

COMING SOON - SMALL SHOPS & RESTAURANTS



Outstanding infill location - East Cobb, GA



- Four (4) Out Parcels - Under Agreement
- Limited Shop and Inline Restaurant Space Available

MIXED-USE DEVELOPMENT

- MarketPlace Vista Apartments - 298 Luxury Units
-  98,000 Sq. Ft. - Climate Controlled Storage



END CAP RESTAURANTS

- 4230 & 3500 SQ FT Available
- Large Patios on each end



- +/- 5500 SQ FT of Small Shop Space

OVERVIEW

MarketPlace Terrell Mill / Cobb County, GA



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REAL ESTATE PARTNERS

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

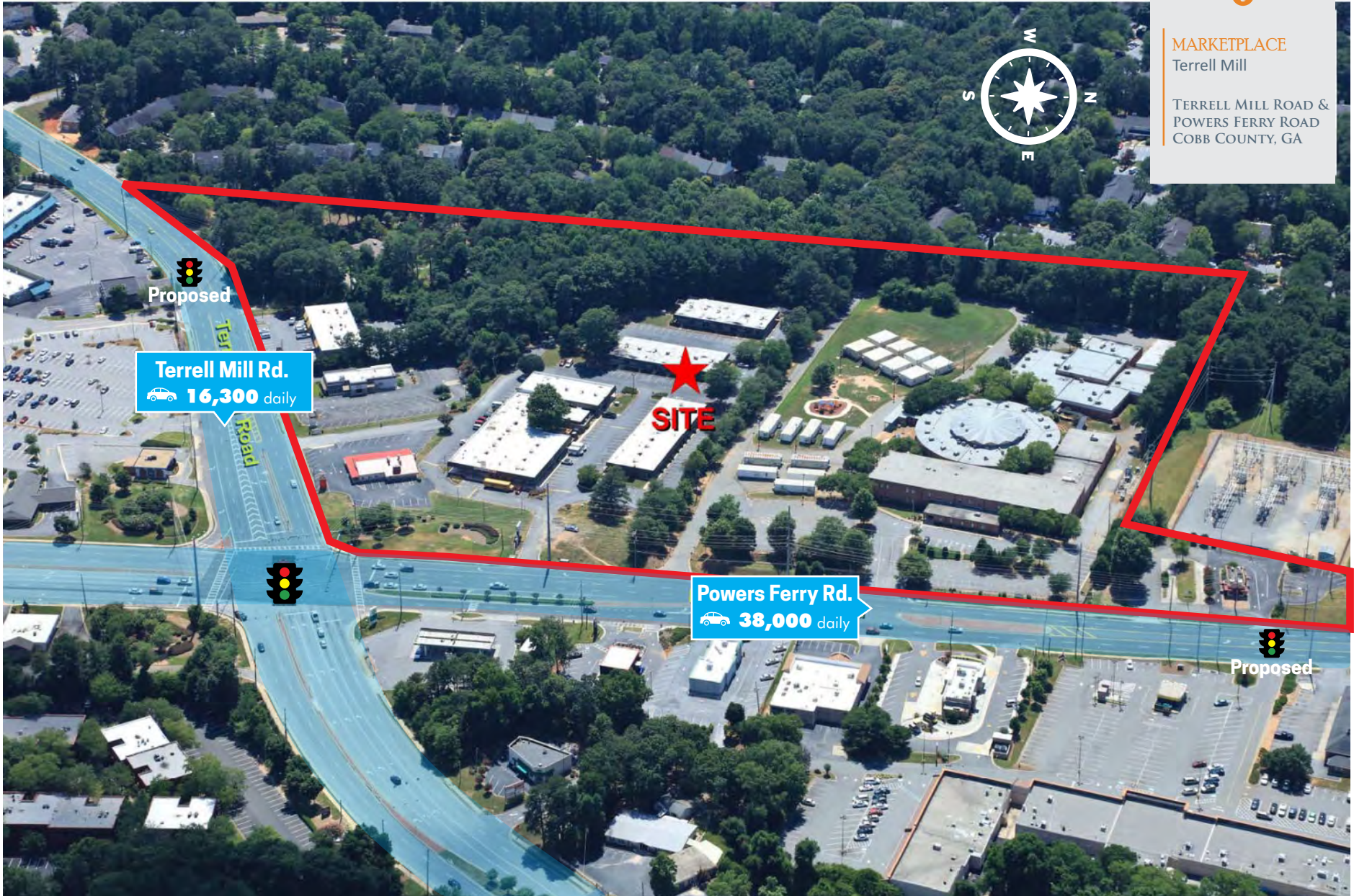


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AERIAL



MARKETPLACE
Terrell Mill

TERRELL MILL ROAD &
POWERS FERRY ROAD
COBB COUNTY, GA

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

