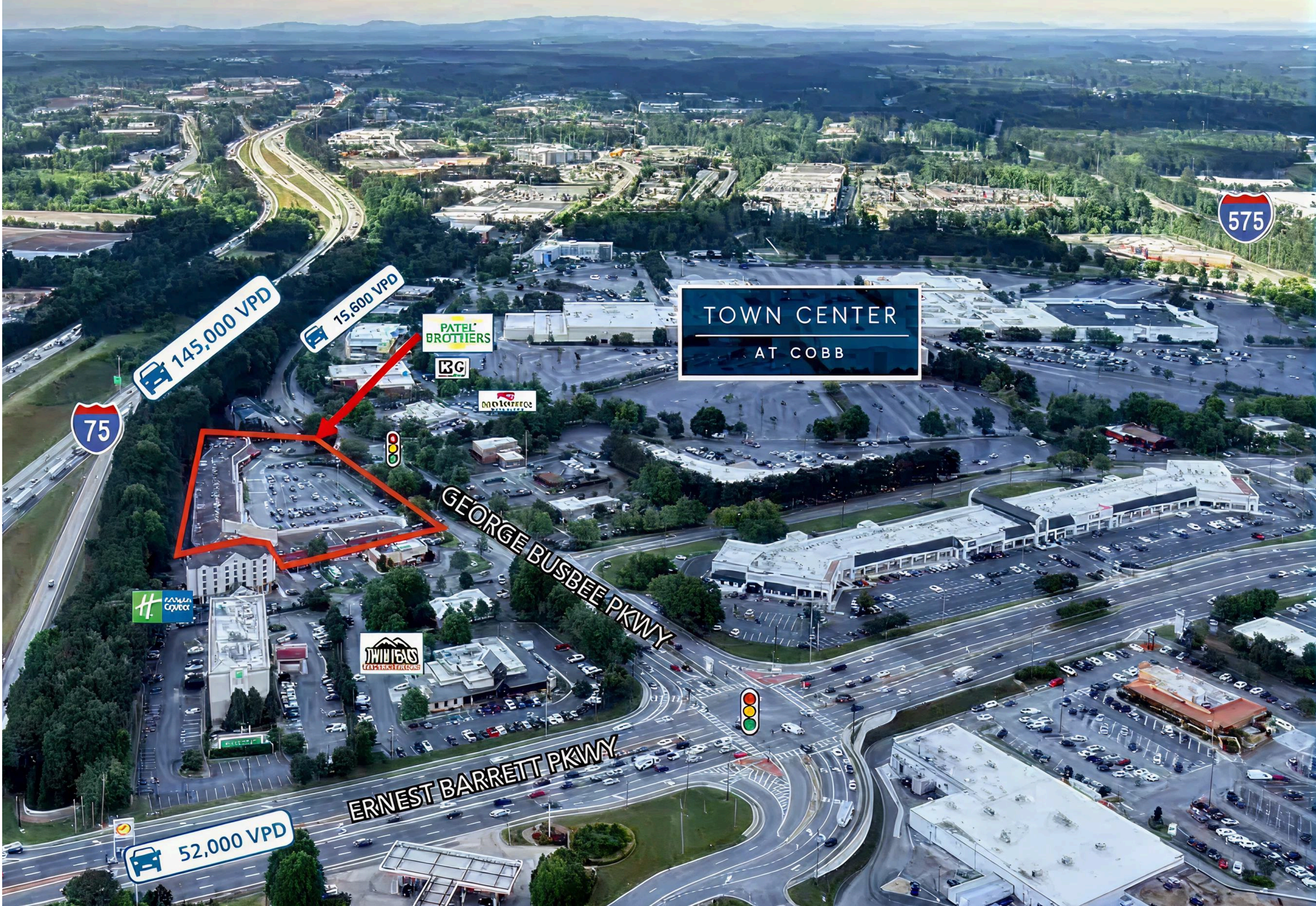




# Town Center Oaks

Town Center Oaks is a 52,456 SF shopping center maintaining high occupancy through strategic positioning and tenant quality. Located directly across from Town Center at Cobb with proximity to Kennesaw State University's 44,000 students, this established retail corridor benefits from a complementary mix of retail, service, and restaurant tenants — demonstrating sustained market strength and operational stability in one of Metro Atlanta's premier retail destinations.

