

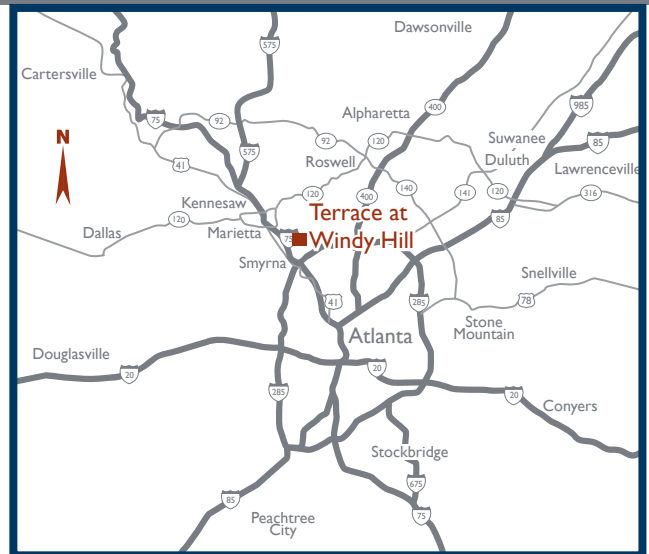
THE TERRACE AT WINDY HILL

3000 WINDY HILL ROAD, MARIETTA, GA 30067



PROPERTY DETAILS

- 74,528 SF two-level retail/office center located in vibrant and booming area of Cobb County
- Strong demographics for population and income, including daytime employment population of 181,000 within 5 miles of the center
- Total of 17 million SF of surrounding offices in the Cumberland/Galleria trade area
- Access points on Windy Hill Road (30,000 VPD) and Powers Ferry Road (33,200 VPD)
- Close in proximity to the new 40,000 seat Braves Stadium (SunTrust Park) and \$675 million mixed-use development project The Battery Atlanta
- Public transit stop



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TRAFFIC COUNTS

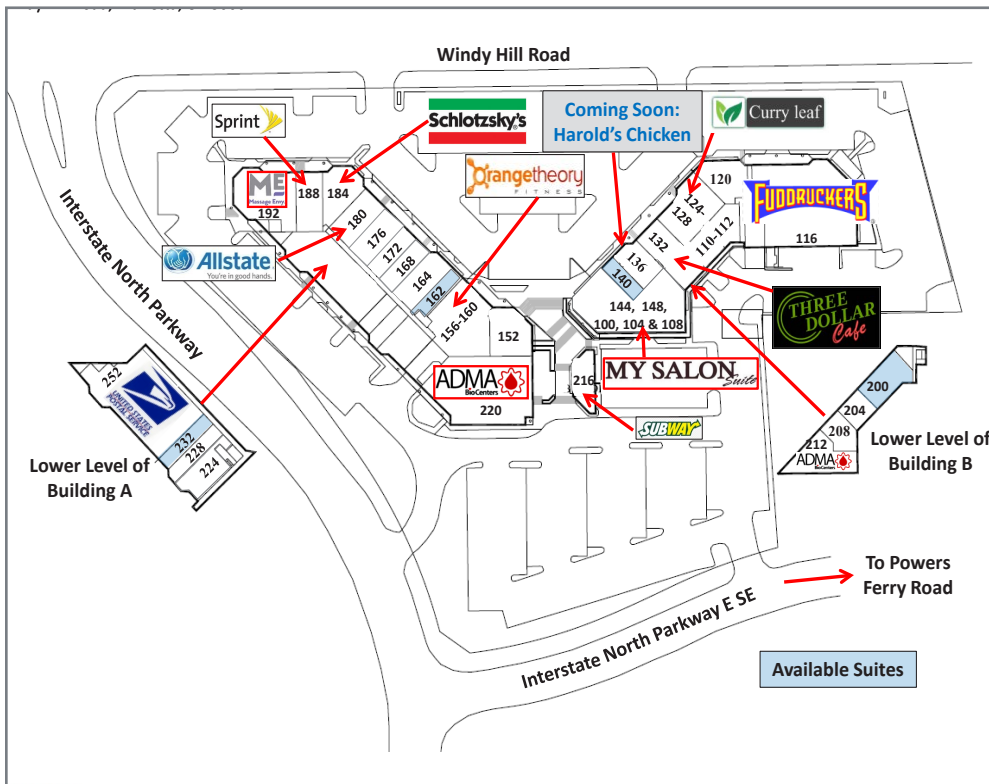
Windy Hill Road	30,000 VPD
Powers Ferry Road	33,200 VPD

DEMOGRAPHICS - 2018 CoStar

	1 mile	3 miles	5 miles
Population	12,510	89,308	209,569
Income	\$77,675	\$84,806	\$98,267
Day Employment	25,895	111,875	181,104

GPS COORDINATES

Lat. 33.946778 Long. -83.929367



TENANTS

100-108,		
144-148	My Salon Suite	5,242 SF
116	Fuddrucker's	9,018 SF
120	Center Nails & Spa	1,896 SF
124-128	Curry Leaf Indian Grill	2,558 SF
132, plus		
110-112	Three Dollar Cafe	4,097 SF
136	Coming Soon: Harold's Chicken	1,320 SF
140	Vacant Retail	684 SF
152	Red Elephant Thai Cuisine	1,896 SF
156-160	Orange Theory Fitness	3,562 SF
162	Vacant Restaurant Space	975 SF
164	Sinbad's Mediterranean Restaurant	1,894 SF
168	Terrace Barber Shop	856 SF
172	WreckTech	807 SF
176	Perks Coffee & Desserts	1,654 SF
180	Allstate	1,668 SF
184	Schlotzsky's Deli	1,832 SF
188	Sprint	1,675 SF
192	Massage Envy	3,366 SF

LOWER LEVEL

200	Vacant Office	1,630 SF
204	Windy Hill Chiropractic	890 SF
208	Rio Fever Wax Shop	1,124 SF
212	ADMA	2,004 SF
216	Subway	1,188 SF
220	ADMA	10,985 SF
224	Hardcore Tennis	1,974 SF
228	Alpha Travel	794 SF
232	Quik Signs / Available with 30 days notice	1,148 SF
252	U.S. Post Office	7,791 SF
	Total SF	74,528 SF

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