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SITEPLAN



ROBERTSON LOIA ROOF
ARCHITECTS & ENGINEERS
3460 Pharon Ridge Road - Suite 275 - Alpharetta, Georgia 30009
770-471-2020 Fax 678-319-0718

MARKETPLACE TERRELL MILL
SSP BLUE RIDGE, LLC 01 - 19 - 18

SCALE: 1" = 90' FOOT

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SMALL SHOPS SITE PLAN

NOTE: THIS DRAWING IS FOR CONCEPTUAL PURPOSES ONLY. SITE INFORMATION WAS OBTAINED FROM CLIENT'S DOCUMENTS. DESIGN MAY VARY, DEPENDING ON ACTUAL TOPOGRAPHY, DRAINAGE, SOILS, SURVEY, ETC. THIS ADDITIONAL DATA AND SITE CONDITIONS COULD CAUSE CHANGES IN PARKING RATIOS AND SPACE AVAILABLE FOR DEVELOPMENT, AND MAY INCREASE ESTIMATED DEVELOPMENT COSTS.

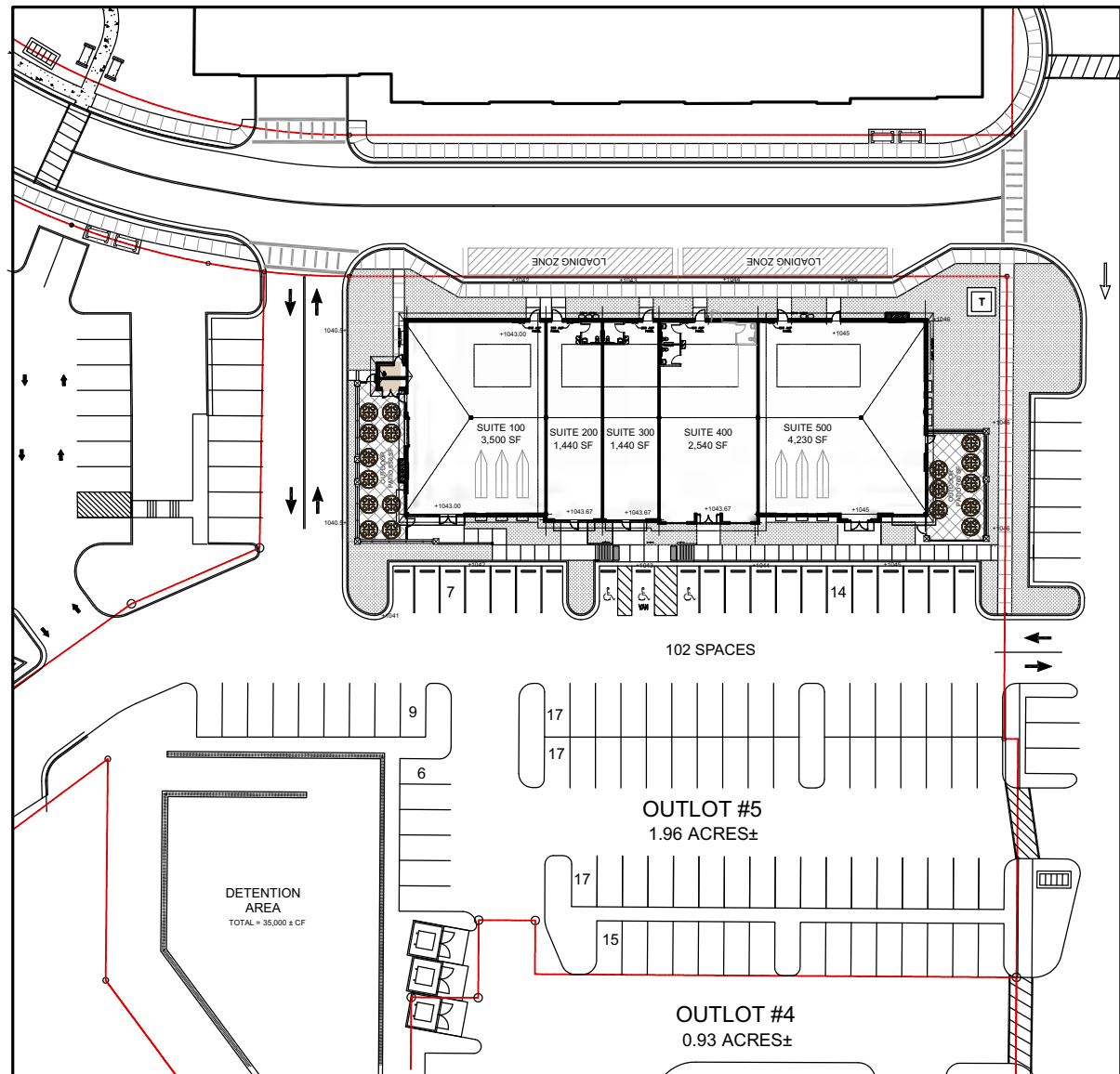
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CONCEPTUAL SITE PLAN

