

Shops of Kelly Mill

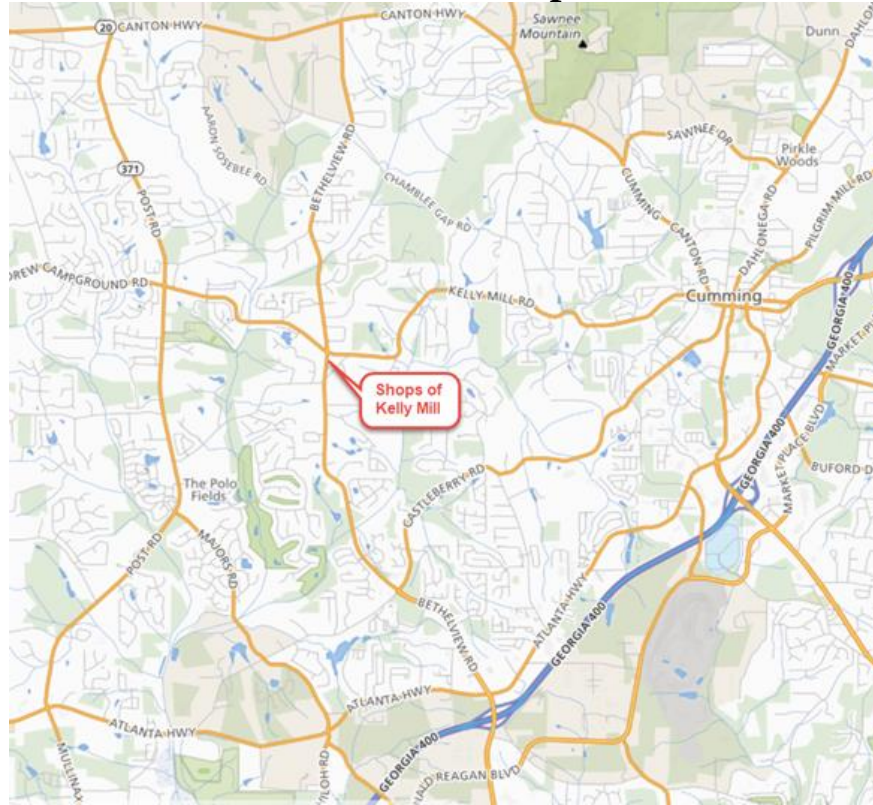


A Neighborhood Retail Development

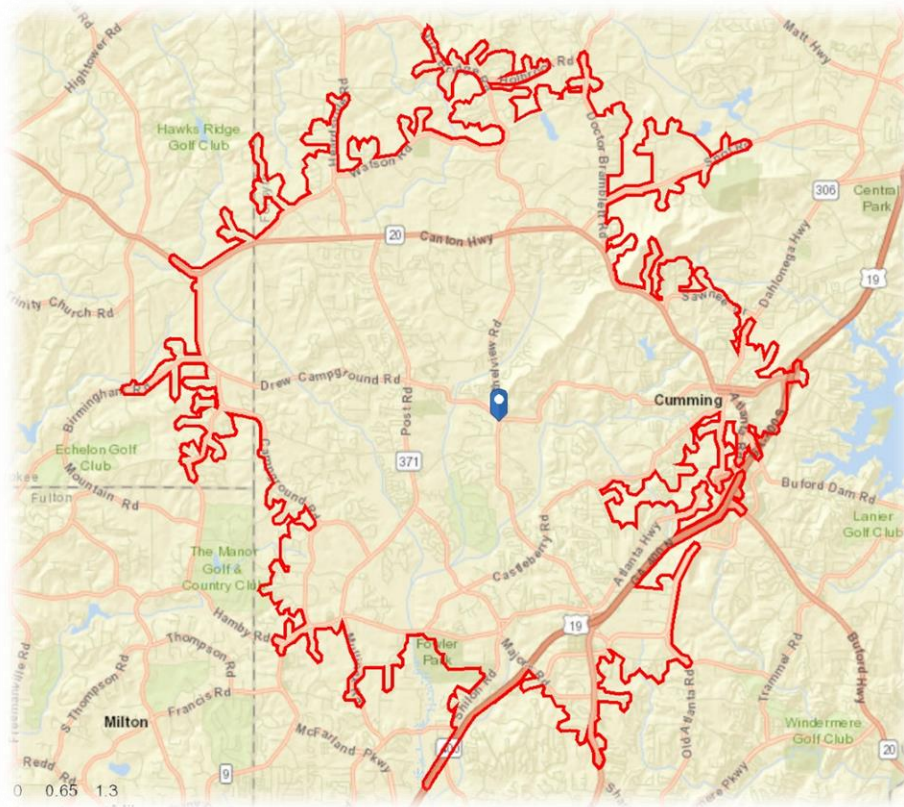
Property Management and Leasing



Location Map



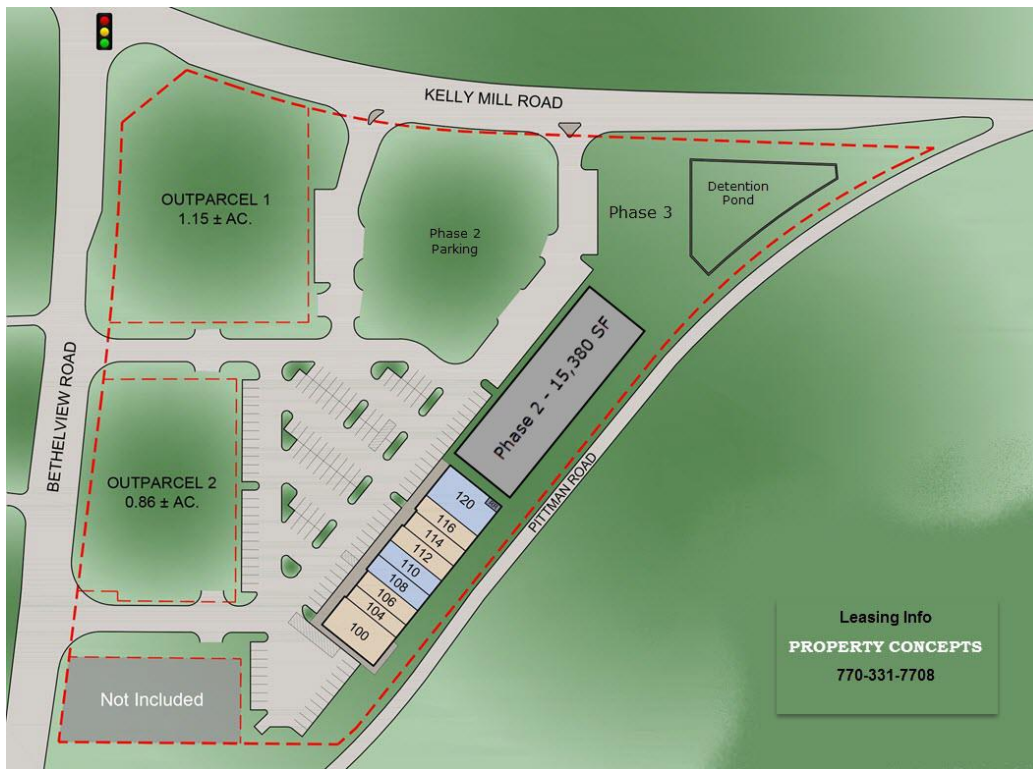
Trade Area Map



Shops of Kelly Mill

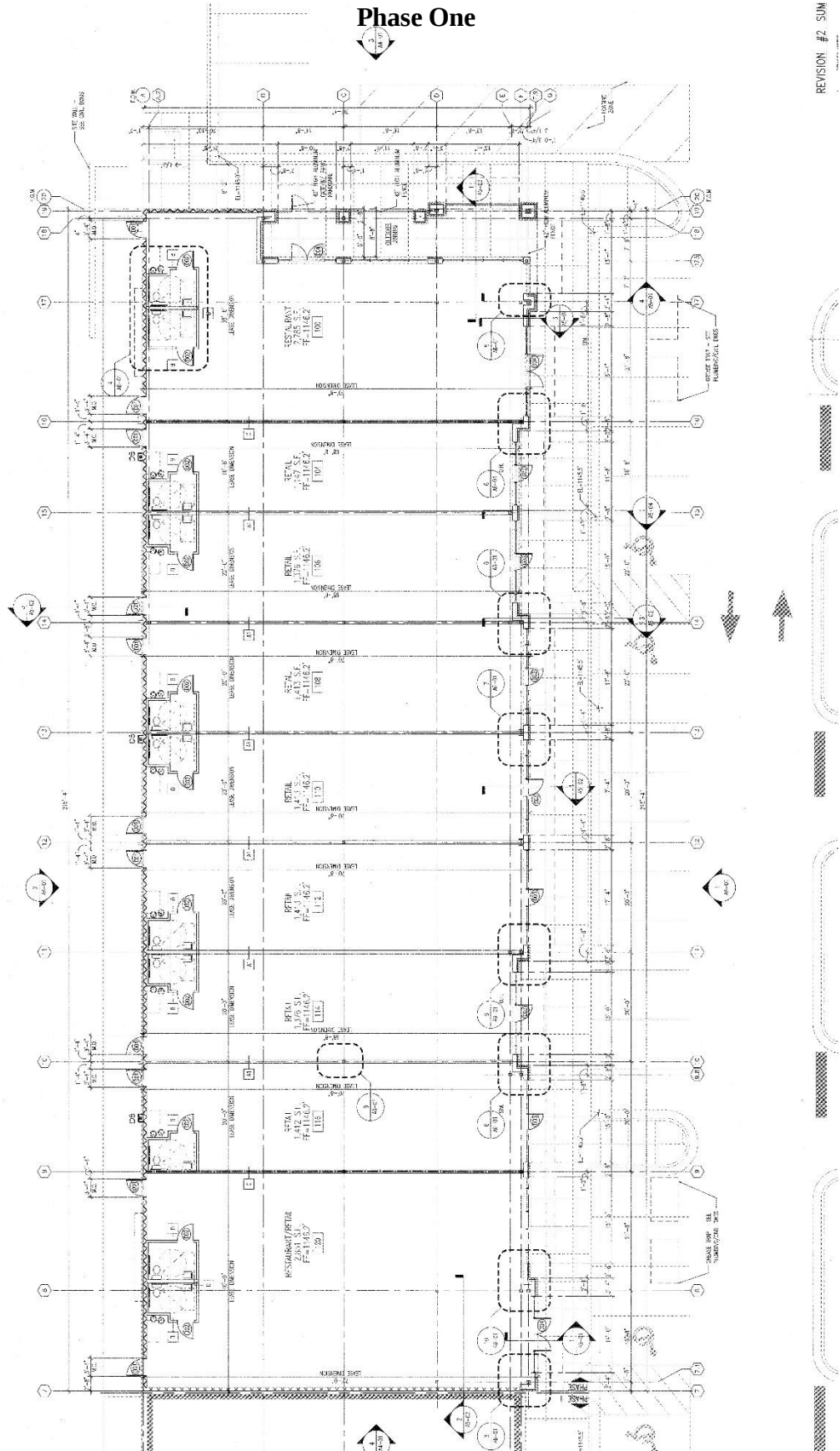
The Project:	The Shops of Kelly Mill is a 15,186-square foot neighborhood center with restaurant, showroom, retail, and specialty shop space located at the corner of Kelly Mill and Bethelview Roads in Cumming, Georgia. Phase Two is planned for 15,380 square feet of additional space for retail, service, medical and specialty shops. Marketing for pre-leased tenants has commenced. Phase Three is planned for 5,000 to 7,000 square feet of medical/office use. Two outparcels are available in addition to the area occupied by the center.
The Property:	The neighborhood center site is approximately 5.86 acres in the southeast quadrant of Bethelview Road and Kelly Mill Road with 581 feet of