

# The Crossings at Windy Hill

## Marietta, Georgia

[2349 Windy Hill Rd SE, Marietta, GA 30067](#)

- 1,800 sf available
- Located west of I-75 on Windy Hill Rd and adjacent to Dobbins Air Force Base
- Tenant mix includes restaurants, fitness and service providers
- The intersection of Windy Hill Rd and Cobb Pkwy is a high profile and high-traffic location



### KEY TENANTS

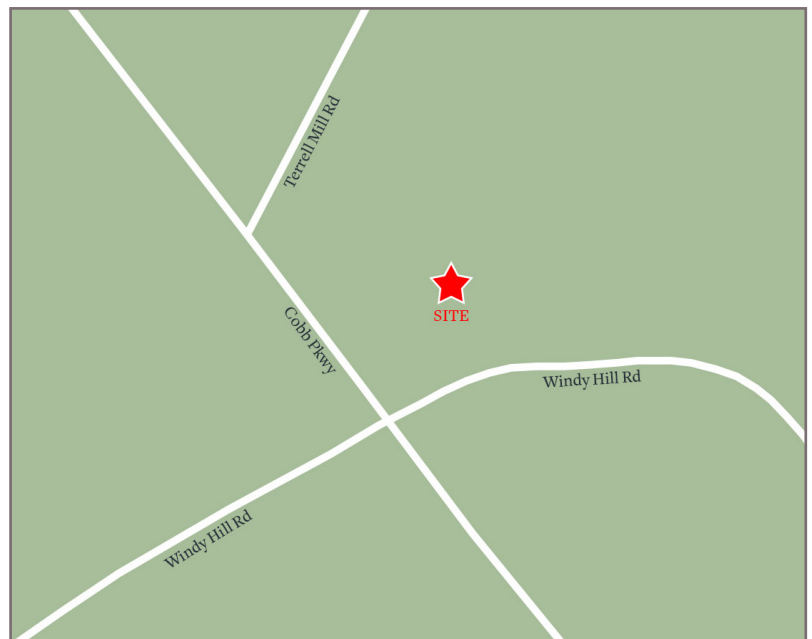
FedEx, X3 Sports and Dixie Tavern.

### TRAFFIC COUNTS

Windy Hill Road	42,721	AADT
Cobb Parkway	47,254	AADT

### DEMOGRAPHICS

	1 Mi Radius	3 Mi Radius	5 Mi Radius
Population	12,196	102,353	237,929
Households	6,569	51,515	107,202
Avg HH Income	\$71,780	\$111,502	\$135,529
Daytime Pop	13,288	148,995	211,488



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Tenant	Sf	Ste
Revolving Sushi Factory	4,300	100
FedEx	2,900	110
Madras Mantra	5,050	120
Dixie Tavern	5,350	130
Styles of Atlanta	1,500	140
TLC Nails	1,200	144
<b>Available</b>	<b>1,800</b>	<b>152</b>
X3 Sports	9,900	170



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