

EAST COBB CROSSING

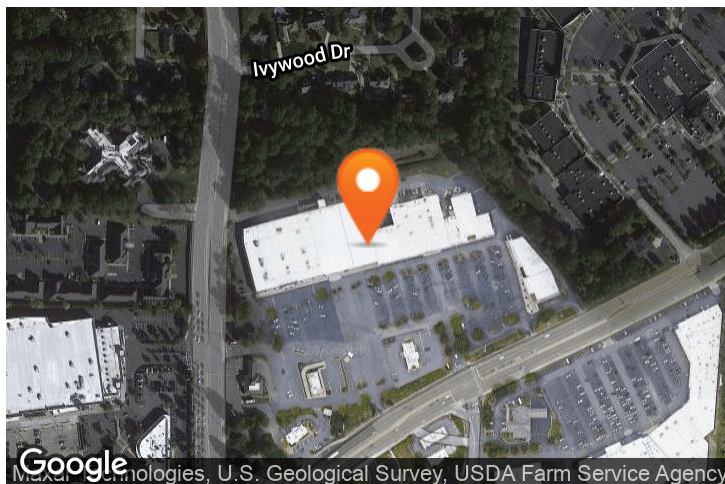
4269-4363 Roswell Rd, Marietta, GA 30062

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Adjacent to The Avenue East Cobb



PROPERTY HIGHLIGHTS

- Available: 1,100 to 3,515 SF
- Proposed Publix Supermarket opening Winter 2021
- +/- 1.5 acres available for ground lease
- Co-Tenants: Ashley Furniture Homestore, Dick's Sporting Goods, Party City & Five Guys
- Access via two signalized intersections
- Surrounded by several of the highest ranked public schools in Georgia
- GA DOT Traffic Counts - Roswell Rd (SR 120) - 42,300 AADT

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	7,984	63,547	201,508
Daytime Population	10,931	51,501	168,801
Average Household Income (\$)	176,629	158,773	129,755

EXCLUSIVE AGENT(S)

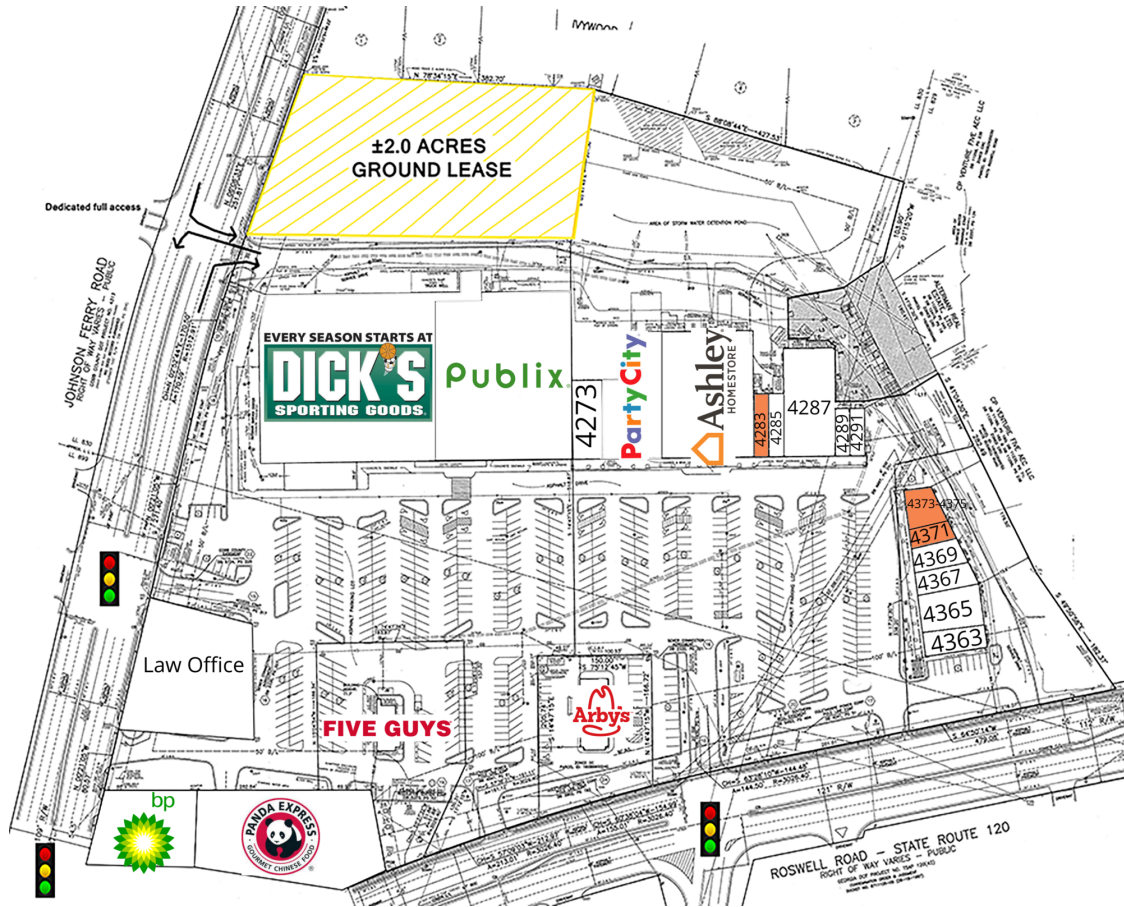
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SITE PLAN



SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
A	Dick's Sporting Goods	50,411 SF	4289	Lynn Nails	1,200 SF
B	Party City	12,376 SF	4291	Dry Cleaners	1,200 SF
C	Ashley Furniture Homestore	19,230 SF	4363	T Mobile	3,034 SF
D	Publix	37,395 SF	4365	Westbury Carpet	3,595 SF
4273	Metro City Bank	2,000 SF	4367	Huntington Learning Center	1,240 SF
4283	Available	1,600 SF	4369	Dog City Bakery	2,900 SF
4285	Capozzi's NY Pizza	1,600 SF	4371	Available	1,100 SF
4287	Lakeshore Learning Store	8,640 SF	4373-4375	Available	2,415 SF

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