

HOME CENTER VILLAGE

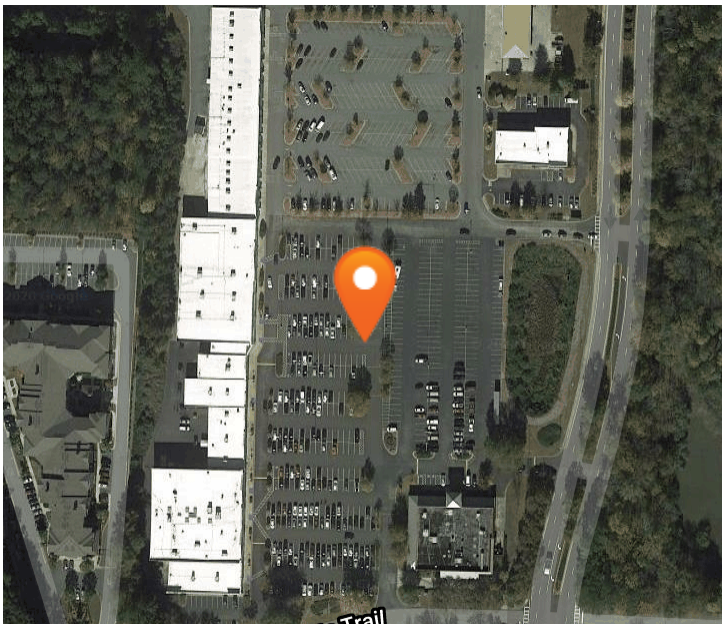
2465-2505 Chastain Meadows Parkway, Marietta, GA 30066

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Site is located approximately 0.25 mile from the ramp to I-575



PROPERTY HIGHLIGHTS

- Available: 6,000 SF endcap
- Available: 1,250 SF inline
- Retail center shadow anchored by Walmart
- Super regional trade area includes 1.3 million SF mall, Town Center at Cobb
- Pylon sign visibility
- Adjacent to new 200 unit multi-family residences & 2 miles from Kennesaw State University
- GA DOT Traffic Counts: Barrett Pkwy-30,700 AADT / Chastain Meadows Pkwy-12,500 AADT

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population Density	5,627	57,026	181,859
Average HH Income (\$)	89,310	87,975	98,148
Daytime Population	10,836	86,828	210,544

EXCLUSIVE AGENT(S)

BRETT FULLER • brett.fuller@tscg.com • 770.955.2434

SITE PLAN



SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
2465-101	Swift Cleaners	1,500 SF	113	Hair Spa	900 SF
2465-103	Workout Anytime	5,623 SF	115	Kung Fu Tea	1,400 SF
2475	Pacific Buffet	12,954 SF	117	US Army Recruiting Center	4,100 SF
101	Available	6,000 SF	119	One Main Financial	1,984 SF
103	Catch Air	12,500 SF	121	Available	1,250 SF
105	Phantom Fireworks	9,000 SF	123	Barber Shop	1,181 SF
107	Hire Dynamics	2,350 SF	125	Monster Mini Golf	12,600 SF
111	Dept. of Defense	1,550 SF	127	Dollar Tree	12,400 SF

BRETT FULLER • brett.fuller@tscg.com • 770.955.2434

Town Center

