

The Crossings at Windy Hill

Marietta, Georgia

2349 Windy Hill Rd SE, Marietta, GA 30067

- Fully leased
- Located west of I-75 on Windy Hill Rd and adjacent to Dobbins Air Force Base
- Tenant mix includes restaurants, fitness and service providers
- The intersection of Windy Hill Rd and Cobb Pkwy is a high profile and high-traffic location



KEY TENANTS

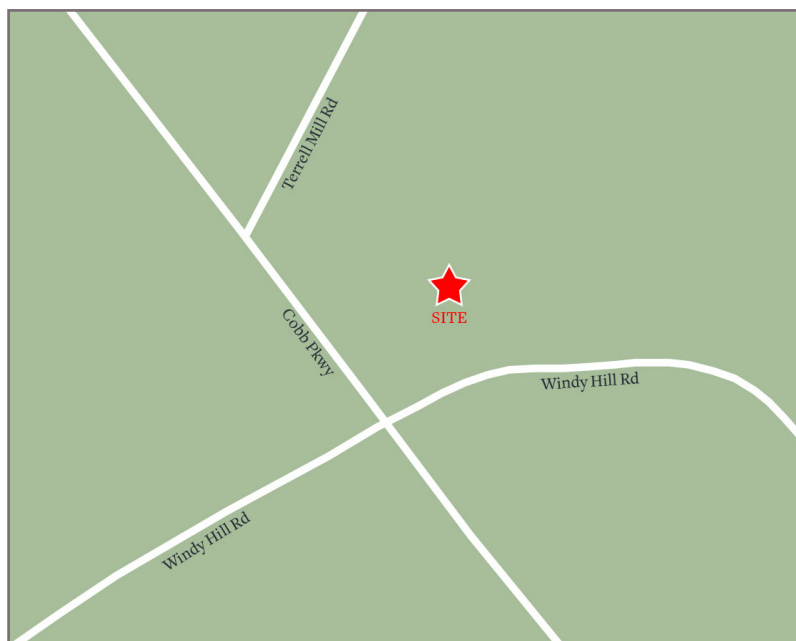
FedEx, X3 Sports and Dixie Tavern.

TRAFFIC COUNTS

Windy Hill Road	32,900	AADT
Cobb Parkway	31,800	AADT

DEMOGRAPHICS

	1 Mi Radius	3 Mi Radius	5 Mi Radius
Population	14,265	100,360	231,404
Households	7,150	46,604	102,205
Avg HH Income	\$65,320	\$115,387	\$140,323
Daytime Pop	13,043	148,585	211,177



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Tenant	Sf	Ste
Revolving Sushi Factory	4,300	100
FedEx	2,900	110
Madras Mantra	5,050	120
Dixie Tavern	5,350	130
Styles of Atlanta	1,500	140
Ruby Massage	1,200	144
Click-It	1,800	152
X3 Sports	9,900	170

