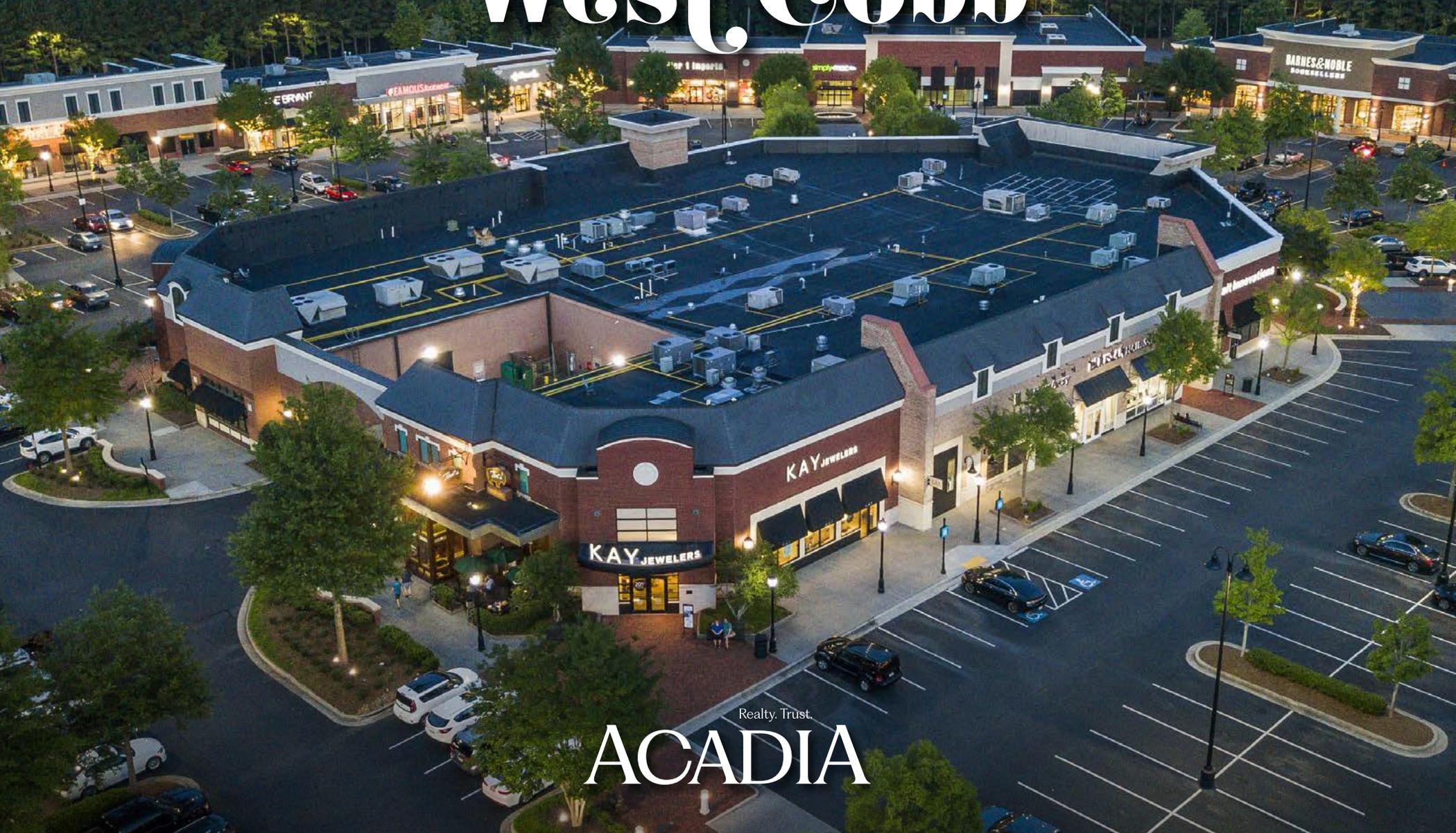


The Avenue

West Cobb



Realty. Trust.

ACADIA

The Avenue

West Cobb

The Avenue West Cobb attracts over **2 million shoppers annually**, with visitors spending an average of **61 minutes per trip**. Over the past three years, annual visits have **grown more than 15%**. The property's trade area encompasses more than **261,000 residents**, with an average household income nearing **\$145,000**—among the highest in the Atlanta MSA. This dense, affluent customer base delivers enduring intrinsic value that cannot be replicated.

