



PARKSIDE WEST COBB

3805 DALLAS HIGHWAY
MARIETTA, GA 30064

2016 TRAFFIC COUNTS

| | |
|----------------|-------------|
| DALLAS HIGHWAY | 33,400 AADT |
| CASTEEL ROAD | 5,050 AADT |

AVAILABLE
FULLY LEASED

ANCHORS

INTERSECTION:
DALLAS HIGHWAY & CASTEEL ROAD



30,157 SF



32,000 SF



21,500 SF



12,585 SF

CONTACT
FRASER@RETAILPLANNINGCORP.COM

35 JOHNSON FERRY ROAD
MARIETTA, GA 30068
770.956.8383

**1
MILE**

**3
MILE**

**5
MILE**

| | | | |
|----------------|-----------|-----------|-----------|
| POPULATION | 3,696 | 38,301 | 119,181 |
| HOUSEHOLDS | 1,294 | 13,086 | 40,680 |
| AVG. HH INCOME | \$121,092 | \$126,246 | \$114,855 |

2017 DEMOGRAPHICS

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SITE:
PARKSIDE WEST COBB

SPROUTS **Marshall's** **ULTA**
Stein Mart **petco**
RACK ROOM SHOES **mellow MUSHROOM** **zoë's KITCHEN**

belk **Kroger** **ups**
Orangetheory
YOGI MOGLI **SUBWAY**

DQ **Moe's** **Kroger FUEL** **Tuesday Morning**
chili's

RaceTrac

33,400 AADT '16

REGIONS

38,500 AADT '16

THE AVENUE WEST COBB
BANANA REPUBLIC **JOS. A.**
ANN TAYLOR **LOFT** **BANK**

GAP **GYMBOREE** **Ted's** **Panera**
Pier1 imports **MORTARA GRILL** **BREAD**
ROMANO'S Macaroni GRILL **GameStop**

VILLAGE AT OLD TRACE
PET SUPERMARKET
ZAXBY'S **Your Serve Tennis**
SUPERCUTS

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| TENANT | UNIT | SQFT |
|--------------------------|------|--------|
| CIELO BLUE MEXICAN GRILL | 100 | 3,300 |
| VI'S NAILS | 104 | 3,500 |
| LGE CREDIT UNION | 106 | 2,100 |
| PEACE OF POPCORN | 108 | 1,404 |
| GREAT CLIPS | 112 | 1,400 |
| SPROUTS | 20 | 30,157 |
| ULTA | 300 | 10,020 |
| PETCO | 340 | 12,585 |
| MARSHALLS | 400 | 21,500 |
| STEIN MART | 440 | 32,000 |
| RACK ROOM | 500 | 6,000 |
| MELLOW MUSHROOM | 800 | 5,000 |
| PACIFIC DENTAL | 804 | 3,016 |
| EDIBLE ARRANGEMENTS | 808 | 1,609 |
| CLUB PILATES | 810 | 1,916 |
| RUSSELL CELLULAR | 812 | 1,916 |
| JERSEY MIKE'S | 814 | 1,404 |
| ZOE'S KITCHEN | 816 | 2,800 |

