

Shoppes at Friendship

7320 Friendship Springs Boulevard
Flowery Branch, GA 30542
Lat 00.000, Long -00.000

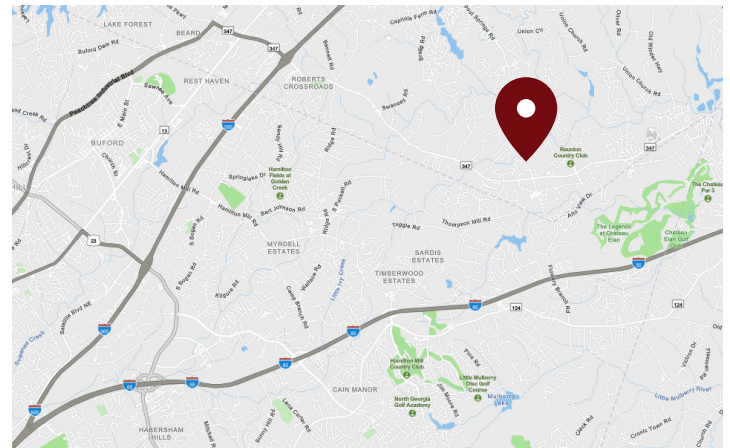
FOR LEASE



1,575 - 5,079 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Located in the heart of an affluent area of Flowery Branch, a booming suburb of Metro Atlanta with nearby average Household Incomes topping \$150,000 within three miles and 500+ upcoming homes in the plans.
- Excellent visibility with multiple points of access and ample parking for retail, restaurant or medical use.
- Strategically positioned in close proximity to Publix, Kroger and within 5 minutes of Northeast Georgia Health System, Del Webb Active Adult Community (783 Homes), The Phoenix at Braselton Assisted Living Facility (162 Units), and Arcadia 347 (100+ acre mixed use development).
- Located Between Two Major Interstate Corridors of Interstate-85 and Interstate-985 and Just One Mile from the Entry to Reunion Country Club, a Master-Planned Community, 2.5 Miles from Northeast Georgia Medical Center (100 beds) and 3.0 Miles from Flowery Branch High School (1,787 Students)
- Combined Traffic Count: 13,200 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	5,112	41,967	99,107
Daytime Population	5,045	37,511	81,027
Total Households	1,530	13,906	32,412
Avg. HH Income	\$162,285	\$151,160	\$146,159

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Melody Holley

Main: **770.541.0881** | Cell: **678.414.8989** | mholley@crossmanco.com
6400 Powers Ferry Road, Suite 300, Atlanta, GA

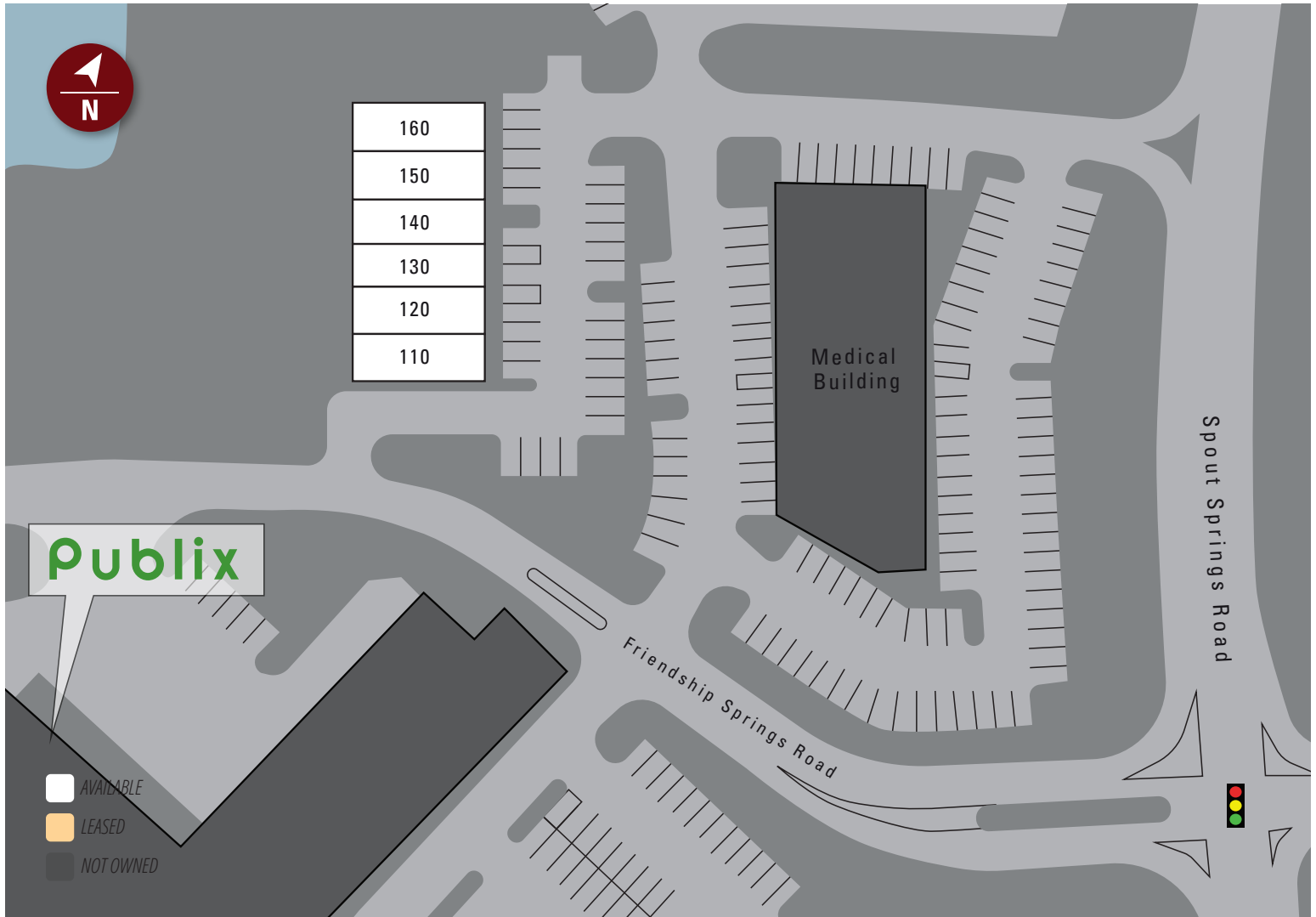
Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.



www.crossmanco.com

Shoppes at Friendship

7320 Friendship Springs Boulevard
Flowery Branch, GA 30542
Lat 00.000, Long -00.000



Suite	Tenant	Size
110	AVAILABLE	1,762
120	AVAILABLE	1,575
130	AVAILABLE	1,700
140	AVAILABLE	1,742
150	AVAILABLE	1,575
160	AVAILABLE	1,762
TOTAL		10,116

Melody Holley

Main: 770.541.0881 | Cell: 678.414.8989 | mholley@crossmanco.com
6400 Powers Ferry Road, Suite 300, Atlanta, GA

Licensed Real Estate Broker. No warranty expressed or implied has been made to the accuracy of the information provided herein, no liability assumed for error or omission.



www.crossmanco.com