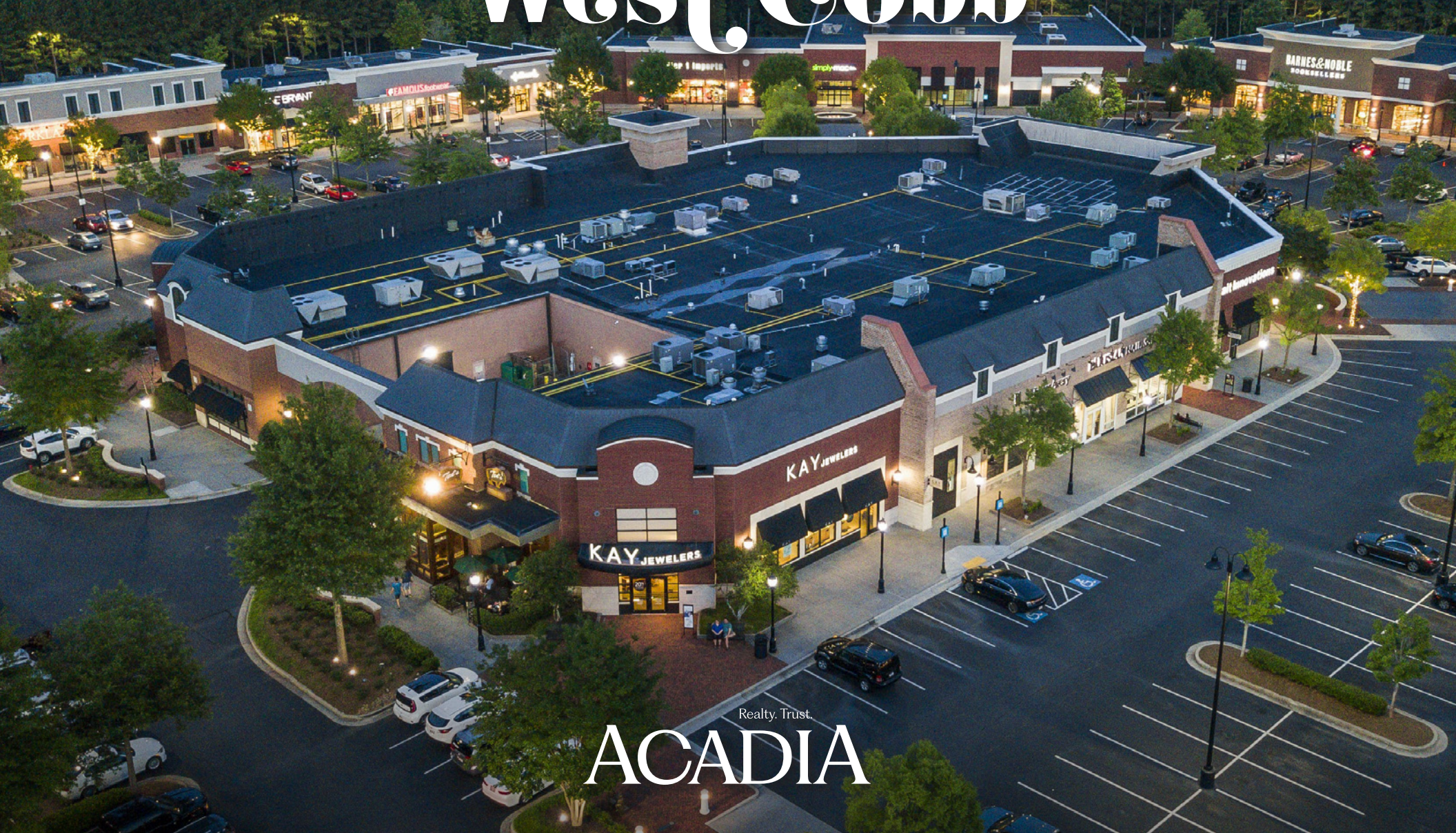


# The Avenue West Cobb



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

## BRIAN NITZBERG

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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 BISTRO

