

# HOME CENTER VILLAGE

2465, 2475, 2501 and 2505 CHASTAIN MEADOWS PARKWAY, MARIETTA, GA 30066



## PROPERTY DETAILS

- 87,292 SF retail center in Cobb County, shadow anchored by 24 hour Walmart
- Pylon Sign and visibility on Barrett Parkway with 30,700 VPD
- Excellent location just 1/4 mile from the ramp to I-575
- Super Regional trade area includes the 1.3M square foot mall Town Center at Cobb; close in proximity to many national retailers
- New developments nearby: 200 unit multi-family community and Edison Chastain office building
- Dense and affluent population within 5 miles: 180,652 residents, average household income of \$90,973, daytime population of 120,111



**BRAND**  
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## TRAFFIC COUNTS

Barrett Parkway 30,700 VPD  
I-575 78,500 VPD

## DEMOGRAPHICS - 2019 CoStar

	1 mile	3 miles	5 miles
Population	3,632	63,879	180,652
Daytime Pop.	8,995	56,275	120,111
Income	\$91,358	\$82,697	\$90,973

## GPS COORDINATES

Lat. 34.0162309 Long. -84.5576088

SUITE (DOOR)	TENANT	SF
2501-101	Swift Cleaners	1,500
2465-103-105	Workout Anytime	5,623
2475	Pacific Buffet	12,954
<b>2505-101 (A)</b>	<b>Available - Endcap</b>	<b>6,000</b>
2505-103 (B)	Catch Air Indoor Play	12,500
2505-105 (C)	Phantom Fireworks	9,000
2505-107 (D)	Hire Dynamics	2,350
2505-111 (E)	Dept. of Defense	1,550
2505-113 (F)	The Palms of Barrett Hair	900
2505-115 (G1)	Kung Fu Tea	1,400
2505-117 (G2-H)	US Army Recruiting Office	4,100
2505-119 (I1)	One Main Financial	1,984
2505-121 (I2)	Country Financial & Insur-	1,250
2505-123 (J)	Afromania Salon	1,181
<b>2505-125 (K)</b>	<b>Monster Mini Golf /Available</b>	<b>12,600</b>
2505-127 (L)	Dollar Tree	12,400
	Total Square Feet	87,292



**Michael Walker, CRRP, CLS**  
Vice President, Leasing

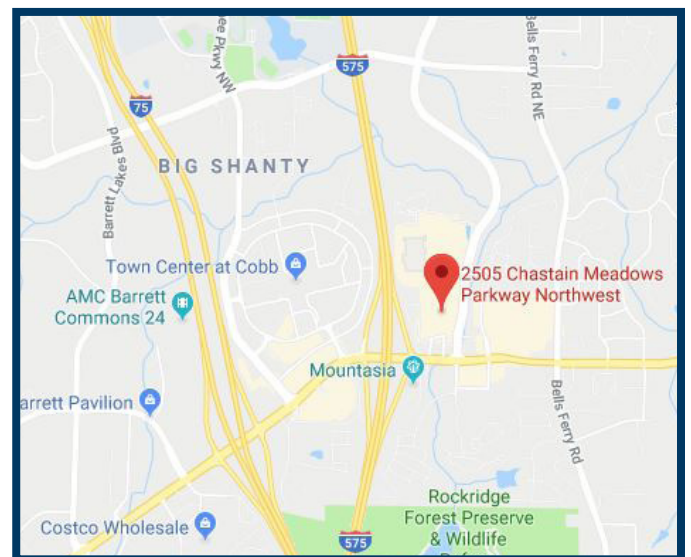
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