



Parliament

3079 Hidden Forest Ct, Marietta, GA 30066



Property highlights

**Prime Retail Opportunity at Kennesaw State's
Largest Mixed-Use Development - 789 Beds
Across from Fifth Third Bank Stadium**

- 41,000+ student market - Georgia's 2nd largest university
- Premium location across from Fifth Third Bank Stadium
- Surrounded by additional student housing developments
- Direct access to Big Shanty Rd and Northwest Corridor Express



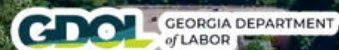


COPPER SOCIAL
STUDENT
APARTMENTS

TOWN CENTER AT COBB



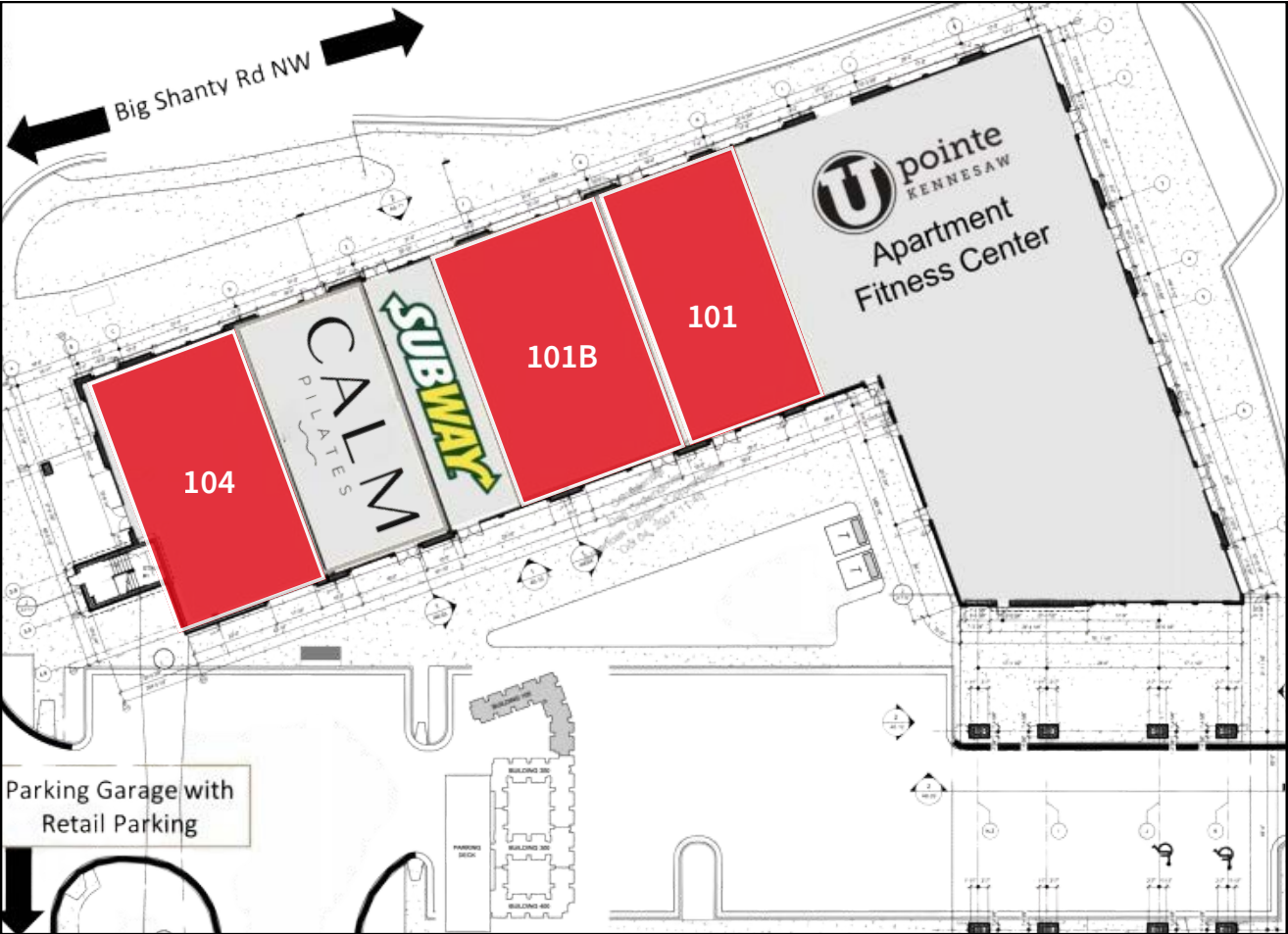
SITE



KENNESAW STATE
RUGBY PITCH

KENNESAW STATE
STADIUM

Tenant roster and site plan



Unit	Tenant	Size
101	AT LEASE	2,082
101B	AT LEASE	2,840
102	Subway	1,250
103	Calm Pilates	2,082
104	VACANT	2,782