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



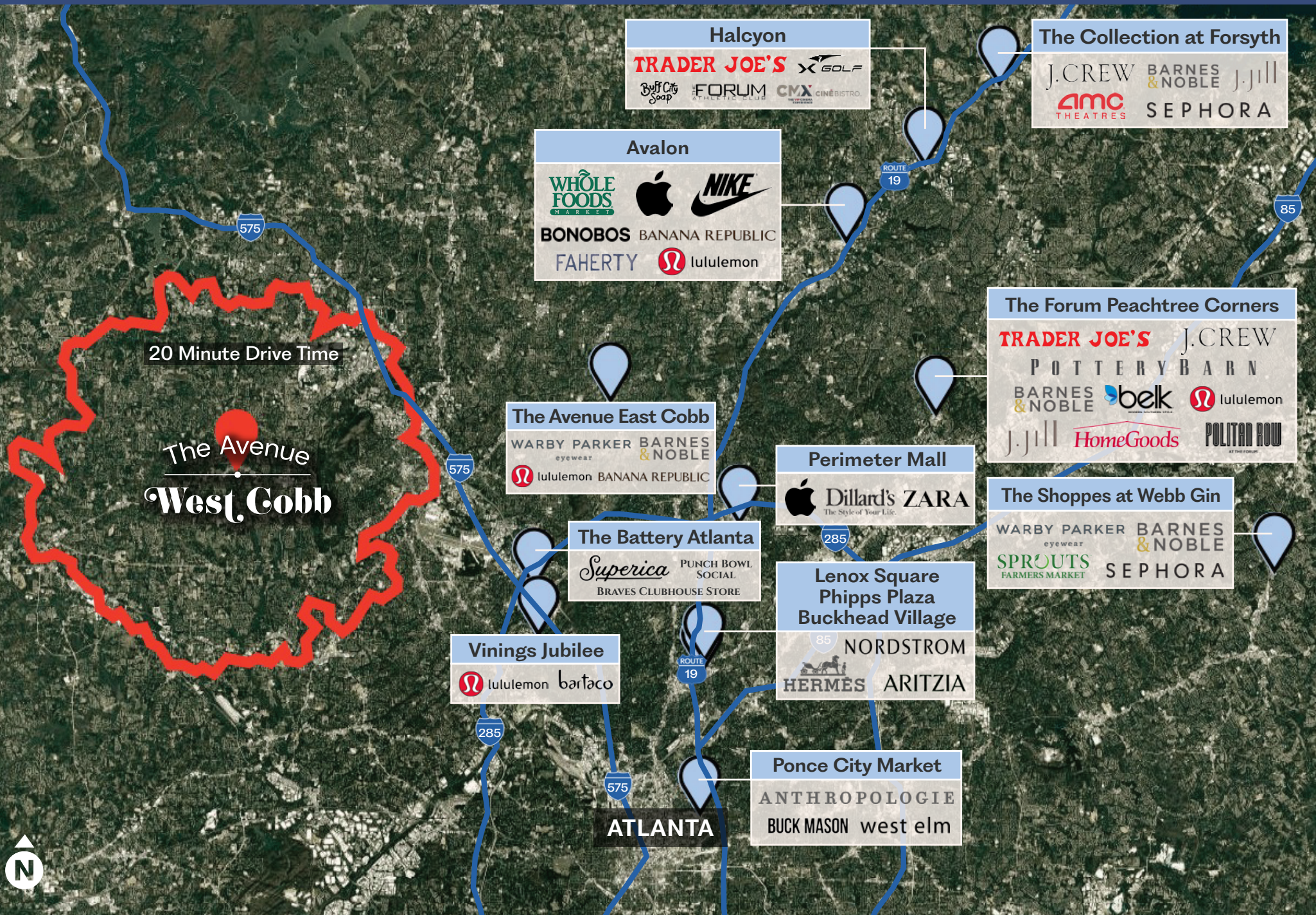
MEDIAN AGE

39.3



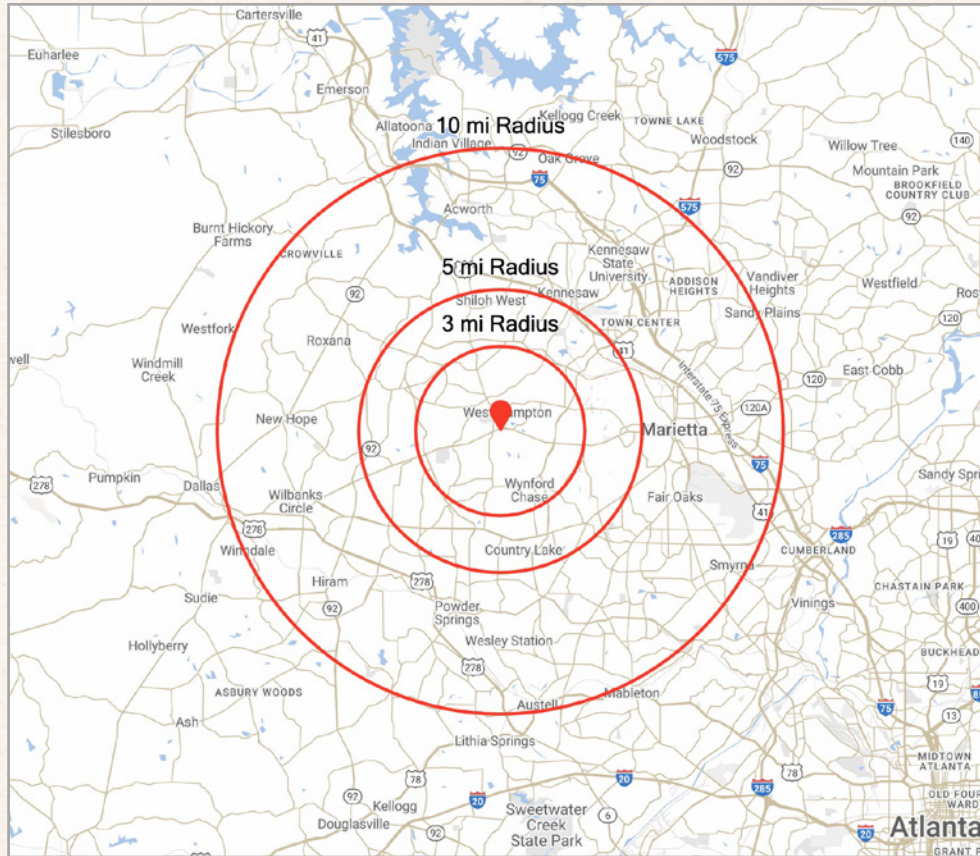


# REGIONAL RETAIL LANDSCAPE





# DEMOGRAPHICS

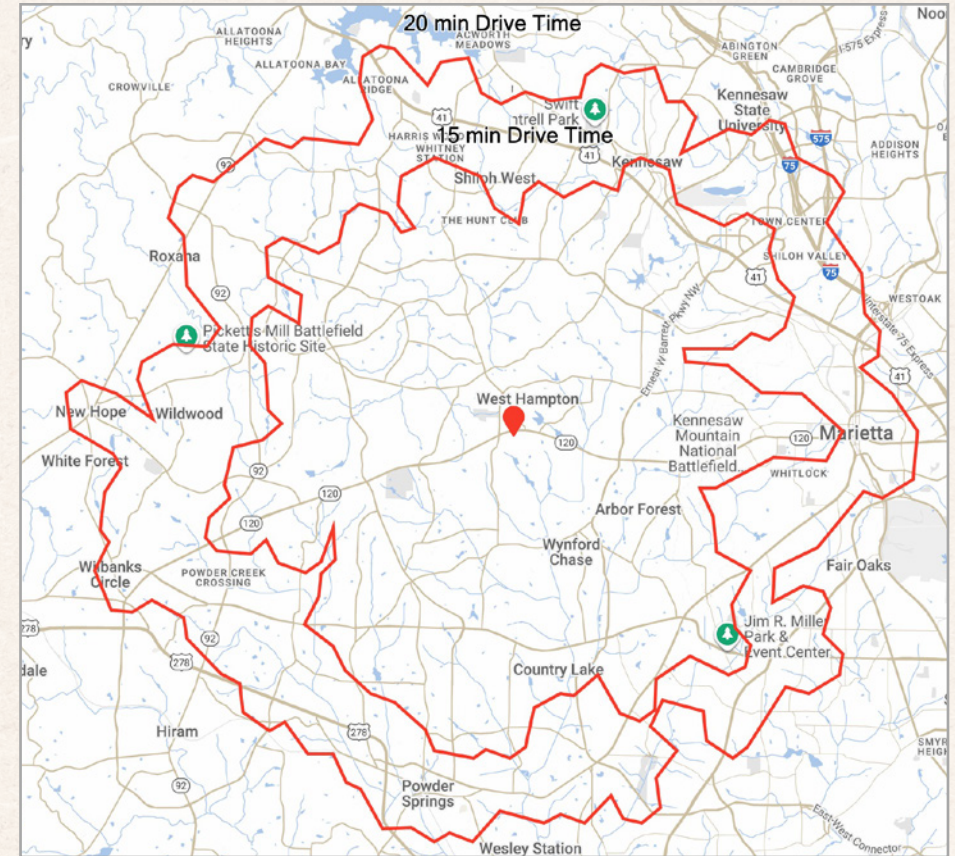


## DEMOGRAPHICS

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



## 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

WHOLE  
FOODS  
MARKET

BURGER 21  
BURGERS REINVENTED

BODY  
DETAILS

## Town Center at Cobb

JCPenney

H&M

★ macy's

Rainbow

## Parkside West Cobb

SPROUTS  
FARMERS MARKET

ULTA  
BEAUTY

Marshalls

petco

## Barret Pavilion Cobb Place SC

TARGET

OLD NAVY

COST PLUS  
WORLD MARKET

DSW

The Avenue  
West Cobb



# WEST VIEW



Dobbins Air Reserve Base

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