Area				
Demographics	1 MILE	3 MILE	5 MILE	
2024 Population	8,255	58,667	177,459	
Daytime Population	16,755	86,260	193,040	
2024 Households	3,081	23,649	68,266	
Household Income	\$104,500	\$103,600	\$121,200	



**Town Center Oaks**  
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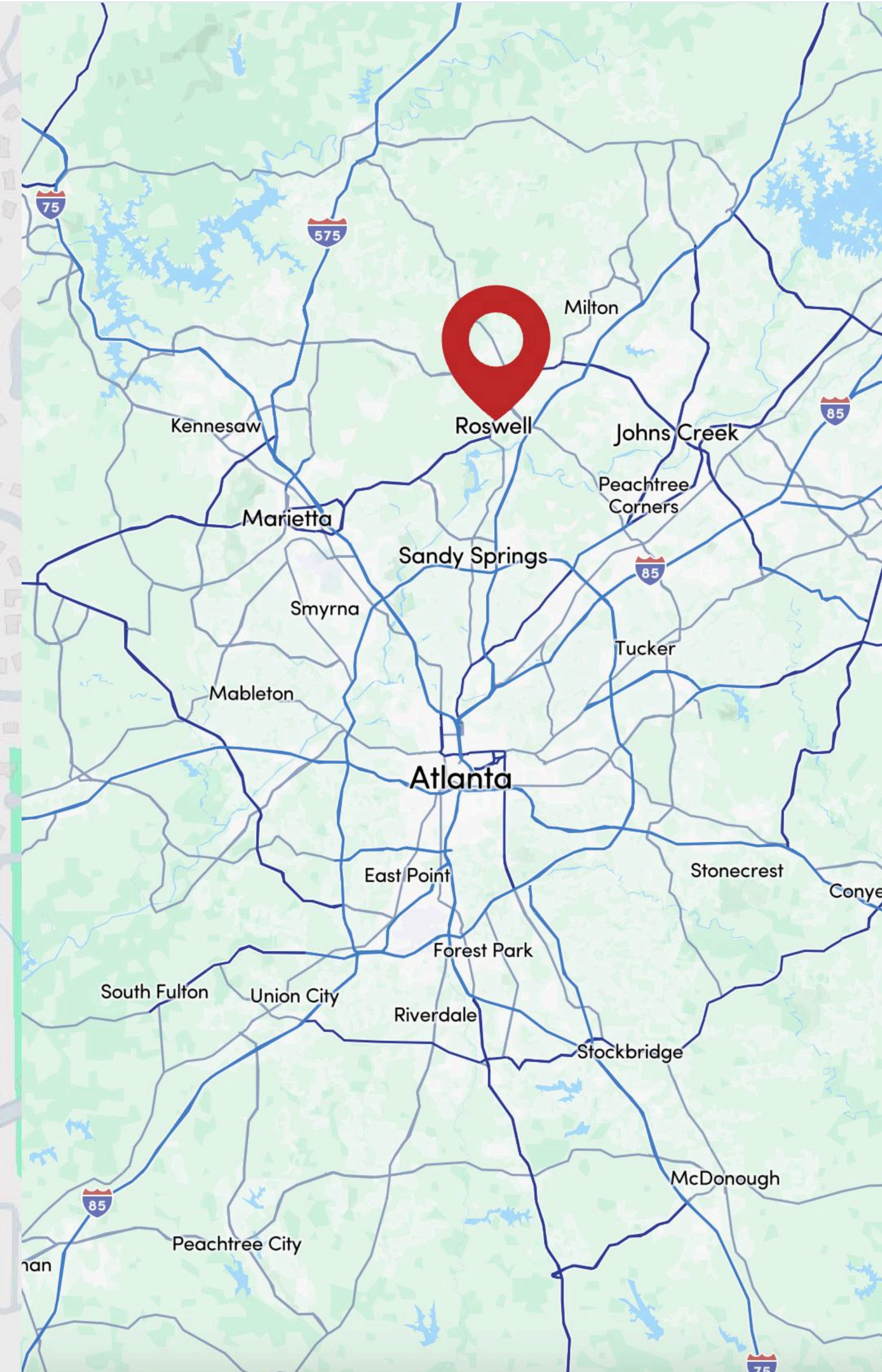
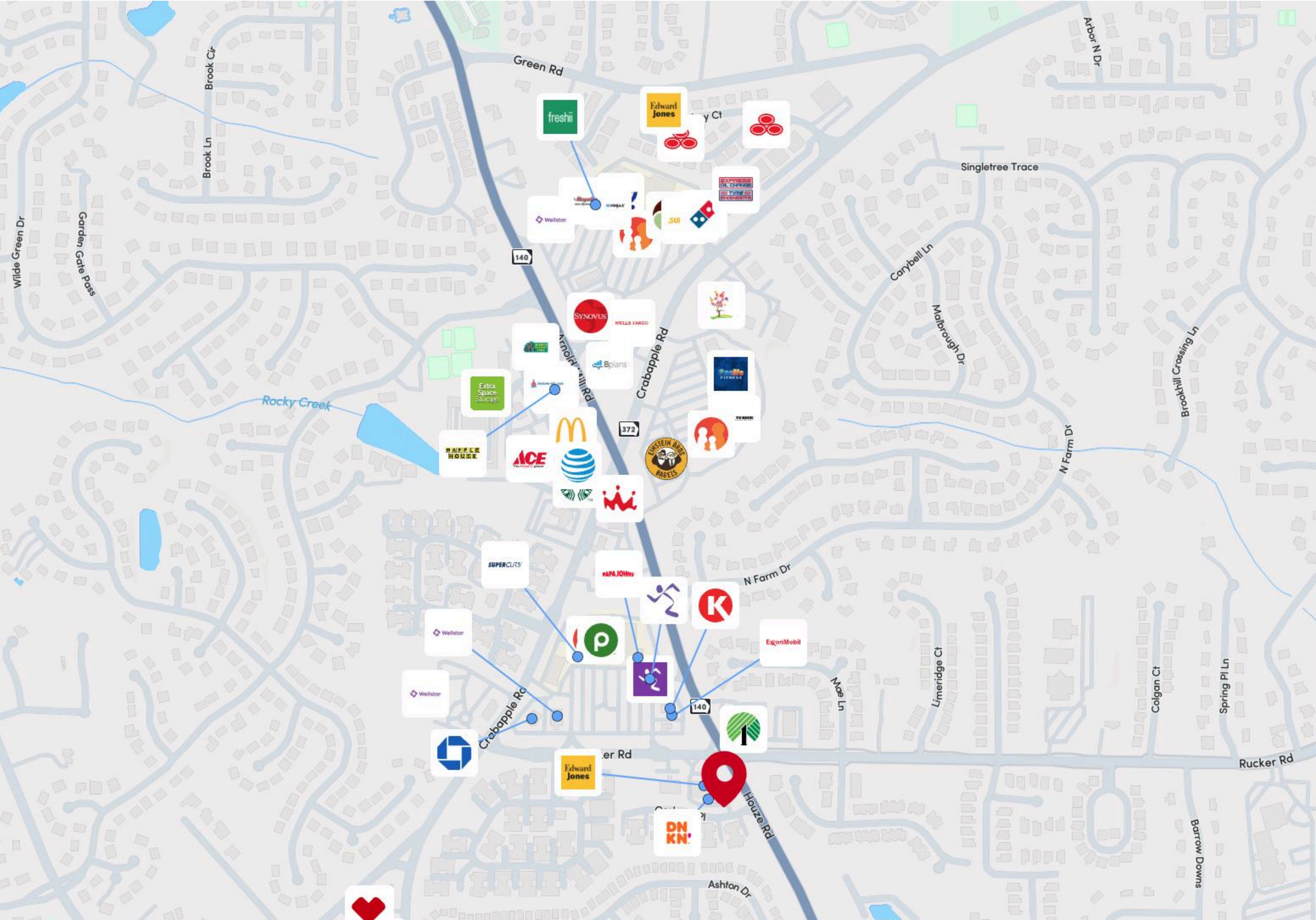
Positioned on Barrett Parkway's 57,000 daily vehicle corridor with immediate I-75 and I-575 access, Town Center Oaks captures both local Kennesaw traffic and regional interstate commuters. This dual-corridor positioning ensures consistent customer flow from Cobb County's northern communities.