ADDRESS

3625 Dallas Highway
Marietta, GA 30064

GLA

± 254,446 SF

ANCHORS

Barnes & Noble, Warby Parker, J.Crew, American Eagle, Ted's Grill, Walk-Ons, Sunglass Hut, LOFT, and Kay Jewelers

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LOCATION, LOCATION, LOCATION!

Cobb County, the third most populous county in Georgia, is home to vibrant communities, pristine outdoor escapes, and a thriving arts scene that celebrates cultures from around the world. Spend your morning exploring trails and history, your afternoon immersed in arts and entertainment, and your evening cheering on MLB baseball—Cobb County truly is Atlanta's sweet spot.

FORTUNE 500 COMPANIES

- The Home Depot
- HD Supply Holdings
- Genuine Parts Company
- The Weather Channel
- Lockheed Martin

HIGHER EDUCATION

- Ranked as most educated residents in the state of Georgia
- Second largest university in Georgia, Kennesaw State University with 43,000+ students
- Life University is ranked in the top ten national chiropractic schools





KEY RETAILERS

BARNES & NOBLE

ALTAR'D
STATE

WARBY
PARKER

LOFT

WALK-ON'S
UPSCALE RESTAURANT

J. CREW
FACTORY

Brighton.

AMERICAN
EAGLE

WHITE
HOUSE
BLACK
MARKET

Ted's
MONTANA GRILL



TOP TIER CUSTOMER BASE

Affluent, seasoned and diverse customer base has an average dwell time of **61 minutes** and visits to center within the last 12 months have hit over **2 million**.