frontage on Bethelview Road and 875 feet of frontage on Kelly Mill Rd. Primary access is from two entrances on Bethelview Road and two entrances on Kelly Mill Road. Bethelview Road is a four-lane median divided highway that is the major north-south artery between GA400 and Hwy 20. Kelly Mill Road is a two-lane road that connects the City of Cumming from the east with North Fulton County to the west. The intersection of these two roads creates a major intersection providing excellent access to Shops of Kelly Mill from the surrounding subdivisions and the trade area. In addition to the center property, two out parcels are available that front on Bethelview Rd. They are 1.089 acres and .815 acres respectively. The 1.089 acres parcel has frontage on Bethelview and Kelly Mill Roads.
Traffic Count:	17,400 cars per day are estimated by GDOT to travel on Bethelview Road and 5,400 cars per day on Kelly Mill Road.
The Leasable Area:	The leasable area is 15,186 square feet in phase one. Phase Two and Three can accommodate 20,000+ square feet of space for retail, service, and office uses in two buildings.
The Design:	The building is traditional stone, brick and EIFS (stucco type finish) design with glass storefronts and canvas awnings. The Phase Two and Three buildings' architectural design will be complimentary with the existing phase one building's design.
The Market:	Over the last several years, this region has experienced significant residential growth because of its proximity to Atlanta and the North Atlanta office and industrial markets. The project is less than 1/2 mile from one of the entrances to the Polo Fields subdivision, an exclusive private golf and country club community. The Shops of Kelly Mill benefits from easy access to Georgia State Route 400 and is the ideal neighborhood center. Within a 10-minute drive there are 58,705 people with an average household income of \$105,5617 and in 2022 projections are 70,517 people with an average household income of \$118,679.

