

**FITNESS CENTER
AVAILABLE FOR LEASE**

**SHOPPES AT TRAMMEL
1656 Buford Hwy, Cumming, GA**



Highlights

- Former Anytime Fitness
- 4,200 Square Feet
- Fully Built-out Gym in Neighborhood Retail Center
- Equipment Not Included
- Beautiful well-maintained interior:
 - ★ Front Reception and Office Area
 - ★ Tile Entryway
 - ★ Security System
 - ★ 2 Tiled Shower Rooms
 - ★ 2 Tanning Rooms
 - ★ Rubberized Flooring in Weight Area
- Located adjacent to the award-winning Windermere master-planned community
- 1.5 miles from GA 400
- Traffic Count over 30,000 Cars Per Day
- Landlord Negotiable

Annual Rental Rate: \$12.00 / SF NNN
 CAM, Taxes, Insurance est. \$3.85 / SF

Demographics (2010)

	1 mile	3 miles	5 miles
Population	5,116	30,519	82,533
Avg Household Income	\$123,226	\$112,808	\$116,337
Number of Households	1,816	10,645	28,615

Schair & Associates, Inc.
 5592 Cool Springs Rd
 Gainesville, GA 30506

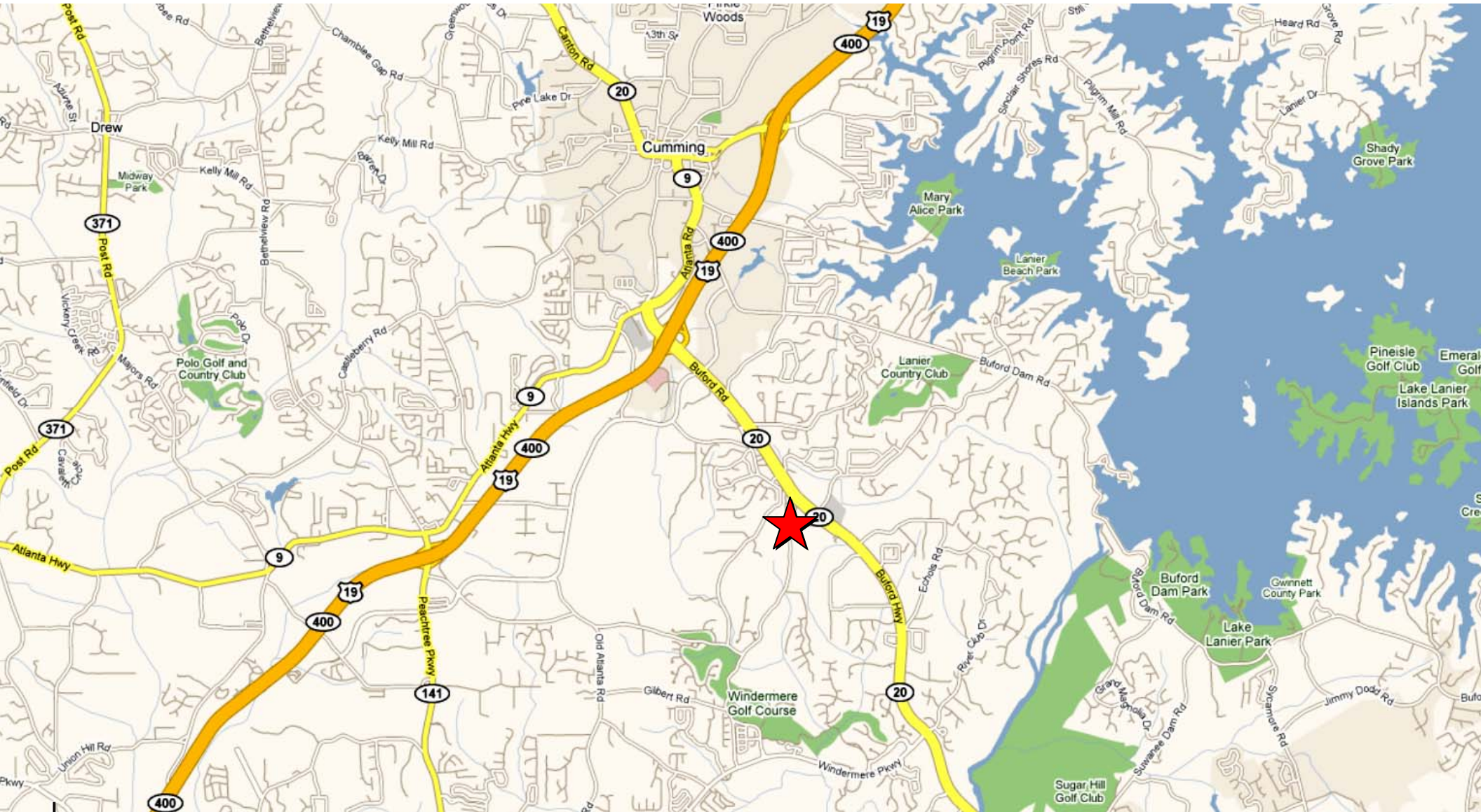
(770) 533-9585
www.schairinc.com
info@schairinc.com

Rick Schair : rschair@schairinc.com

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LOCATION MAP



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AERIAL VIEW



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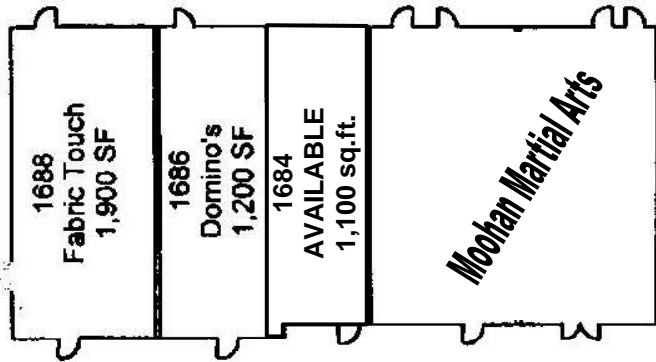
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**SITE PLAN
BUILDING LAYOUT**



**Bldg
200**

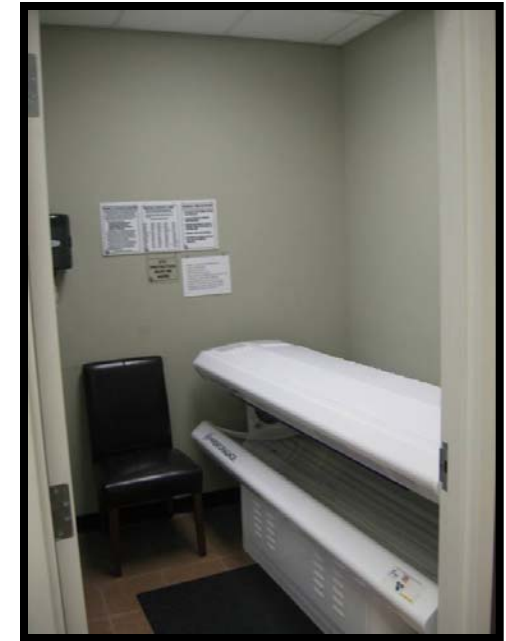


**Bldg
100**

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**PROPERTY PHOTOS
~ EQUIPMENT NOT INCLUDED ~**



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