DEMOGRAPHICS

20 min drive



HH SIZE

2.71



AVERAGE HHI

\$145,052



POPULATION

261,099



MEDIAN AGE

39.3

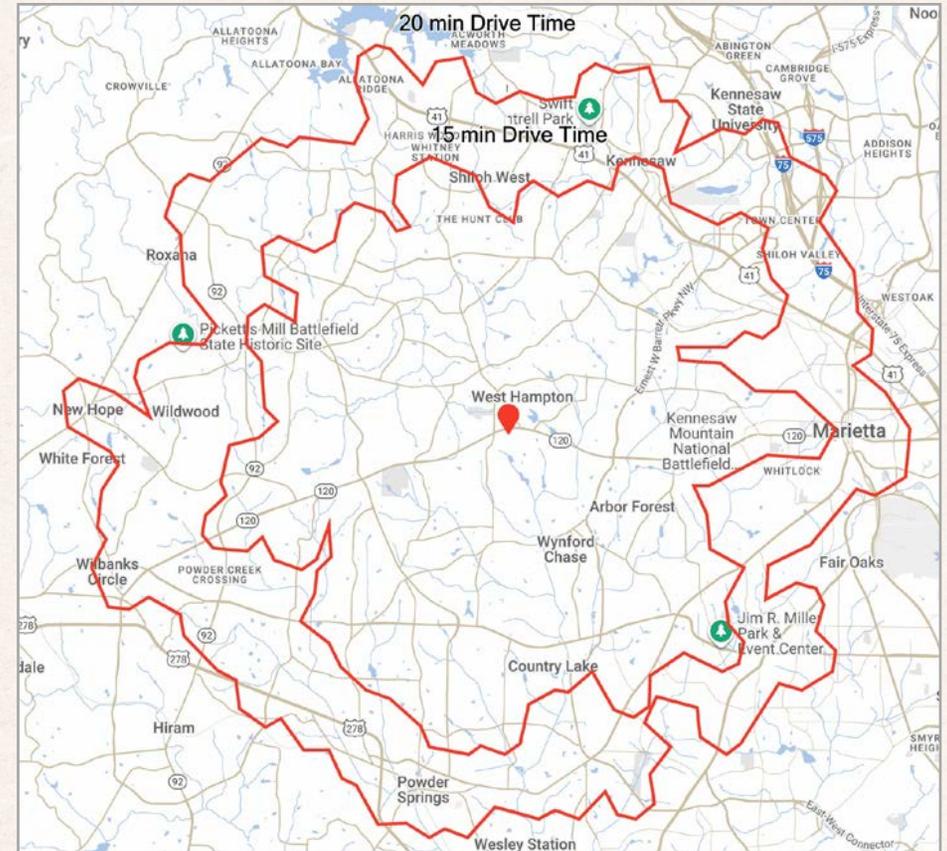


REGIONAL RETAIL LANDSCAPE



DEMOGRAPHICS

DRIVE TIME



DEMOGRAPHICS

3 MI. 5 MI. 10 MI.

	POPULATION	39,997	131,920	596,537
	HOUSEHOLDS	13,793	46,721	219,665
	AVERAGE HHI	\$196,965	\$170,922	\$130,534

DRIVE TIME

15 MIN 20 MIN

	POPULATION	132,741	261,099
	HOUSEHOLDS	47,328	94,901
	AVERAGE HHI	\$167,632	\$145,052

MARKET AERIAL



Kennesaw Marketplace



BODY
DETAILS

Town Center at Cobb

JCPenney

H&M

★ macy's

Rainbow

Parkside West Cobb

SPROUTS
FARMERS MARKET

ULTA
BEAUTY

Marshalls

petco

The Avenue

West Cobb

Barret Pavilion Cobb Place SC

TARGET

OLD NAVY

COST PLUS
WORLD MARKET

DSW

WEST VIEW



Dobbins Air Reserve Base

Ellis by David Weekley Homes
New Homes going for \$1M+

TARGET



The Avenue at West Cobb

BARNES & NOBLE
WARBY PARKER
J. CREW
LOFT
sunglass hut
WALK-ONS
AMERICAN EAGLE
Ted's BISTRO GRILL
KAY JEWELERS

Parkside West Cobb

SPROUTS FARMERS MARKET
ULTA BEAUTY
Marshalls
petco
CRUNCH

Village Green

belk
Kroger

Oregon Park
Pickleball, Ballfields & Disc Golf

10 K
CARS DAILY

38K
CARS DAILY

4 K
CARS DAILY



EAST VIEW

Kyle Farm by Patrick Malloy
New Homes going for \$850+

Hillgrove Preserve by Brock Built
New Homes going for \$750+

Lost Mountain Park
Rec Center, Ballfields & Tennis Courts

Harrison High School

Parkside West Cobb

SPROUTS FARMERS MARKET
ULTA BEAUTY
Marshalls
petco
CRUNCH

Oregon Park
Pickleball, Ballfields & Disc Golf

The Avenue at West Cobb

BARNES & NOBLE
WARBY PARKER
J.CREW
LOFT
sunglass hut
WALK-ON'S
