

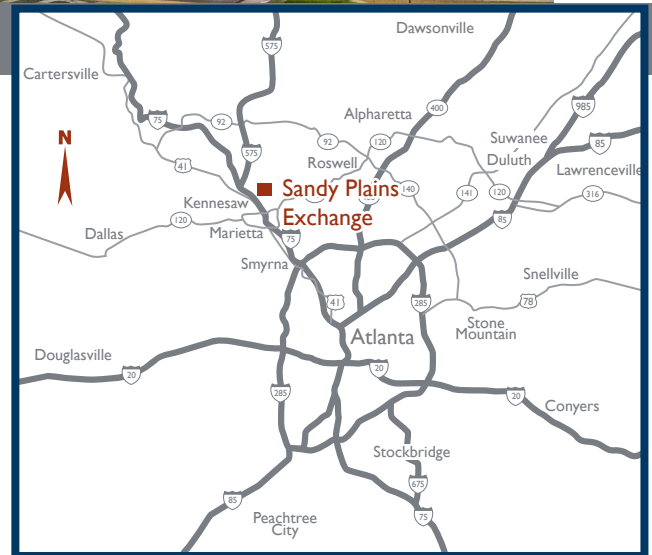
# SANDY PLAINS EXCHANGE

1860 SANDY PLAINS ROAD, MARIETTA, GA 30066



## PROPERTY DETAILS

- 72,784 SF Publix-anchored neighborhood center located at the signalized intersection of Sandy Plains Road (20,220 VPD) and Scufflegrit Road (17,613 VPD)
- Excellent visibility and monument signage
- Easy ingress and egress via five access points
- Stable long-term tenants with multiple national retailers
- Strong demographics: almost 68,000 people live within 3 miles with \$103,000 average HH income
- Marietta is the vibrant, affluent and historic county seat of Cobb County, which is the 3rd largest county in Georgia



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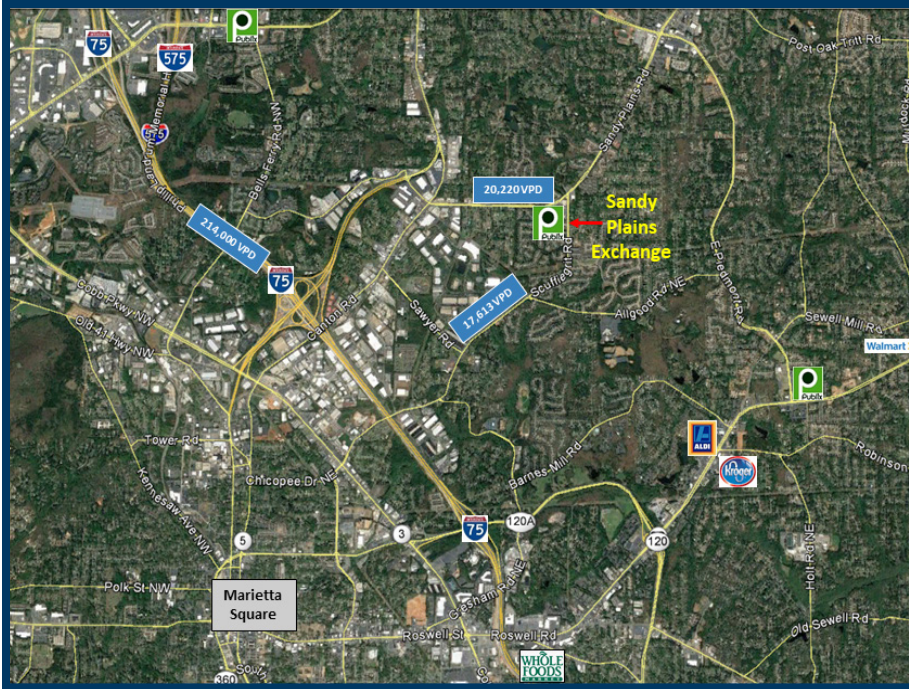
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**MARKET**



