

NEW CHASTAIN CORNERS

3595 Canton Road | Marietta, GA 30066

RETAIL SPACE FOR LEASE

PROPERTY HIGHLIGHTS

- **AVAILABLE SPACE:**
1,200 SF | 4,700 SF OP
- New Chastain Corners is a 113,079 SF Kroger anchored shopping center with an exciting and fresh new look
- The center is surrounded by a dense population of 66,000+ with an average household income of \$100,000+ within a 3-mile radius
- Tenants include:



DEMOGRAPHICS

POPULATION



1 Mile 5,694
3 Mile 62,044
5 Mile 180,596

HOUSEHOLDS



1 Mile 2,071
3 Mile 23,318
5 Mile 67,808

DAYTIME POPULATION



1 Mile 5,479
3 Mile 64,586
5 Mile 190,300

AVE. HOUSEHOLD INCOME



1 Mile \$110,652
3 Mile \$109,067
5 Mile \$108,296

DAILY TRAFFIC COUNTS



Canton Road 28,000 AADT
New Chastain Road 21,500 AADT



LICENSED REAL ESTATE BROKER | FranklinSt.com

KAITLYN THERIOT
DIRECTOR

☎ 404.832.8891
✉ Kaitlyn.Theriot@FranklinSt.com

SAM KRUEGER
DIRECTOR

☎ 404.649.6268
✉ Sam.Krueger@FranklinSt.com

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MEET YOUR CUSTOMER

HOME IMPROVEMENT



10,506

Households



37.7

Median Age



\$72,100

Median HH Income

MARKET PROFILE

- Married-couple families occupy well over half of these suburban households.
- The majority of these Home Improvement residences are single-family homes that are owner occupied, with only one-fifth occupied by renters.
- These families spend a large portion of their time on the go and therefore tend to eat out regularly.
- Weekends are consumed with home improvement and remodeling projects.
- This group spends heavily on eating out, at both fast food and family restaurants.

COMFORTABLE EMPTY NESTERS



1,979

Households



48.0

Median Age



\$75,000

Median HH Income

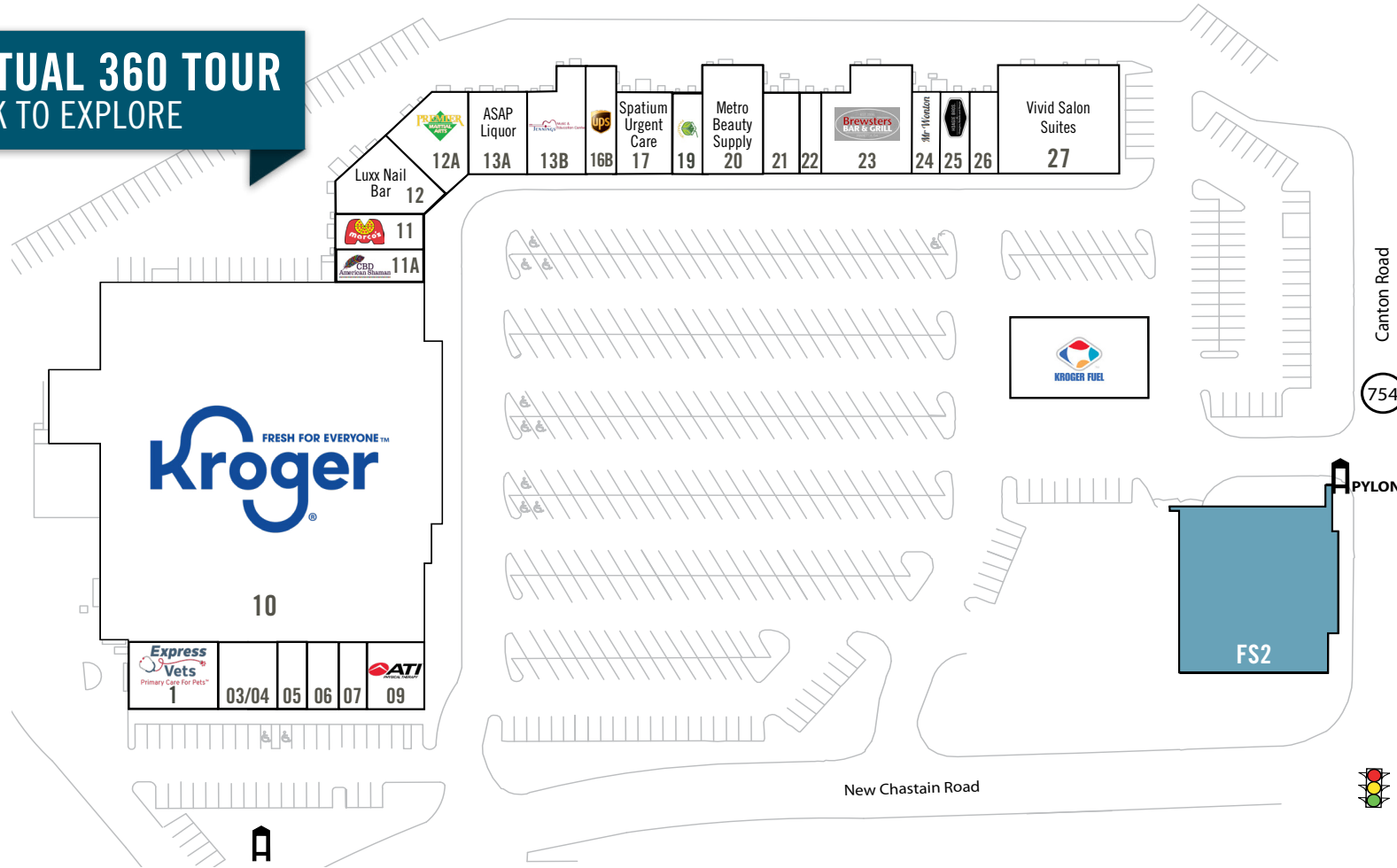
MARKET PROFILE

- Residents in this large, growing segment are aged 55 and older.
- Most are professionals working in government, health-care and manufacturing industries.
- These Baby Boomers are earning a comfortable living and more than benefit from years of investing and saving.
- Many are enjoying the transition from child rearing to retirement.
- This group values their health and financial well-being.
- They have the financial flexibility to splurge on dining out and hold home maintenance as a top priority.

Data pulled from Esri 2020.



VIRTUAL 360 TOUR
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Space	Tenant	SF
1	Express Vets	3,000
03/04	DMWA Ballet Academy	2,000
05	Fabcuturebrasil by Serrano	1,000
06	Dirty Doggy	1,000
07	Wellington Services	1,000
09	ATI Physical Therapy	2,000
10	Kroger	59,569
11	Marco's Pizza	1,446

11A	CBD American Shaman	1,592
12	Luxx Nail Bar	2,565
12A	Reid's Premier Martial Arts	2,804
13A	ASAP Liquor	2,160
13B	Jennings Music	3,045
16B	The UPS Store	1,600
17	Spatium Urgent Care	2,400
19	*Available with Notice	1,200
20	Metro Beauty Supply	3,200

21	Barber Shop	1,500
22	Hot Nails	900
23	Brewster's Bar & Grill	4,400
24	Mr. Wonton	1,200
25	Hoagie Bros	1,200
26	Body Wax & Threading Salon	1,200
27	Vivid Salon Suites	6,500
FS2	Available	4,700

