

# Pine Tree Village

2350 Atlanta Highway - Cumming, GA 30040

1,400 to 2,800 SF AVAILABLE

# CYGNET

## PROPERTIES, LLC

INVESTMENTS | BROKERAGE | MANAGEMENT



## Property Features Include:

- 27,600 SF total with 1,400 - 2,800 SF available for immediate occupancy
- Visible and easily accessible from Atlanta Highway and Bethelview Road
- Neighboring restaurants and coffee shops such as Moe's and Starbucks
- Current tenants include: Complete Family Eye & Optique PC, Code Ninjas and Lusso Nail Salon

For Additional Information Contact:

**JAMES ROSE**

404.602.0349 - [jrose@cygnetpropllc.com](mailto:jrose@cygnetpropllc.com)

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<b>DEMOGRAPHICS</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
<b>POPULATION</b>	4,693	42,280	112,439
<b>HOUSEHOLDS</b>	1,707	14,513	37,533
<b>AVERAGE HH INCOME</b>	\$78,898	\$105,943	\$109,283



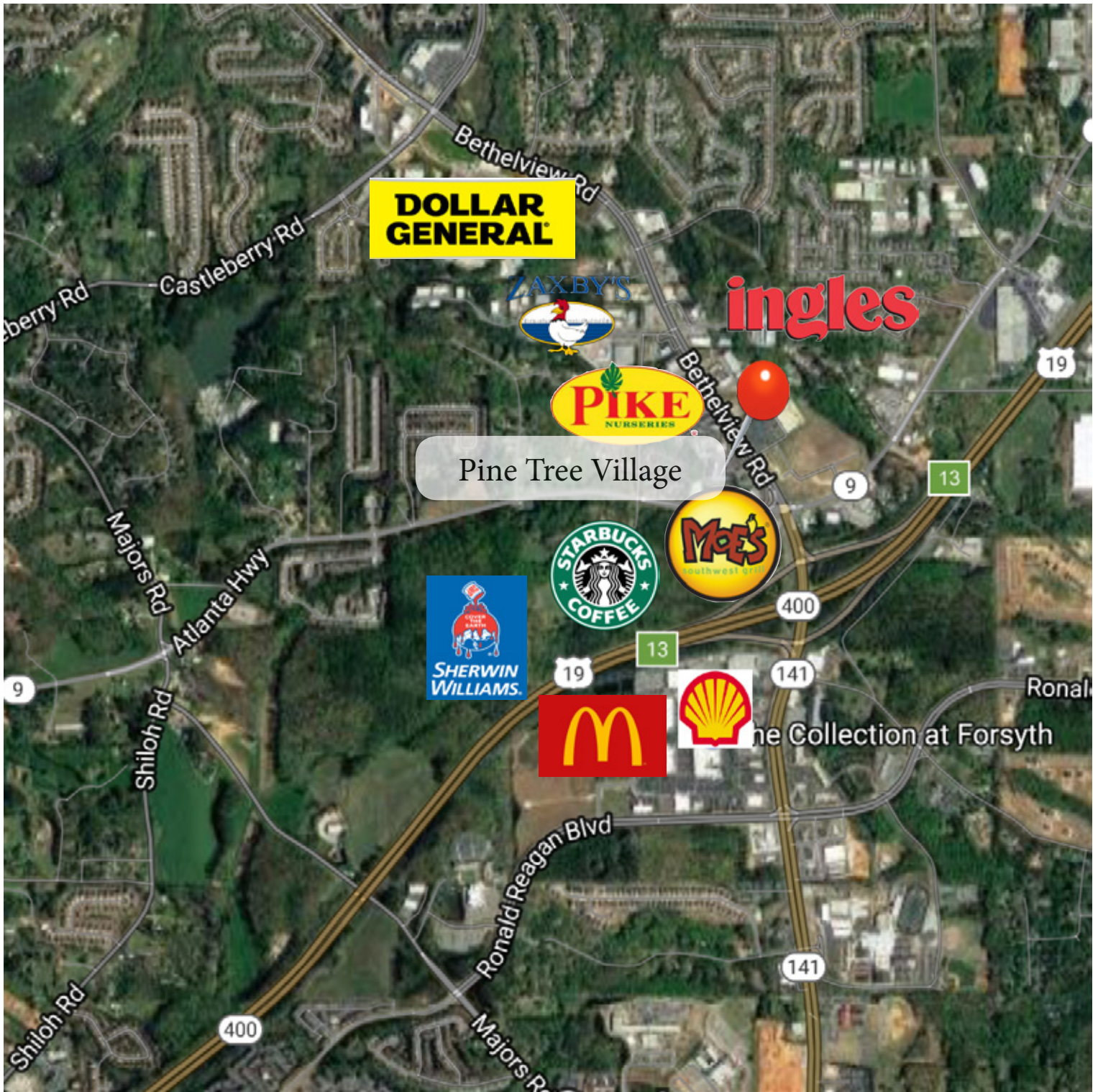
<b>TENANT LIST</b>		
<b>SUITE</b>	<b>TENANT</b>	<b>SF</b>
100	Atlanta Dental	1,400
101	VACANT	1,400
102-103	VACANT	2,800
104-105	Lusso Nail Salon	2,800
106-107	Code Ninjas	2,800
108	VACANT	1,400
109-111	Complete Family Eyecare & Optique PC	4,200
OP	Pike Nurseries	10,800
<b>TOTAL SF</b>		<b>27,600</b>



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