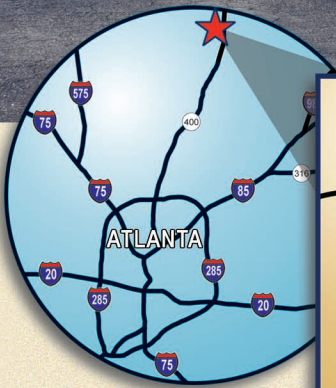


TRI-COUNTY PLAZA III SHOPPING CENTER

1-36 TRI-COUNTY PLAZA • CUMMING, GA 30040



PROPERTY FEATURES

- SUITES AVAILABLE FOR LEASE
FROM $\pm 1,200$ SQ. FT. & UP
- $\pm 30,400$ SQ. FT. SHOPPING CENTER
- PARKING: 5.18 SPACES PER 1,000 SQ. FT.
- TRAFFIC COUNTS:
ATLANTA HWY = 18,749 AVERAGE DAILY VEHICLES
HWY 20 = 33,076 AVERAGE DAILY VEHICLES

DEMOGRAPHIC INFORMATION

	1 MILE	3 MILES	5 MILES
POPULATION	3,201	41,652	114,000
2029 POPULATION PROJECTION	3,643	45,421	124,279
AVG. HOUSEHOLD INCOME	\$99,558	\$139,162	\$166,396



For Leasing Information

LEO TERRAZAS
770-518-3083

85-A Mill Street | Suite 100 | Roswell, Georgia | 30075
770-518-1100 | www.mimms.org

leo@stewardscre.com

1-6	Georgia Physical Therapy ...	13,200 sq ft	26	Liberty Tax	1,200 sq ft	32	Marie's Italian Deli...	1,200 sq ft
10-16	Los Rios Restaurant	4,800 sq ft	28	All About Hair	1,600 sq ft	34-36	Marie's Italian Deli...	2,400 sq ft
18-22	Reality Bikes & Skateboards ...	4,800 sq ft	30	Marie's Italian Deli...	1,200 sq ft	Total		30,400 sq ft

