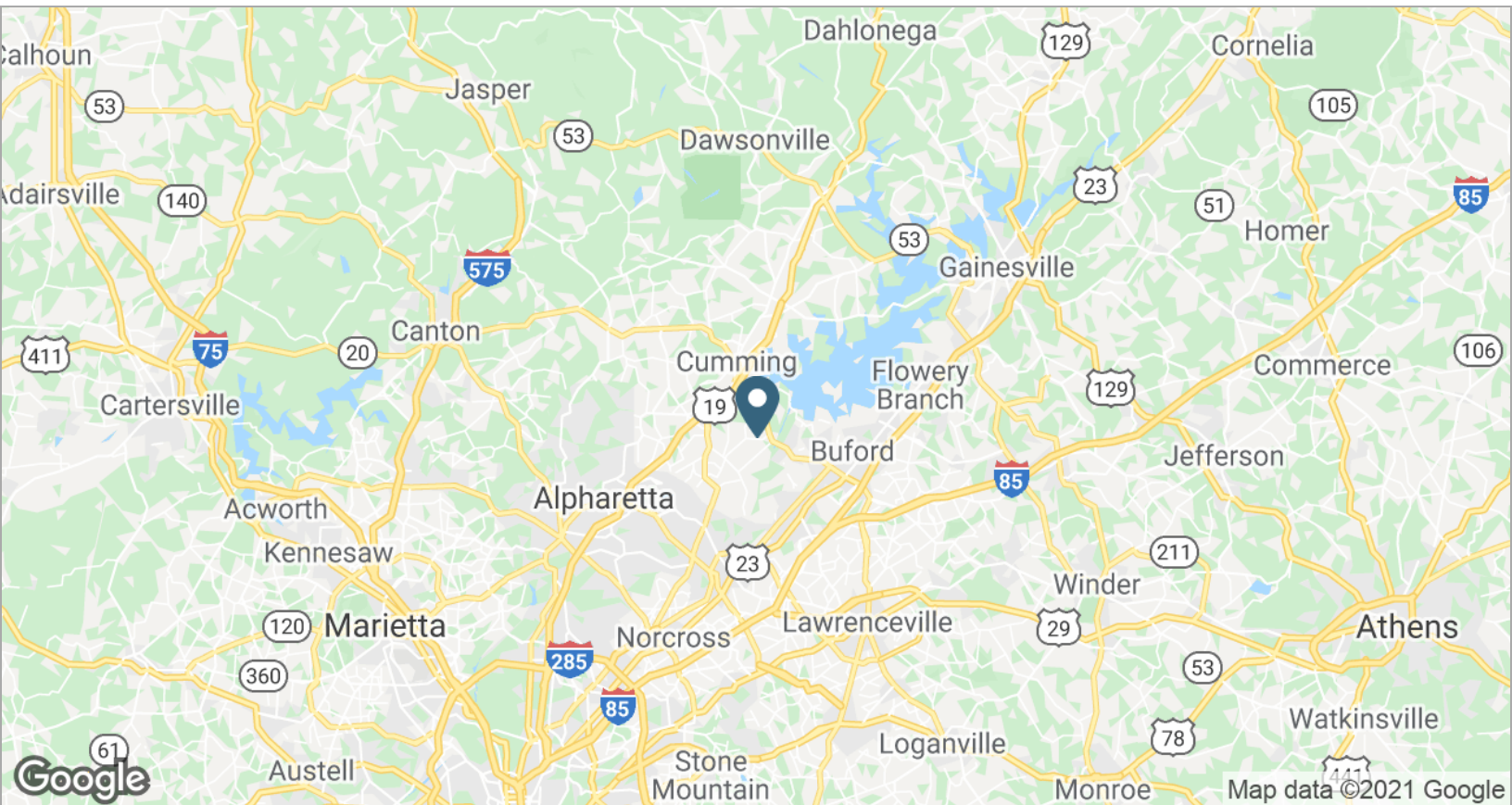
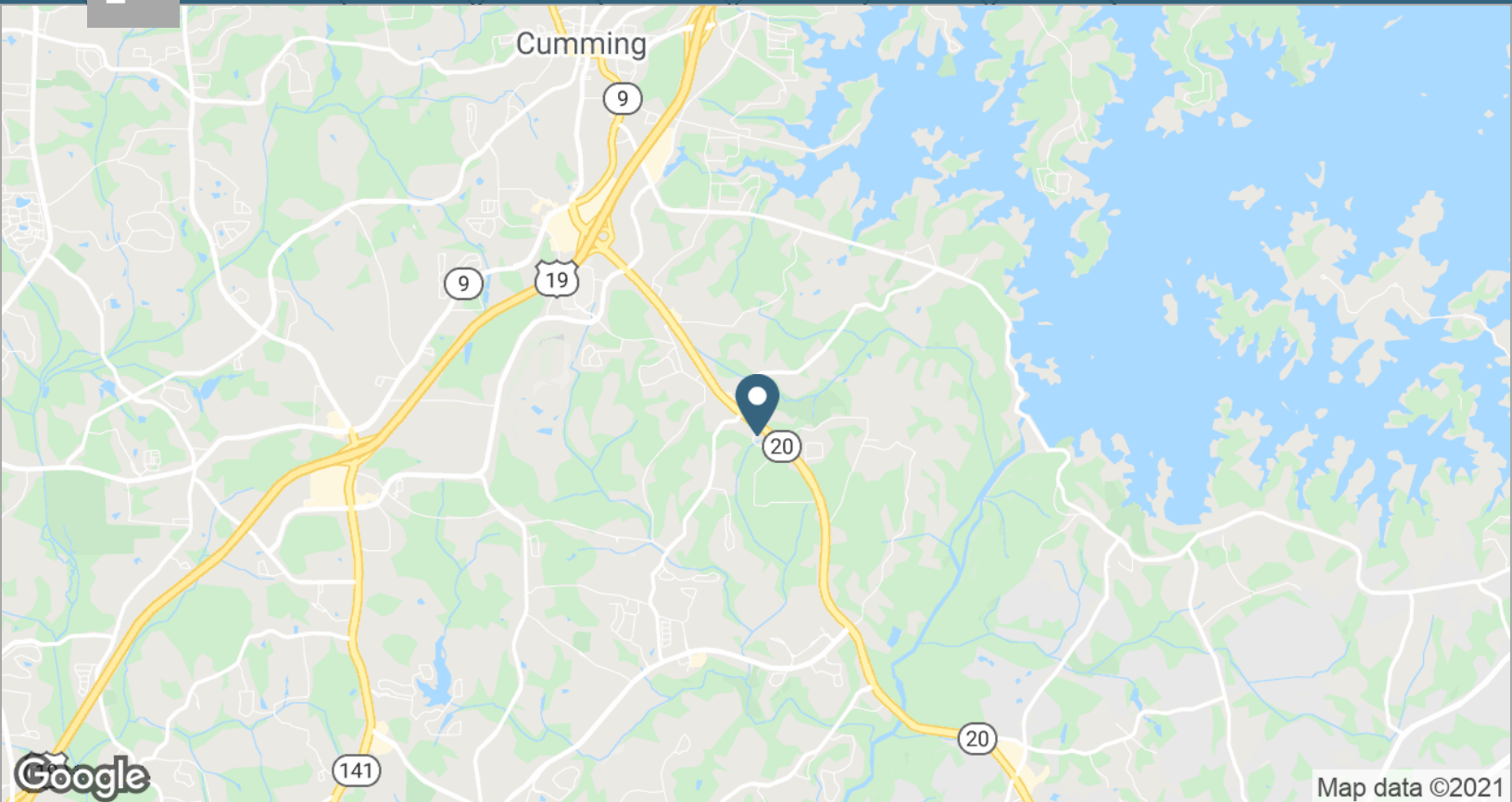
THE SHOWN CENTER LAYOUT SHOWS ALL BUILDING FOOTPRINTS, DRIVEWAYS AND PARKING LOTS. THIS LAYOUT IS SUBJECT TO CHANGE. ALL DIMENSIONS ARE APPROXIMATE. ALL DIMENSIONS MAY BE BASED ON AERIAL AND OTHER SOURCES OF INFORMATION. THE SHOWN LAYOUT AND PARKING LAYOUT IS SUBJECT TO CHANGE.

