Publix #0049 - Lanier Commons Shopping Center

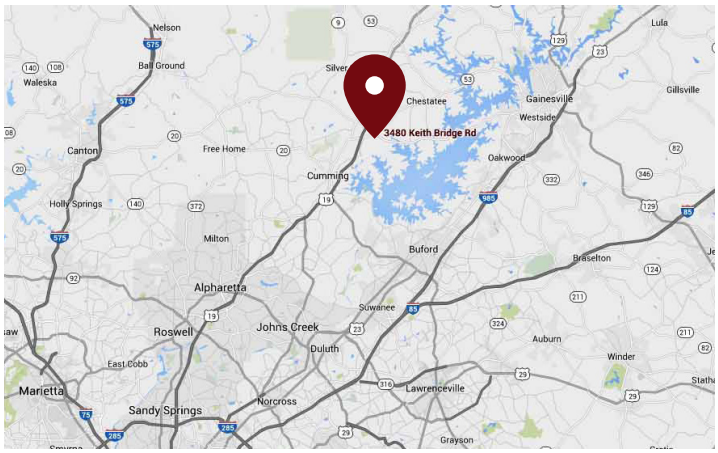
3480 Keith Bridge Road
Cumming, GA 30041
Lat 34.258, Long -84.071

FOR LEASE

1,400 SF AVAILABLE

PROPERTY HIGHLIGHTS

- Grocery Anchored by Publix, Providing an Invaluable, Necessity Based Shopping Center Drawing an Average of 83,000 Visitors per Month
- Located in Forsyth County, One of the Fastest Growing and Wealthiest Counties in the State and Nation
- Significant Residential Growth Due to Proximity to the North Atlanta Office and Industrial Markets
- Center is Surrounded by an Affluent Population with an Average Household Income of $115,000 within Four Miles
- Combined Traffic Count: 35,200



DEMOGRAPHICS	2 Mile	4 Miles	6 Miles
Total Population	7,897	37,445	81,354
Daytime Population	8,807	30,822	72,958
Total Households	2,647	13,132	28,545
Avg. HH Income	$136,188	$141,248	$141,376

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

Melody Holley

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Crossman & Company
www.crossmanco.com

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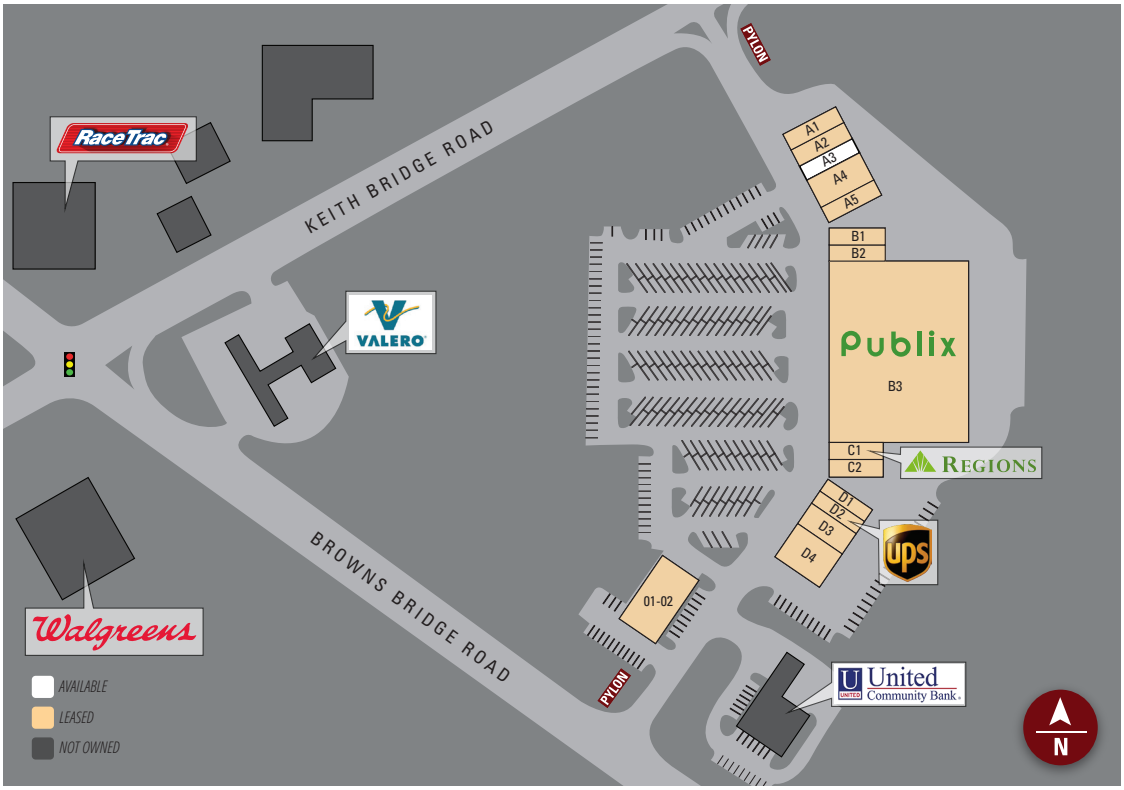