Site Plan and Aerial



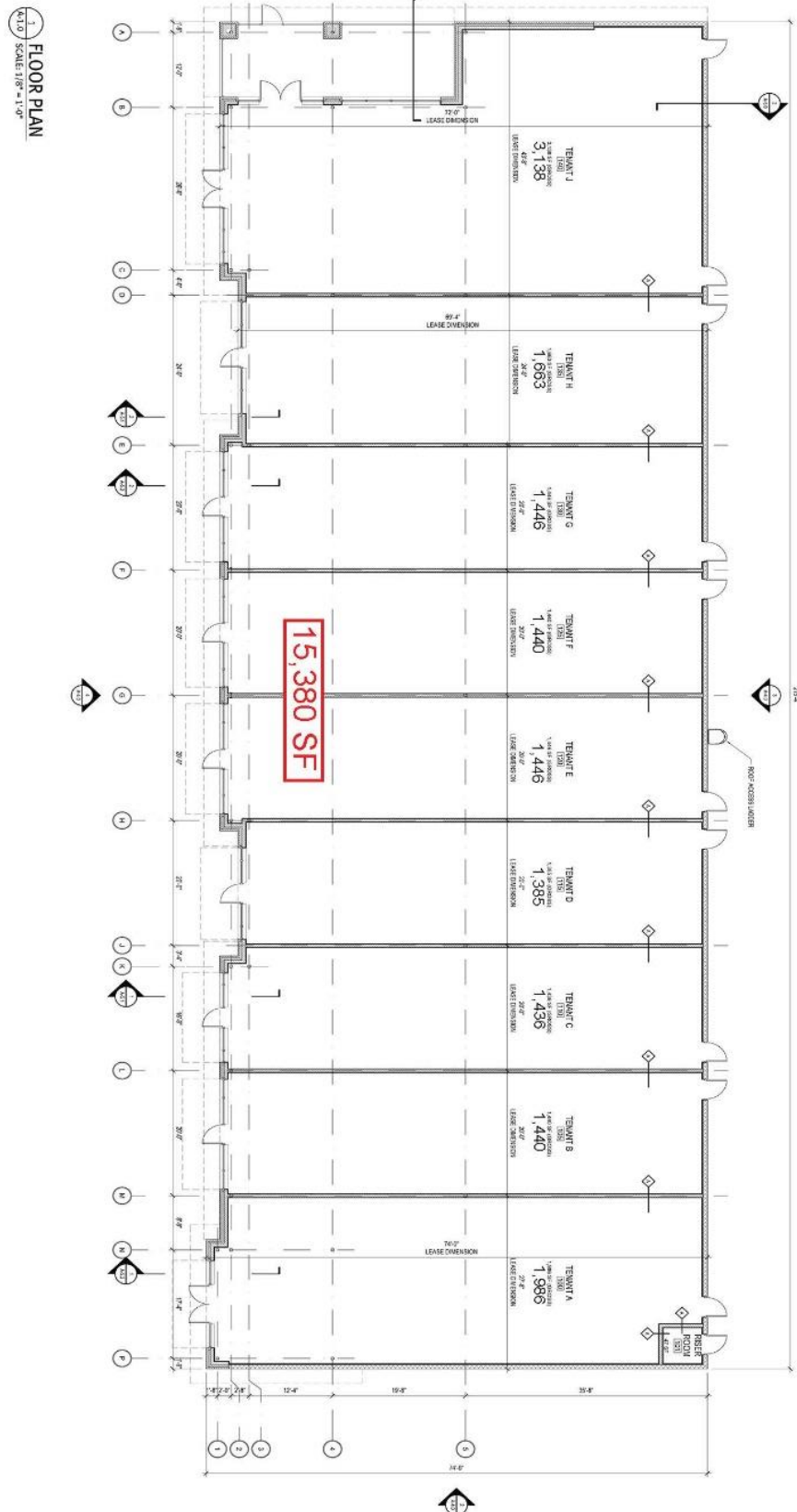
Floor Plan

Phase One



REVISION #2 SUN

Floor Plan Phase Two





Building Pictures