AMERICAN EAGLE
Ted's MONTANA GRILL
KAY JEWELERS

Village Green

belk
Kroger
MODERN SOUTHERN STYLE

Dallas Highway
4 K CARS DAILY
38 K CARS DAILY

Casteel Rd

Old Hamilton Rd

10 K CARS DAILY

Due W Rd



SITE PLAN

38K CARS DAILY DALLAS HIGHWAY



KEY

LEASED
 AVAILABLE
 NOT OWNED



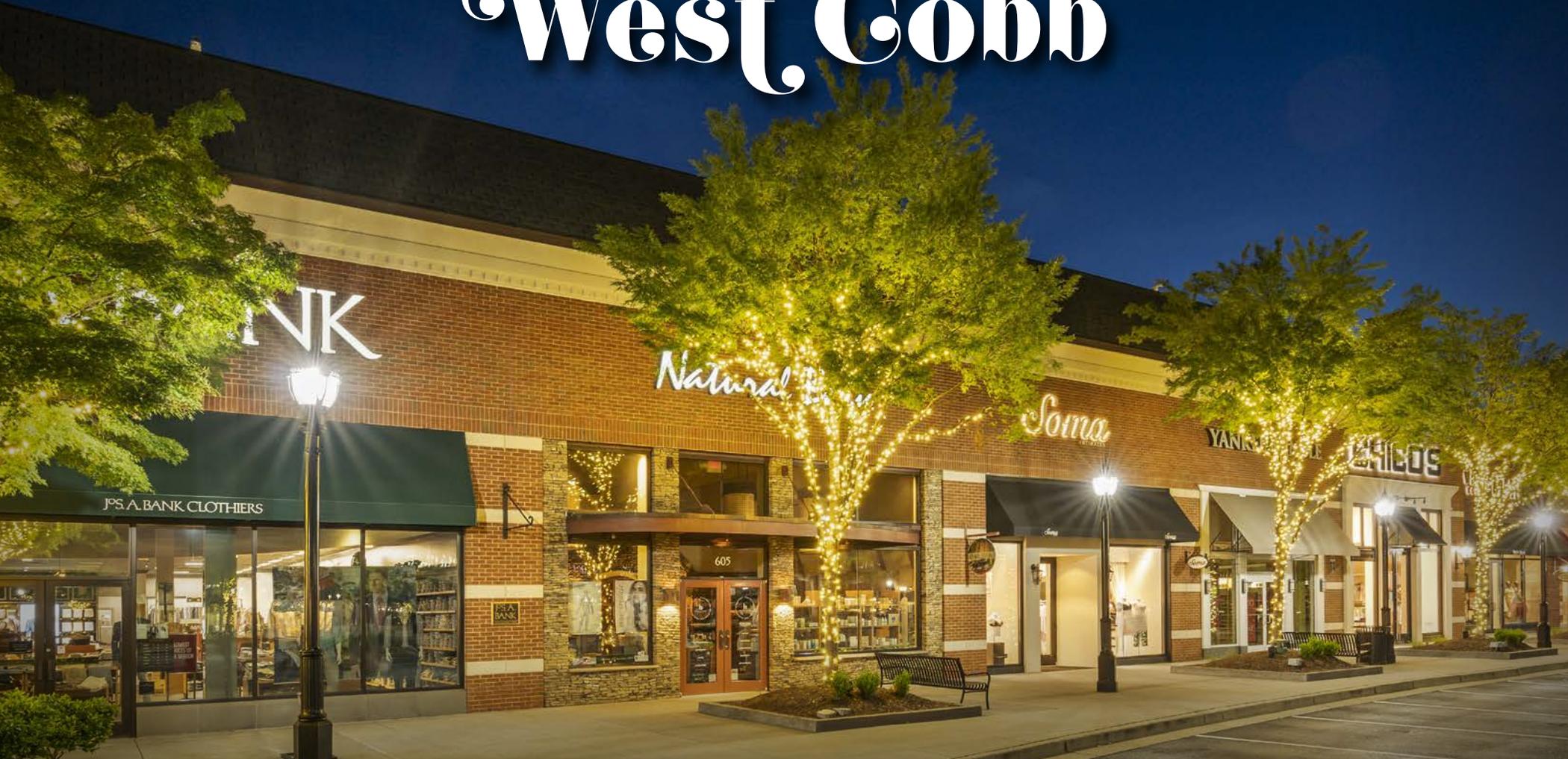
TENANT ROSTER

Suite	Tenant	GLA
100	Jim 'N Nick's Bar-B-Q	
200	Kirklands	
220	AVAILABLE	1,500
240	Lane Bryant	
260	Famous Footwear	
280	Hallmark Gold Crown	
300	Lease Executed - High End Fitness	
340	Lease Executed - High End Fitness	
360-380	Lease Executed - High End Fitness	
400	Barnes & Noble	
450	AVAILABLE	2,107
455	AVAILABLE	1,201
460	J. Jill	
500	American Eagle Outfitters	
510	J. Crew Factory	
520	LOFT	
540	Bob Steele Salon	
550	Mud Creek Home & Market (Temp)	
560	Atlanta Portrait Studio (Temp)	
600	Jos. A. Bank	
605	Natural Body	
610	Soma Intimates	
615	Warby Parker	
620	Chico's	
625	White House Black Market	
630	Talbot's	
645	Le' Zia	

Suite	Tenant	GLA
660	LensCrafters	
680	Blended Juice Bar	
690	Otter's Chicken	
700	Ted's Montana Grill	
705	Kay Jewelers	
710	Local Realty (Temp)	
715	Parisian Nail Salon	
725	BodyBar Pilates	
730	Brighton Collectibles	
735	Sunglass Hut	
740	Altar'd State	
745	Stretch Lab	
750	AVAILABLE	1,170
760	Dress Up Boutique	
765	Hammer & Nails Grooming	
770	Queen Tea	
780	The Jewelsmith	
785	Walk On's Sports Bistreaux	
800	Vera Whole Health	
820	AVAILABLE	9,048
830	AVAILABLE	10,499
835	Sola Salons	
840	100% Chiropractic	
850	The Peach Cobbler Factory	
860	Shining Smiles Dentistry	
880	Panera Bread	
NAP	PNC Bank	

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