TARGET

THE HOME DEPOT

Publix

LOWE'S

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

Parkside West Cobb  
SPROUTS FARMERS MARKET ULTA BEAUTY  
Marshalls petco CRUNCH

Village Green  
belk Kroger

Oregon Park  
Pickleball, Ballfields & Disc Golf





# EAST VIEW



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

**Lost Mountain Park  
Rec Center, Ballfields & Tennis Courts**

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

**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** **songlass hut** **WALK-ONS**

**AMERICAN EAGLE** **Teddy's** **KAY JEWELERS**

**Village Green**

**belk**  
MODERN SOUTHERN STYLE

**Kroger**





# SITE PLAN





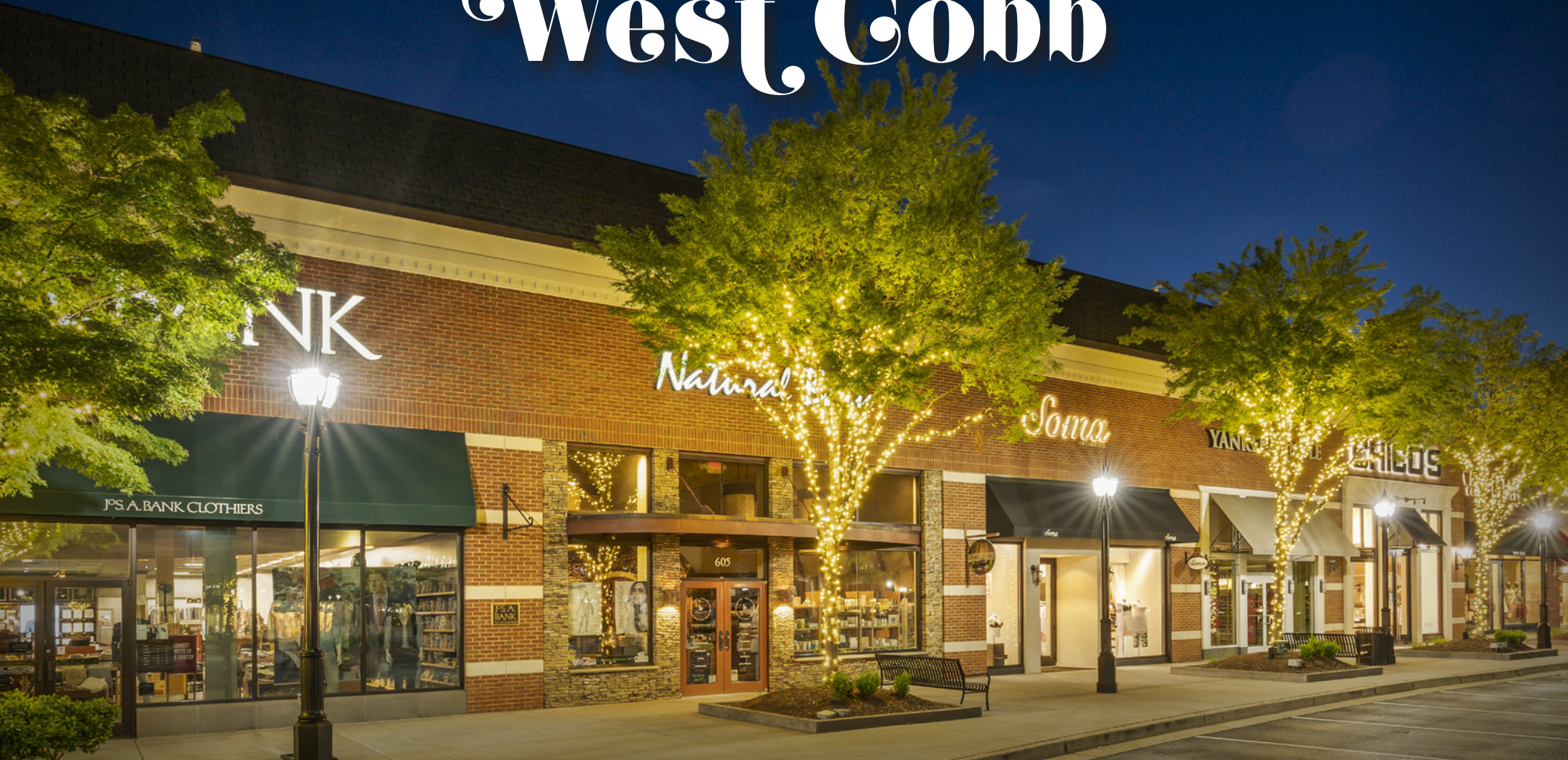
# TENANT ROSTER

| Suite          | Tenant                         | GLA           |