0' 50' 100'
APPROX. SCALE

02.13.18

Cruse Marketplace

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	1 mile	3 miles	5 miles
Population			
2000 Population	2,299	13,904	42,130
2010 Population	4,058	27,927	81,457
2017 Population	5,439	37,046	102,576
2022 Population	6,549	44,375	120,613
2000-2010 Annual Rate	5.85%	7.22%	6.82%
2010-2017 Annual Rate	4.12%	3.97%	3.23%
2017-2022 Annual Rate	3.78%	3.68%	3.29%
2017 Male Population	49.3%	49.4%	49.5%
2017 Female Population	50.7%	50.6%	50.5%
2017 Median Age	37.5	37.9	37.6
Households			
2000 Households	814	4,872	14,807
2010 Households	1,323	9,682	27,716
2017 Total Households	1,752	12,624	34,699
2022 Total Households	2,096	15,053	40,703
2000-2010 Annual Rate	4.98%	7.11%	6.47%
2010-2017 Annual Rate	3.95%	3.73%	3.15%
2017-2022 Annual Rate	3.65%	3.58%	3.24%
2017 Average Household Size	3.10	2.91	2.94
Housing Units			
2017 Total Housing Units	1,836	13,377	36,547
2017 Owner Occupied Housing Units	1,558	10,151	28,577
2017 Renter Occupied Housing Units	194	2,474	6,122
2017 Vacant Housing Units	84	753	1,848
Race and Ethnicity			
2017 White Alone	82.0%	74.2%	72.7%
2017 Black Alone	2.1%	4.8%	5.8%
2017 American Indian/Alaska Native Alone	0.1%	0.3%	0.3%
2017 Asian Alone	10.2%	14.9%	14.1%
2017 Pacific Islander Alone	0.0%	0.0%	0.1%
2017 Hispanic Origin (Any Race)	10.5%	10.6%	11.9%
Income			
2017 Median Household Income	\$114,161	\$98,281	\$95,404
2017 Average Household Income	\$138,079	\$117,656	\$114,034
Per Capita Income	\$43,235	\$40,381	\$38,754
2017 Population 25+ by Educational Attainment			
Total	3,424	23,984	66,042
High School Graduate	18.0%	13.7%	14.9%
GED/Alternative Credential	2.5%	2.3%	2.5%
Some College, No Degree	17.2%	18.1%	19.0%
Associate Degree	9.9%	8.8%	7.8%
Bachelor's Degree	32.8%	33.2%	33.2%
Graduate/Professional Degree	13.1%	17.8%	16.8%
Daytime Population			
2017 Total Daytime Population	4,887	39,976	95,262
Workers	1,520	18,998	38,591
Residents	3,367	20,978	56,671