



ANCHORED
MIXED USE VILLAGE



Outstanding infill location - East Cobb, GA

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- Four (4) Pad Sites Available
- Limited Shop and Inline Restaurant Space Available

MIXED-USE DEVELOPMENT

- 298 Luxury Residential Rental Units
- 98,000 Sq. Ft. Climate Control Self Storage



OVERVIEW

MarketPlace Terrell Mill / Cobb County, GA



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NORTHWEST CORRIDOR TRANSPORTATION SYSTEM IMPROVMENTS

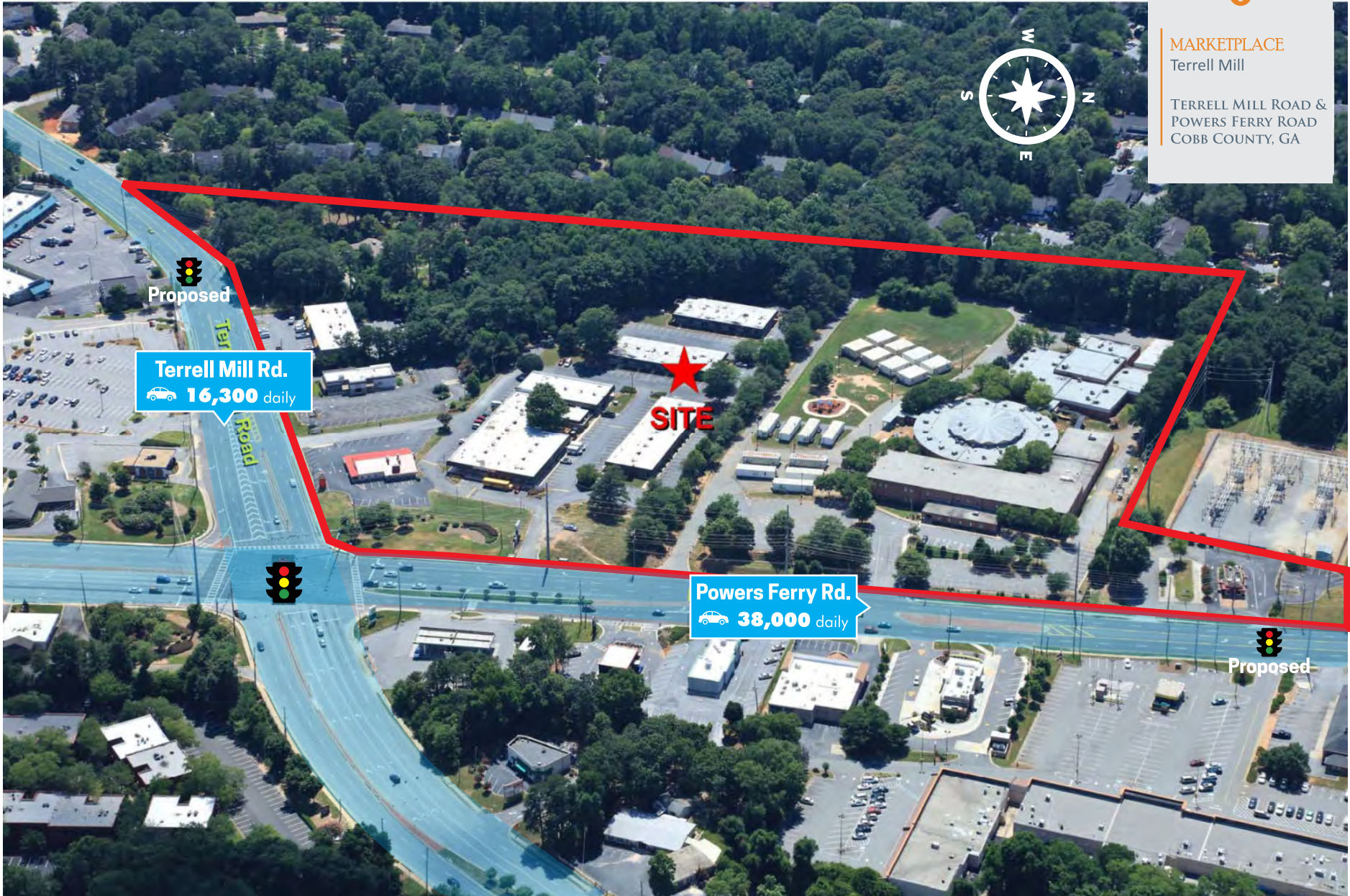
- Outstanding infill location - **East Cobb**
- 95,000 S.F. Kroger Anchored Center
- 1.75 Miles from New Braves Stadium “The Battery”
- 0.65 Miles from new I-75 Interchange at Terrell Mill Opens Early 2018
- 298 Luxury Residential Units onsite.