## Town Center Oaks

Suite	Tenant	SF	Suite	Tenant	SF
1	Sushi Yu	3,446	14	Top Dogs & Cool Critters	3,900
3	Lucky Goose Tattoo	1,300	17	PurityNail 21	1,300
4	Smoothie King	1,300	20	Bird Watcher Supply	4,537
5-6	Whydrate	3,587	21	SAS Shoes	2,700
7-8	Bawarchi Biryani & Kwality Ice Cream	4,100	23	A Piece of Cake	900
9	Empire Beauty School	8,500	24	Crazy Daves Hair Studio	900
10	The UPS Store	2,098	25-26	Savage Pizza	2,700
11	Retail Space Available	1,400	27	Arthur Murray Dance Studio	3,000
12-13	Ecologie	2,788	28	Highlands Bar and Grill	4,000

**Strategic Visibility & Access** Direct frontage on Barrett Parkway delivers 57,000 daily vehicle impressions, while positioning across from Town Center at Cobb creates destination appeal and borrowed traffic from Metro Atlanta's premier shopping mall.





**Town Center Oaks** benefits from mall adjacency while maintaining independent access and parking. Kennesaw State University's nearby campus generates consistent daytime traffic from students and faculty, while Cobb County's affluent northern corridor demographics support the diverse tenant mix that has sustained high occupancy rates.