Key

Occupied

Vacant



SUITE 101
AT LEASE

SUITE 101B
AT LEASE

SUITE 102
SUBWAY

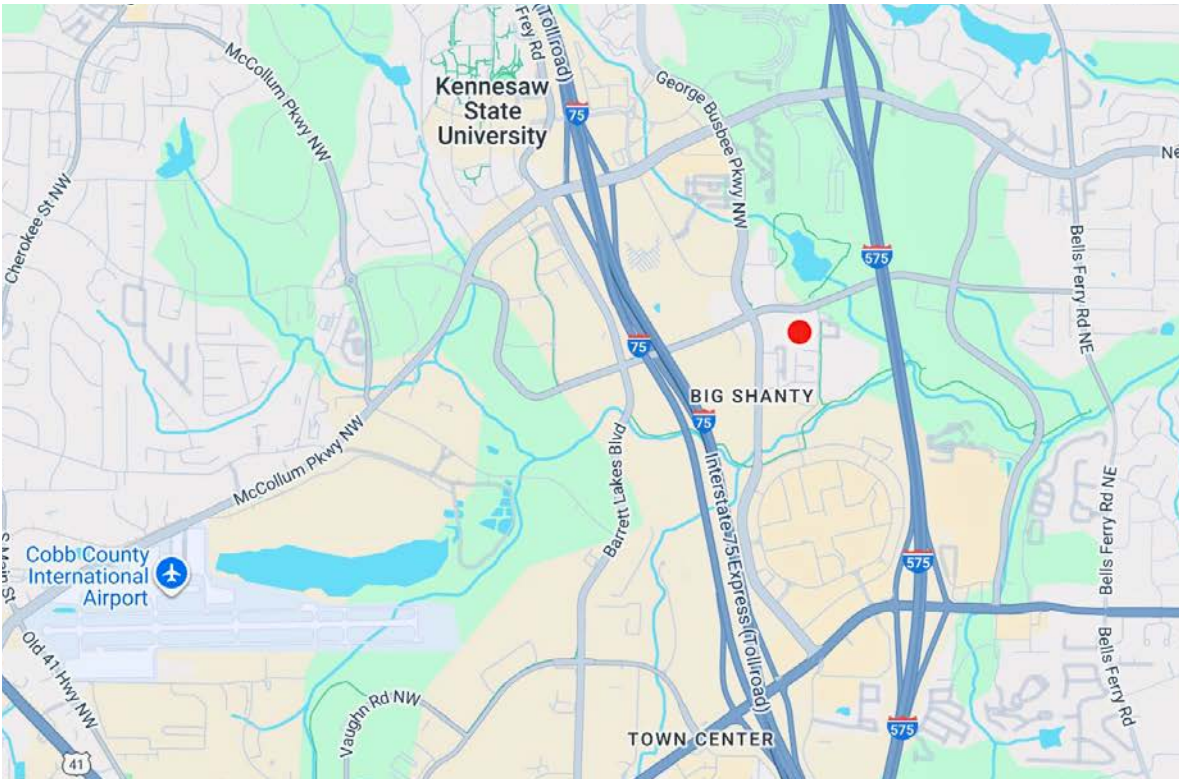
SUITE 103
CALM
PILATES

SUITE 104
2ND GEN
RESTAURANT
AVAILABLE

Demographics

Experience the perfect East Cobb lifestyle, where quiet suburban charm meets the convenience of top-rated schools, parks, and premier shopping just moments from your door.

- Zoned for the award-winning Cobb County School District.
- Minutes from The Avenue East Cobb, plus everyday conveniences.
- Close to East Cobb Park, Fullers Park, and the Chattahoochee River.
- Located on a peaceful, tree-lined cul-de-sac in a family-friendly neighborhood.
- Easy access to I-75, I-575, and major local roads.



	1 Mile	3 Miles	5 Miles
Daytime Population Average	6,692	69,027	187,989
Household Income	\$77,420	\$87,795	\$102,030
Median Age	23.7	34.1	37.5



JLL

Gary Woodward

Executive Vice President

gary.woodward@jll.com

+1 404 995-6455

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