



SITE OVERVIEW

This fast growing Atlanta suburb has experienced a 64% increase in population (since the 2000 census) within a 5-mile radius of the Sembler site. In order to accommodate the demands of this growing market, Sembler developed an 800,000 plus square foot regional shopping center in the heart of a major development that will include a regional hospital, office and residential.

Located at I-575 and GA Hwy. 20, this center includes department stores, big box retailers, shop space and outparcels with great access to the highway and nearby office and residential areas.

DOT recently completed a full diamond interchange at I-575 and GA Hwy. 20. The project will include a new parkway east of I-575 that will connect GA Hwy. 20 to GA Hwy. 140 south of the project, and GA Hwy. 5 north of the project, which will enhance the local access to the site.

POPULATION WITHIN:

3 miles: 15,602
5 miles: 31,103
7 miles: 57,634

Several Major subdivisions are planned.

AVERAGE HOUSEHOLD INCOME:

3 miles: \$61,183
5 miles: \$65,644
7 miles: \$74,056

TRAFFIC COUNT:

Cumming Hwy. - 24,380
I-575 North of site: 47,370 ADT
I-575 South of site: 54,080 ADT

CONTACT:

For leasing information, contact Hank Thomas at Hank.Thomas@sembler.com or (800) 940-6000 ext. 3259

ShopCantonMarketplace.com

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PROPERTY PHOTO



AREA MAP