

Village Green

3600 DALLAS HIGHWAYS SW | MARIETTA, GA 30064

RETAIL FOR LEASE



OVERVIEW

Village Green is a 186,163 square foot neighborhood shopping center anchored by Kroger and Belk in the booming West Cobb market.

AVAILABLE

- 1,400± SF Inline Space
- 2,100± SF Endcap Space
- 8,000± SF Restaurant/Retail Space

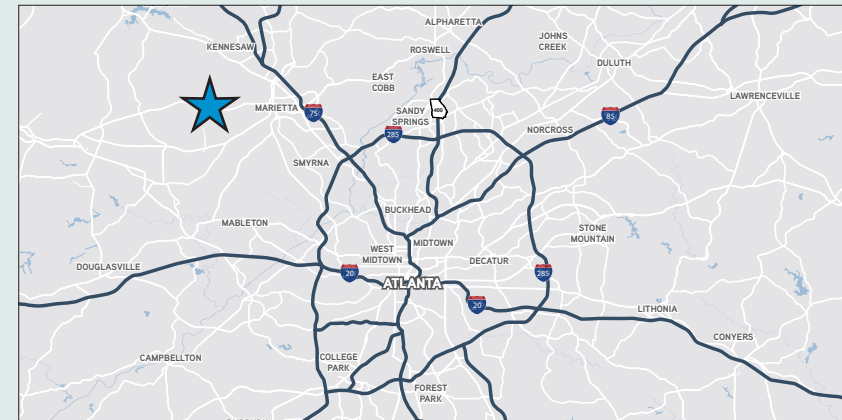
TRAFFIC

- 31,000 VPD on Dallas Highway (HWY 120) west of Village Green
- 41,000 VPD on Dallas Highway (HWY 120) east of Village Green

LOCATION

The center enjoys a very desirable location on Dallas Highway (Hwy 120) across from The Avenues at West Cobb. The explosive residential growth offers exciting opportunities in this under-served retail market. Co-tenants include: Belk, Kroger, Tuesday Morning, AT&T, Orangetheory Fitness, Yogli Mogli, The UPS Store, Subway and Moe's Southwest Grill.

DEMOGRAPHICS (2018)	1-MILE	3-MILE	5-MILE
POPULATION	4,721	38,533	125,859
HOUSEHOLDS	1,756	13,034	43,862
AVERAGE HH INCOME	\$143,359	\$148,058	\$127,891

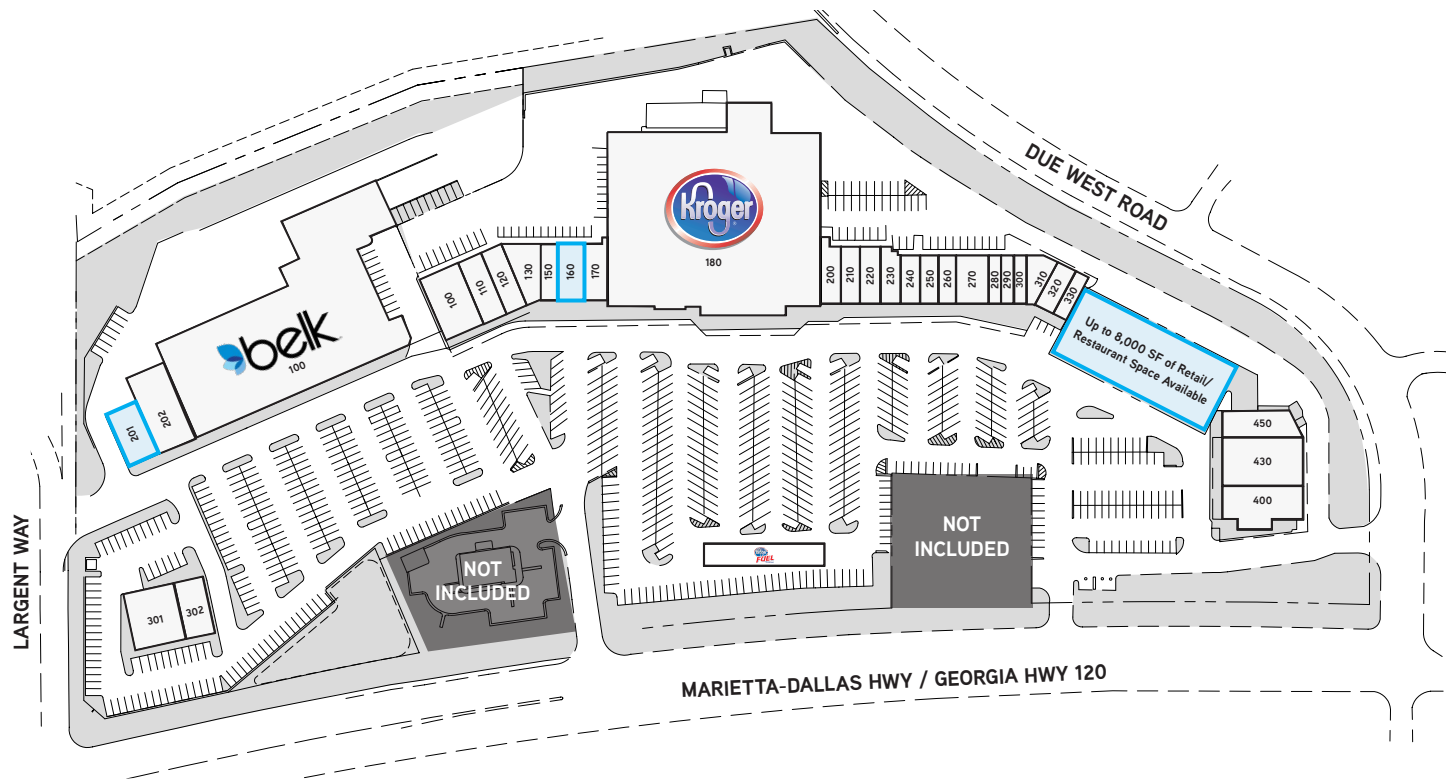


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Suite	Tenant	SF
201	AVAILABLE	2,100
202	Ken Stanton Music	4,900
100	Belk	65,927
301	Moe's Southwest Grill	2,800
302	AT&T	1,400
100	Orange Theory Fitness	3,200
110	A&J Hair Salon	2,000
120	Sennebogen Chiropractic	2,000
130	Major Q BBQ	3,050
150	Atami Grill & Sushi	2,800
160	AVAILABLE	1,400
170	Polish Me Off	2,100
180	Kroger	59,134
200	Maui Beach	1,400
210	Medi Weightloss	1,400
220	Ping Hai DDS	1,400
230	The UPS Store	1,400
240	Adam's Fine Jewelry	1,200
250	Jet's Pizza	1,200
260	Mathnasium	1,200
270	Sports Clips	1,600
280	Big Frog Custom T-Shirts	1,100
290	Yogfi Mogli	2,100
300	uBreakiFix	900
310	Pure Barre	1,765
320	Subway	1,500
330	Ritz Cleaners	1,200
450	Kale Me Crazy	1,750
430	Tuesday Morning	7,833
400	Hidalgo's Mexican	3,667



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