0 10' 20' 40' 60'

SCALE: 1" = 20'-0"



SMALL SHOPS LAYOUT



CONCEPTUAL FRONT ELEVATION
SCALE: 1/8" = 1'-0"

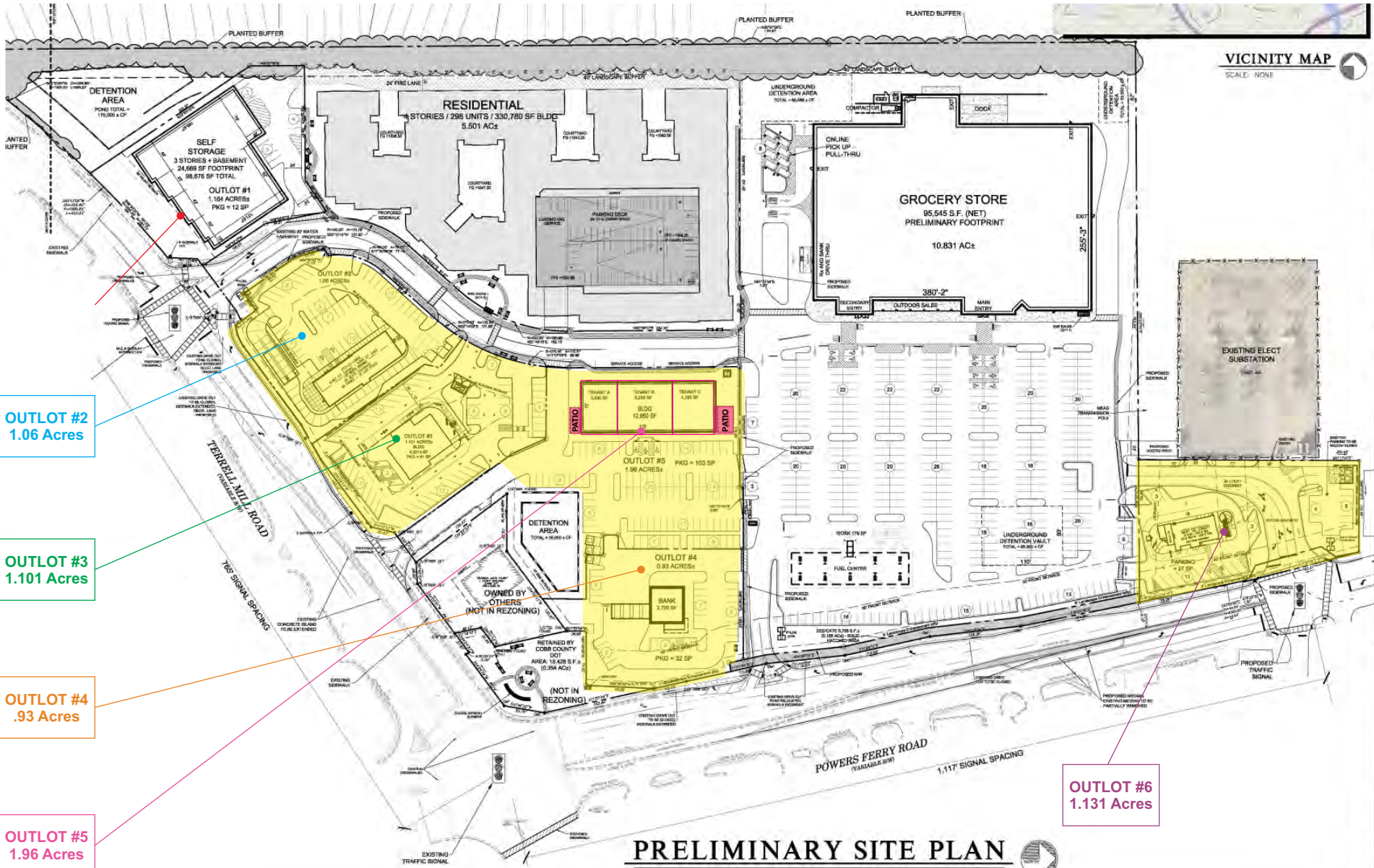


CONCEPTUAL SIDE ELEVATION
SCALE: 1/8" = 1'-0"



CONCEPTUAL SIDE ELEVATION
SCALE: 1/8" = 1'-0"

SITEPLAN



VICINITY MAP
SCALE: NONE

ROF
A R C I
3400 Preston Ridge Rd
770-61
MARKETPLACE TERRELL MILL
COBB COUNTY, GA
FOR
SSP BLUE RIDGE, LLC
ATLANTA, GEORGIA
770-277-8000

OUTLOT #2
1.06 Acres

OUTLOT #3
1.101 Acres

