

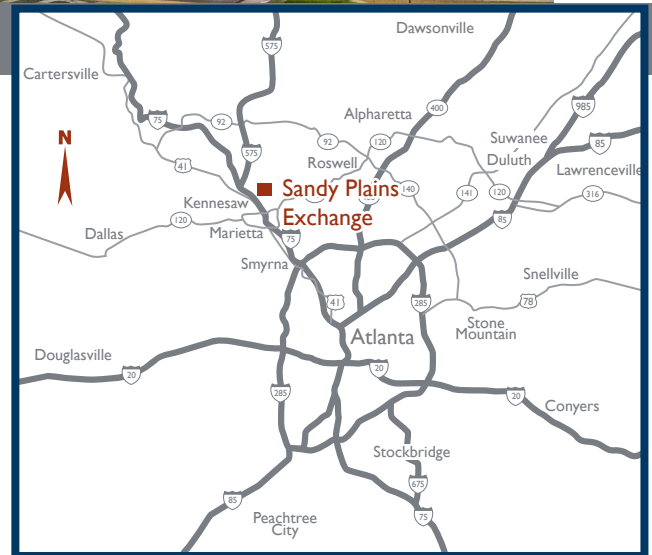
SANDY PLAINS EXCHANGE

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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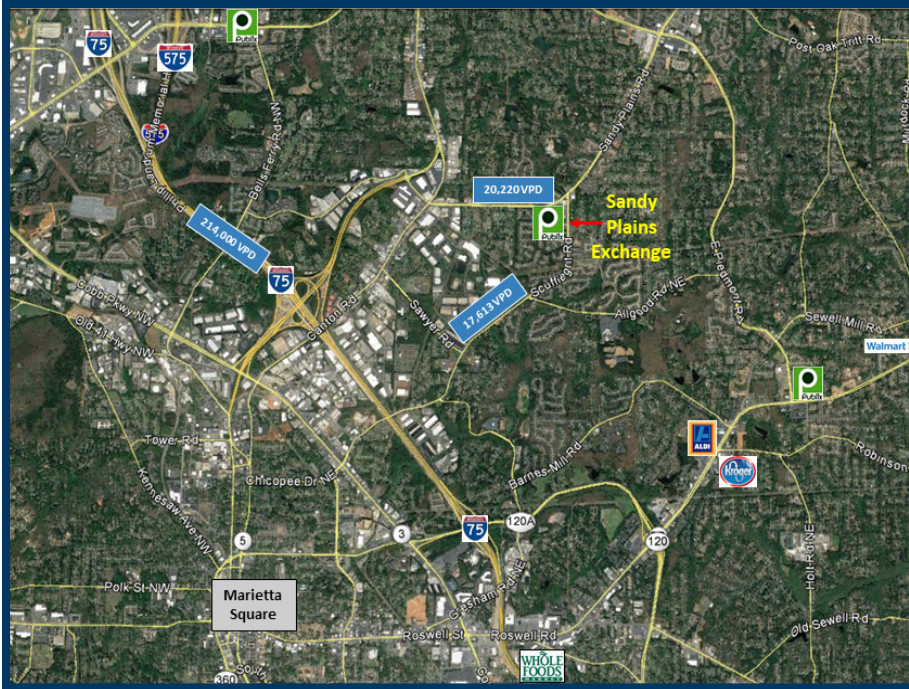
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TRAFFIC COUNTS

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

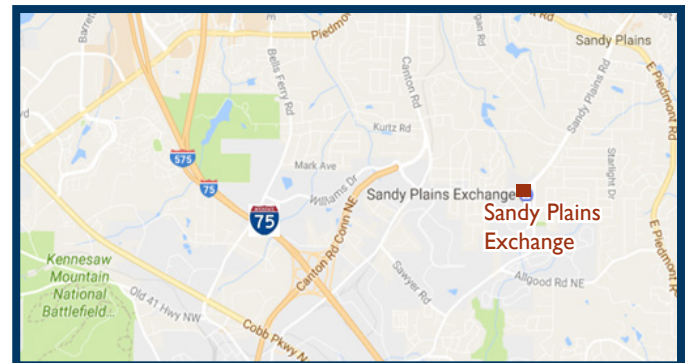
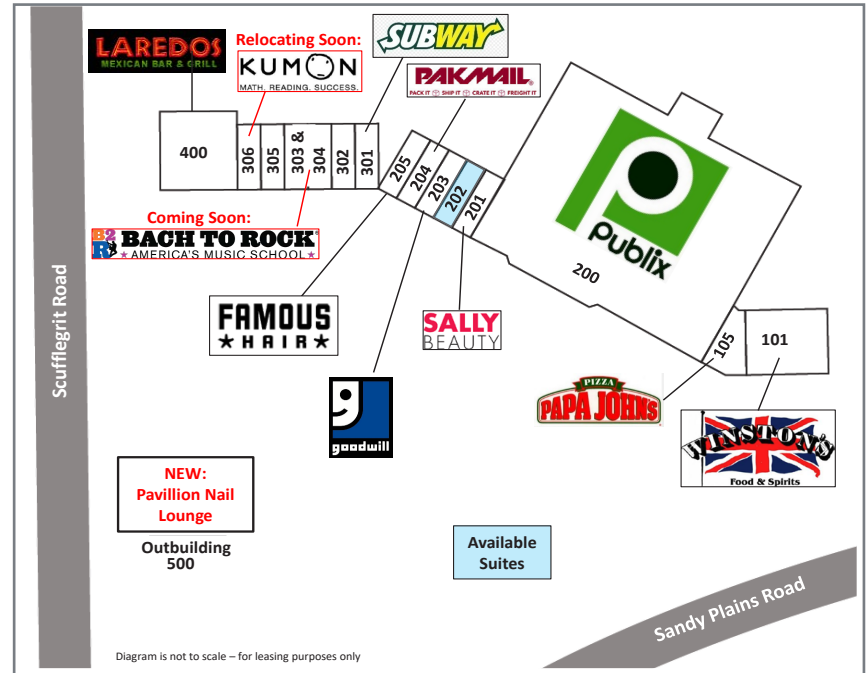
DEMOGRAPHICS - 2019 ESRI

	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	Sally Beauty Supply	1,200
202	Available	1,200
203	Goodwill Donation Center	1,200
204	Pak Mail	1,200
205	Famous Hair	900
301	Subway	1,440
302	China Great Wall Restaurant	1,200
303-304	Coming Soon: Bach to Rock	2,400
305	That Cleaning Place	1,200
306	Relocation Coming Soon: Kumon Math & Reading	1,440
400	Laredo's Mexican Bar & Grill	5,250
500	Outbuilding - NEW: Pavillion Nail Lounge	3,750
Total Square Feet		72,784



Michael Walker, CRRP, CLS
Vice President, Leasing

mwalker@BrandProperties.com

770.623.2080 Direct | 401.480.0863 Mobile

BRAND Real Estate Services

1960 Satellite Boulevard, Suite 1300 Duluth, GA 30097 770.476.4801