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## TRAFFIC COUNTS

Sandy Plains Road	20,220 VPD
Scufflegrit Road	17,613 VPD

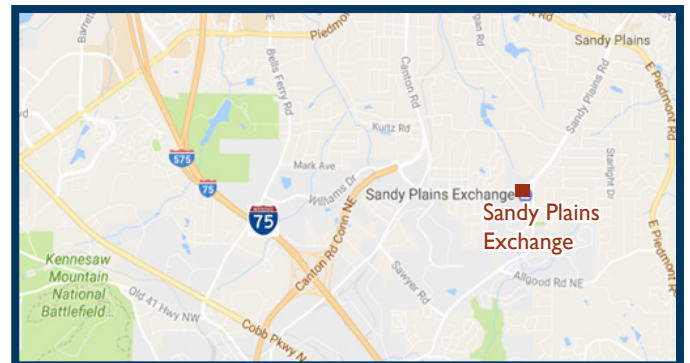
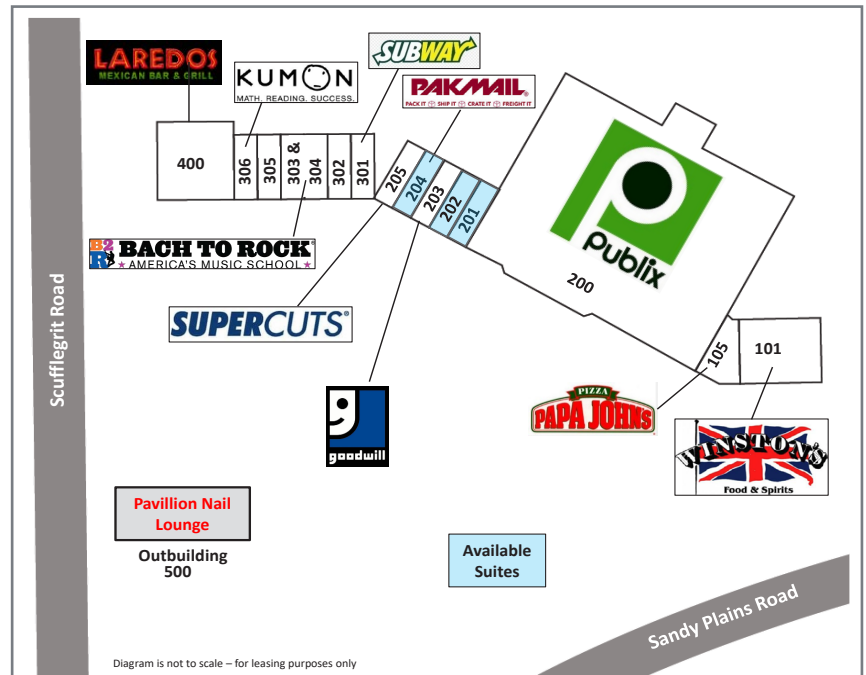
## DEMOGRAPHICS - 2019 ESRI

	1 mile	3 miles	5 miles
Population	7,409	67,943	181,920
# Households	2,900	27,994	75,420
HH Income	\$113,406	\$103,160	\$107,494

## GPS COORDINATES

Lat. 33.9936394 Long. -84.51176

SUITE	TENANT	SF
101	Winston's Food & Spirits	4,634
105	Papa John's Pizza	1,500
200	Publix	44,270
201	Available	1,200
202	Available	1,200
203	Goodwill Donation Center	1,200
204	Pak Mail - Available 6/1/20	1,200
205	Supercuts	900
301	Subway	1,440
302	China Great Wall Restaurant	1,200
303-304	Bach to Rock	2,400
305	That Cleaning Place	1,200
306	Kumon Math & Reading Ctr.	1,440
400	Laredo's Mexican Bar & Grill	5,250
SUITE	OUTBUILDING	SF
500	Pavillion Nail Lounge	3,750
Total Square Feet		72,784



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