OUTLOT #4
.93 Acres

OUTLOT #5
1.96 Acres

OUTLOT #6
1.131 Acres

PRELIMINARY SITE PLAN

SCALE: 1" = 50'
0 50 100 150 FEET

*Restaurant and Patio Space Available

REVISIONS

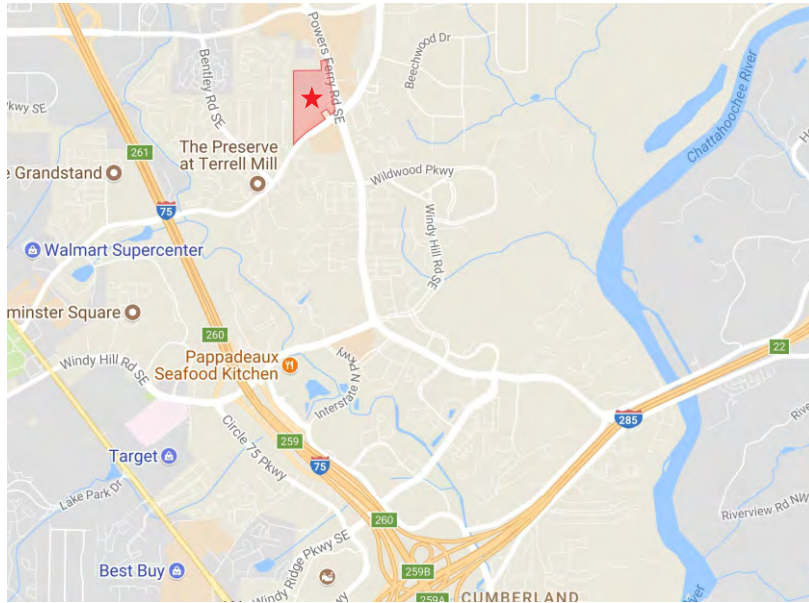
SHEET TITLE
PRELIMINARY
SITE PLAN
DATE: 02-06-19
PROJECT NUMBER
14-235
SHEET NUMBER
CPs - 102

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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
- 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