MARKETPLACE

Terrell Mill

TERRELL MILL ROAD &
POWERS FERRY ROAD
COBB COUNTY, GA





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 COBB COUNTY, GA

*Terrell Mill traffic is expected to increase by 40% upon the opening of the Terrell Mill/I-75 Interchange in 2018.

SITEPLAN



ROBERTSON LOIA ROOF
ARCHITECTS & ENGINEERS
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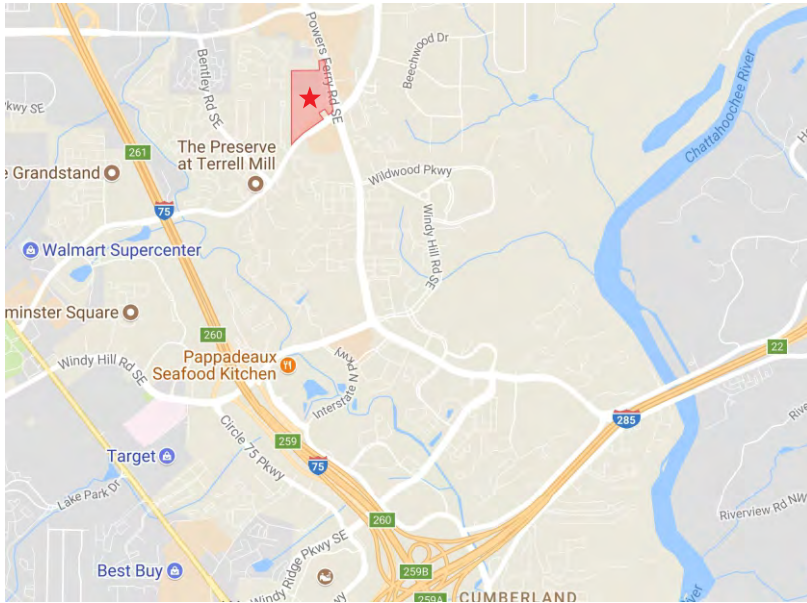
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CONNOLLY
INVESTMENT & DEVELOPMENT



EDEN ROCK
REAL ESTATE PARTNERS

DETAILS



Anchored

- Infill mixed use town center project in beautiful East Cobb, Georgia
- 95,000 sf Kroger Store anchored
- 298 luxury residential multi-family units on site
- Long frontage on Powers Ferry Road and Terrell Mill Road, with two new traffic signals, 55,000 cars per day
- New interchange at Terrell Mill Road and I-75 opens 2018.
- Seeking the best sit down restaurant, fast casual/QSR, bank, and retail users
- Established retail corridor with Publix, Microcenter, LA Fitness, Starbucks and many others
- Well Planned Project with Quality Architecture, Landscaping and Signage
- Near new Braves Stadium (1.75 miles away) and all of East Cobb/Wildwood/Chattahoochee corridor

Population

3 Mile population	85,990
5 Mile Population	213,429
3 Mile Daytime Population	96,900

Household Income

3 Mile - Household Income	\$79,945
5 Mile - Household Income	\$92,270