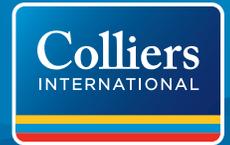


FOR LEASE > RETAIL CENTER > COBB COUNTY



Marietta Trade Center

200 COBB PARKWAY SOUTH, MARIETTA, GA 30060



Overview

Marietta Trade Center is a 316,576± SF retail center anchored by Walmart Supercenter and shadow-anchored by Sam's Club in the heart of Marietta, GA. This center receives excellent visibility from Cobb Parkway (US 41) and provides six access points, including a signalized main entrance.

Available Spaces

- > Retail spaces ranging from 833 - 15,000± SF

Location

Marietta Trade Center is conveniently located on Cobb Parkway in close proximity to Southern Polytechnic State University (5,500+ students & 250+ faculty) and Dobbins Air Force Base (2,500+ full-time employees & close to 10,000 assigned to the base).



Traffic Counts

- > 32,828 VPD directly in front of center on Cobb Pkwy south of Trade Center Pkwy
- > 40,180 VPD east of Cobb Pkwy on S Marietta Pkwy
- > 176,255 VPD north of S Marietta Pkwy on I-75

DEMOGRAPHICS (2016)	1-MILE	3-MILE	5-MILE
POPULATION	6,386	69,810	213,925
HOUSEHOLDS	1,937	28,217	86,140
AVERAGE HH INCOME	\$43,485	\$61,857	\$73,637
# OF EMPLOYEES	11,700	65,031	129,715



Owned by: www.RRRealestate.com

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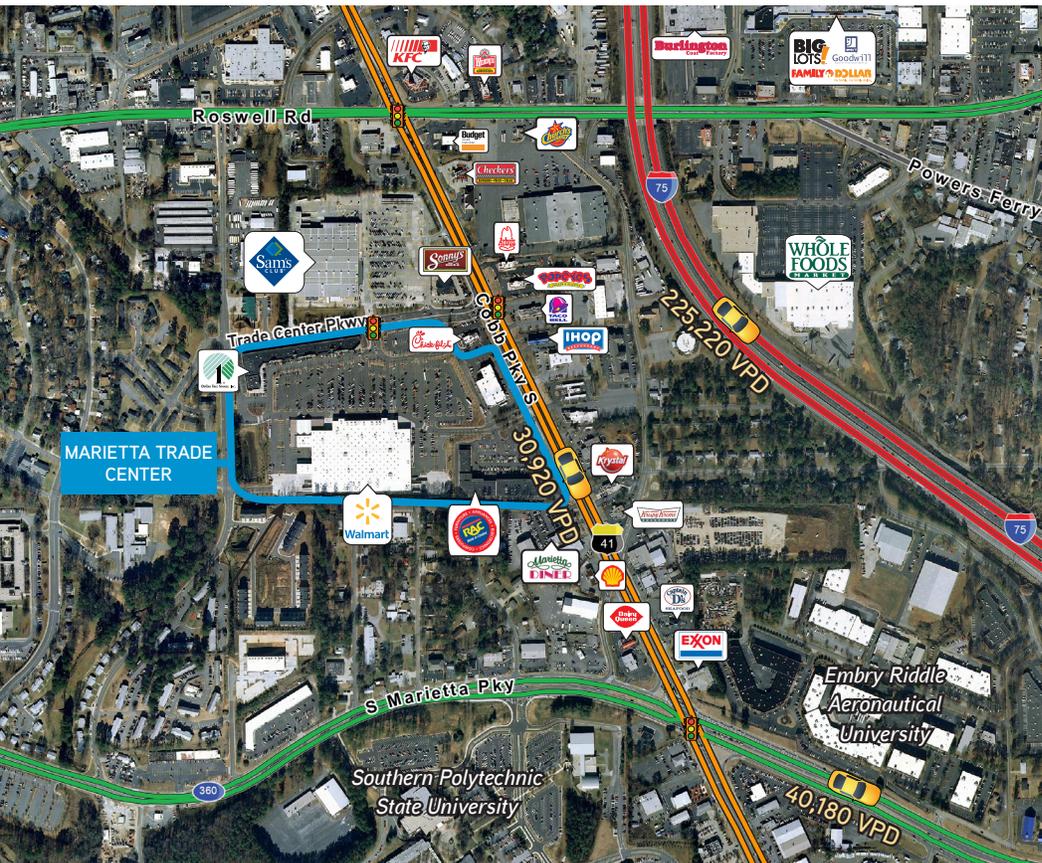
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Marietta Trade Center > Site Plan



Marietta Trade Center > Aerial



Suite	Tenant	SF
180 COBB PARKWAY		
10	GameStop	1,478
15	GNC	1,343
20	American Deli	1,345
30	Nail Time	965
40	Payless Shoe Source	3,070
50	CATO	4,501
80	AVAILABLE	1,470
90	Levell's Salon of Experience	1,075
110	Foot Locker	3,015
120	MetroPCS	990
130	Levell's Cutz	990
170	Golden Beauty Supply	4,626
180	AVAILABLE	1,268
190	It's Fashion	3,030
210	Dollar Tree	11,007
240	AVAILABLE	2,450
270	RUE21	5,284

210 COBB PARKWAY		
200	Walmart	206,523

270 COBB PARKWAY		
10	T-Mobile	3,000
15	Jimmy Johns	2,046
20	AIO Wireless	954
30	Caduceus Occupational Medicine	2,295
40	Atlantic Buffet	9,600
50	AVAILABLE	1,920
60	Ginstar Computers at Marietta	1,360
70	AVAILABLE	2,029
80	AVAILABLE	2,388
90	AVAILABLE	2,240
100	Rent a Center	4,500
120	AVAILABLE	896
140	The UPS Store	1,485
150	H&R Block	2,140
160	We Can Fix It	1,296
170	AVAILABLE	833
180	Coast Dental Services	3,240

280 COBB PARKWAY		
280-A	AVAILABLE	10,000
280-B	AVAILABLE	5,000
280-C	Direct General Auto Insurance	930
280-D	Sprint	1,570

Contact Information

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