

# West Cobb Market

## Marietta, Georgia

2500 Dallas Highway, Marietta, GA 30064

- Fully Leased Publix anchored center located in the metro Atlanta suburb of Marietta
- Close proximity to the Marietta Square
- Average household income of \$125,947 within one mile radius of the center
- National tenant mix includes Publix, GNC, Verizon, T-Mobile, H&R Block, J. Christopher's, Great Clips, Firehouse Subs and Kauffman Tire



### KEY TENANTS

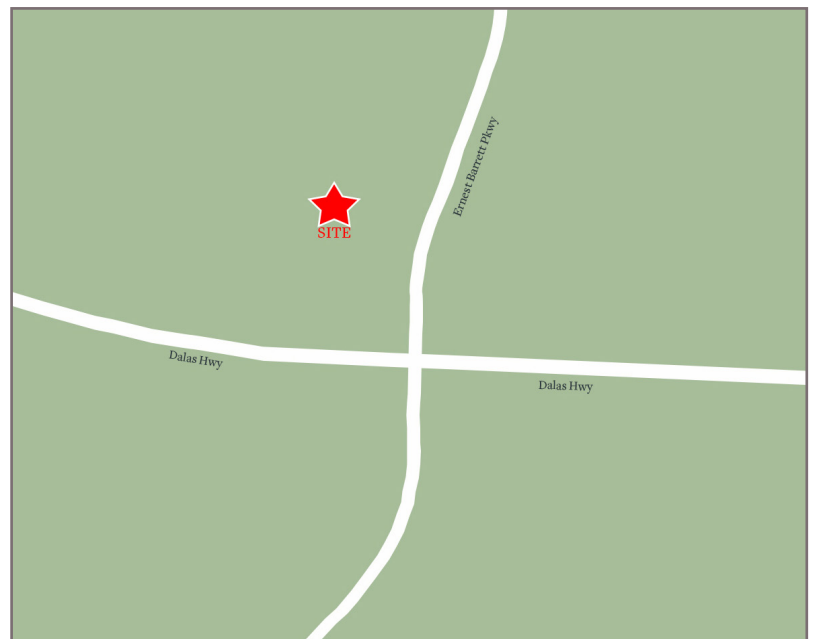
Publix, La Parrilla, J. Christopher's, Verizon and Kauffman Tire Center.

### TRAFFIC COUNTS

|                 |        |      |
|-----------------|--------|------|
| Dallas Highway  | 30,900 | AADT |
| Barrett Parkway | 42,100 | AADT |

### DEMOGRAPHICS

|               | 1 Mi Radius | 3 Mi Radius | 5 Mi Radius |
|---------------|-------------|-------------|-------------|
| Population    | 4,618       | 41,530      | 151,635     |
| Households    | 1,658       | 15,272      | 55,034      |
| Avg HH Income | \$125,947   | \$138,960   | \$108,919   |
| Daytime Pop   | 2,224       | 9,316       | 66,625      |



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| Tenant                         | Sf     | Ste     | Tenant                | Sf    | Ste |
|--------------------------------|--------|---------|-----------------------|-------|-----|
| La Parrilla                    | 5,650  | 100/200 | GNC                   | 1,050 | 510 |
| Soho Hero                      | 1,400  | 210     | Results Physiotherapy | 2,800 | 520 |
| West Cobb Alterations          | 1,050  | 220     | T-Mobile              | 2,100 | 540 |
| Hairdressers, Inc.             | 1,400  | 230     | Verizon               | 1,400 | 550 |
| Pure Wax Brazilian Body & Brow | 1,050  | 240     | Great Clips           | 1,050 | 560 |
| TN Nails                       | 1,750  | 250     | J. Christopher's      | 3,800 | 600 |
| Publix #561                    | 56,146 | 300     | Firehouse Subs        | 2,122 | 650 |
| West Cobb Wine & Spirits       | 2,800  | 400     | Kauffman Tire Center  | 6,587 | 700 |
| Rina M. Mehta, DMD             | 2,059  | 410     |                       |       |     |
| Sally Beauty Supply            | 1,330  | 500     |                       |       |     |

