

HOME CENTER VILLAGE

FOR LEASE

2465-2505 CHASTAIN MEADOWS PARKWAY, MARIETTA, GA 30066

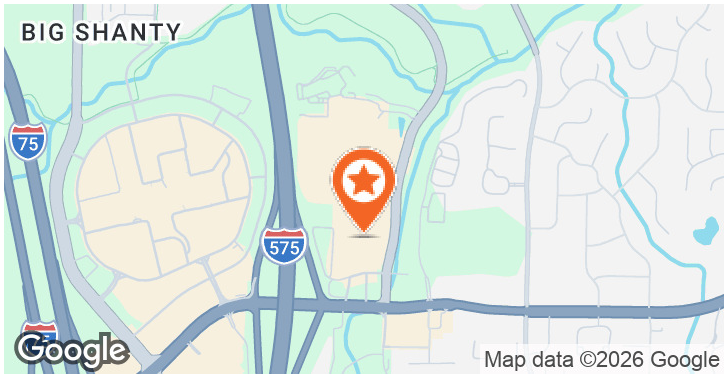


LOCATION DESCRIPTION

Site is located approximately 0.25 mile from the ramp to I-575

PROPERTY HIGHLIGHTS

- Jr. Anchor Available: 12,600 SF
- Available: 1,250 SF
- Retail center shadow anchored by Walmart
- Super regional trade area includes 1.3 million SF mall, Town Center at Cobb
- Adjacent to new 200 unit multi-family residences & 2 miles from Kennesaw State University
- GA DOT Traffic Counts: Barrett Pkwy-23,900 AADT / Chastain Meadows Pkwy-14,700 AADT



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population Density	9,601	59,941	183,736
Average HH Income	\$104,851	\$112,614	\$129,268
Daytime Population	11,754	85,007	215,137



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SUITE	TENANT NAME	SPACE SIZE
2465-101	Salvation Army	1,500 SF
2465-103	Workout Anytime	5,623 SF
2475	Pacific Buffet	12,954 SF
101	Barbour Ortho	6,000 SF
103	Catch Air	12,500 SF
105	Phantom Fireworks	9,000 SF
107	Hire Dynamics	2,350 SF
111	Dept. of Defense	1,550 SF

SUITE	TENANT NAME	SPACE SIZE
113	Rose Threading	900 SF
115	Kung Fu Tea	1,400 SF
117	US Army Recruiting Center	4,100 SF
119	One Main Financial	1,984 SF
121	Available	1,250 SF
123	Hair Mania Salon	1,181 SF
125	Available	12,600 SF
127	Dollar Tree	12,400 SF



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