|----------------|--------------------------------|---------------|
| 100            | Jim 'N Nick's Bar-B-Q          |               |
| 200            | Kirklands                      |               |
| <b>220</b>     | <b>AVAILABLE</b>               | <b>1,500</b>  |
| 240            | Lane Bryant                    |               |
| 260            | Famous Footwear                |               |
| 280            | Hallmark Gold Crown            |               |
| <b>300</b>     | <b>AVAILABLE</b>               | <b>9,980</b>  |
| 340            | Sports Addiction (Temp)        |               |
| <b>360-380</b> | <b>AVAILABLE</b>               | <b>22,320</b> |
| 400            | Barnes & Noble                 |               |
| <b>450</b>     | <b>AVAILABLE</b>               | <b>2,107</b>  |
| <b>455</b>     | <b>AVAILABLE</b>               | <b>1,201</b>  |
| 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                |               |
| <b>750</b> | <b>AVAILABLE</b>           | <b>1,170</b>  |
| 760        | Dress Up Boutique          |               |
| 765        | Hammer & Nails Grooming    |               |
| 770        | Queen Tea                  |               |
| 780        | The Jewelsmith             |               |
| 785        | Walk On's Sports Bistreaux |               |
| 800        | Vera Whole Health          |               |
| <b>820</b> | <b>AVAILABLE</b>           | <b>9,048</b>  |
| <b>830</b> | <b>AVAILABLE</b>           | <b>10,499</b> |
| 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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