SITE PLAN

Suite	Tenant	Size
B3	Publix	44,271
A1	Cleaners	1,750
A2	Prime Burger & Chicken	1,750
A3	AVAILABLE	1,400
A4	All Stars Pediatric Dentistry	2,853
A5	Lanier Family Eyecare	1,347
B1	Rice Restaurant & Sushi Bar	2,390
B2	Woof Gang Bakery & Grooming	1,110
C1	Regions Bank	1,750
C2	BenchMark Physical Therapy	1,750
D1	GA Nails	1,400
D2	The UPS Store	1,400
D3	Johnny's Pizza	2,100
D4	Laredos Mexican Bar & Grill	4,200
01-02	Russell Medical	5,000

TOTAL 74,471

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY
184,900

EST. # OF VISITS ANNUALLY
1.2 Million

AVG. VISITS / CUSTOMER
6.53

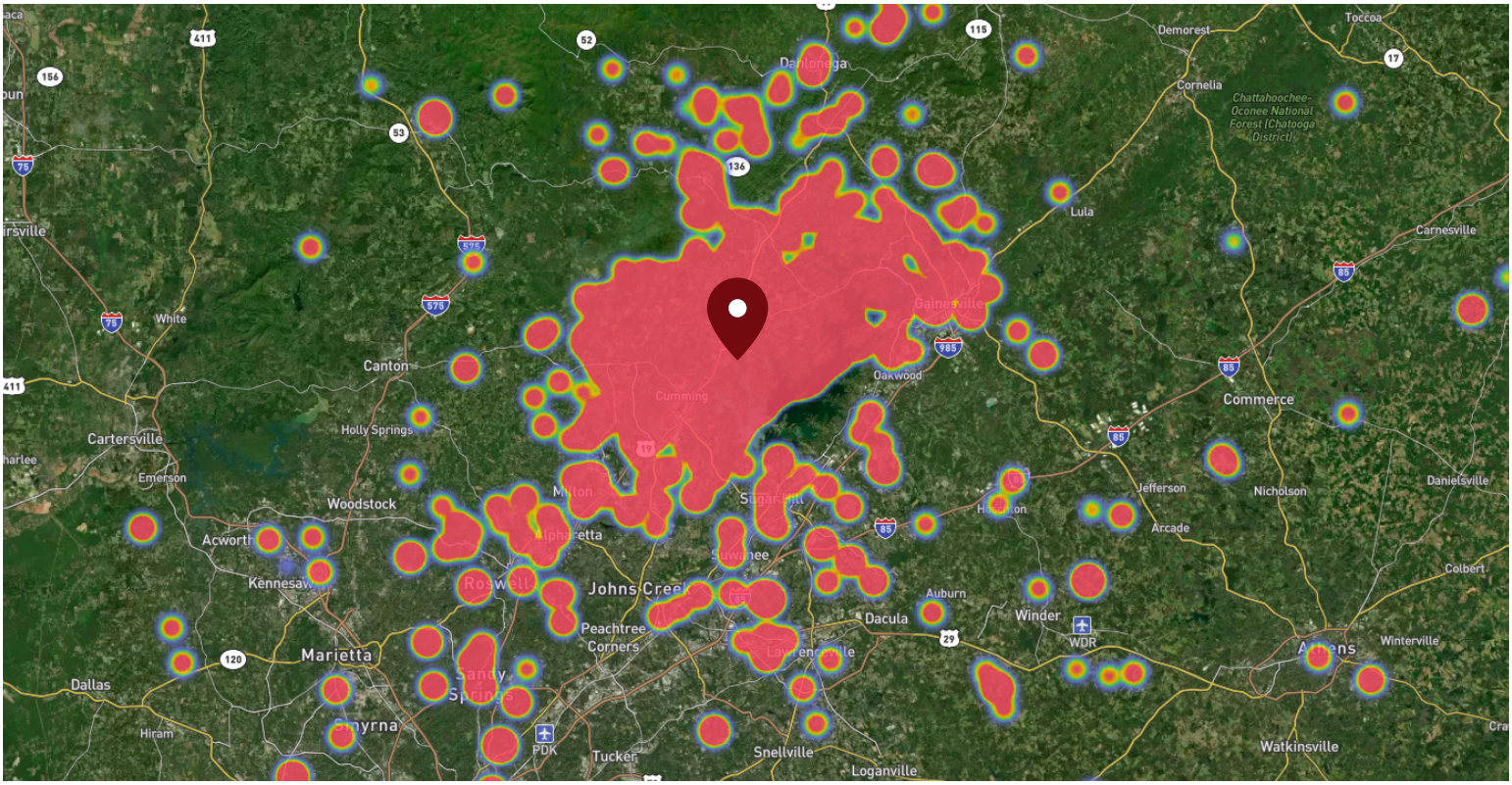
AVG. LENGTH-OF-STAY / VISIT
29 Min

TOP 3 DAYS	# OF VISITS
Saturday	183,515
Friday	183,285
Sunday	182,458

TOP 3 HOURS	# OF VISITS
6-7 PM	194,461
5-7 PM	184,583
12-1 PM	178,153

Data provided by Placer Labs Inc. (www.placer.ai) June 1, 2025 - May 31, 2026

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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

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