

FORMER BANK BRANCH

3595 Canton Road
Marietta, Georgia 30066

Cobb County



LEASING INFORMATION

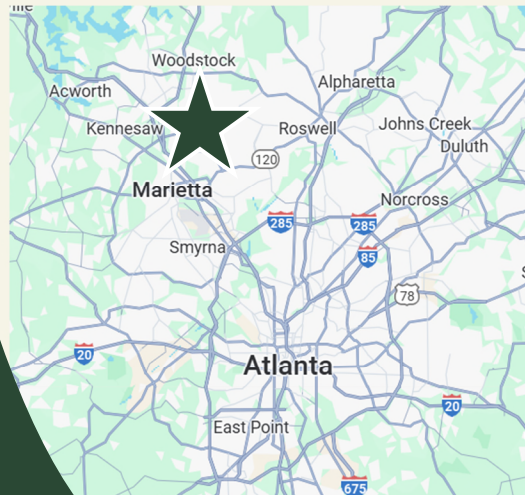
JIMMY DAVIS

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ESTD  2020

BRIDGER
PROPERTIES



- 4,700 SF Freestanding Bank located on the Kroger Outparcel at Canton Road and Chastain Corners Road in Marietta, Georgia.
- Located in the heart of affluent neighborhoods with Median Household Incomes of \$109,298 within 1 mile.
- The 113,079 SF Kroger Center behind the building is currently generating 1.42 Million Visits per year!
- Building receives fantastic exposure with freestanding monument signage and Traffic Counts of 33,137 VPD.
- Strong national cotenancy, including The UPS Store, ATI Physical Therapy, Express Vets, and Marco's Pizza.



**FORMER BANK
BRANCH
4,700 SF**

1.42 Million Annual Visits

33,137

FORMER BANK BRANCH

TRADE AREA OVERVIEW

Total Population	Total Households	Median HH Incomes	Total Employees
1 MILE: 6,187	1 MILE: 2,183	1 MILE: \$109,298	1 MILE: 2,332
3 MILE: 67,783	3 MILE: 23,507	3 MILE: \$92,984	3 MILE: 27,980
5 MILE: 191,743	5 MILE: 72,345	5 MILE: \$92,746	5 MILE: 110,001

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PROPERTY PHOTOS



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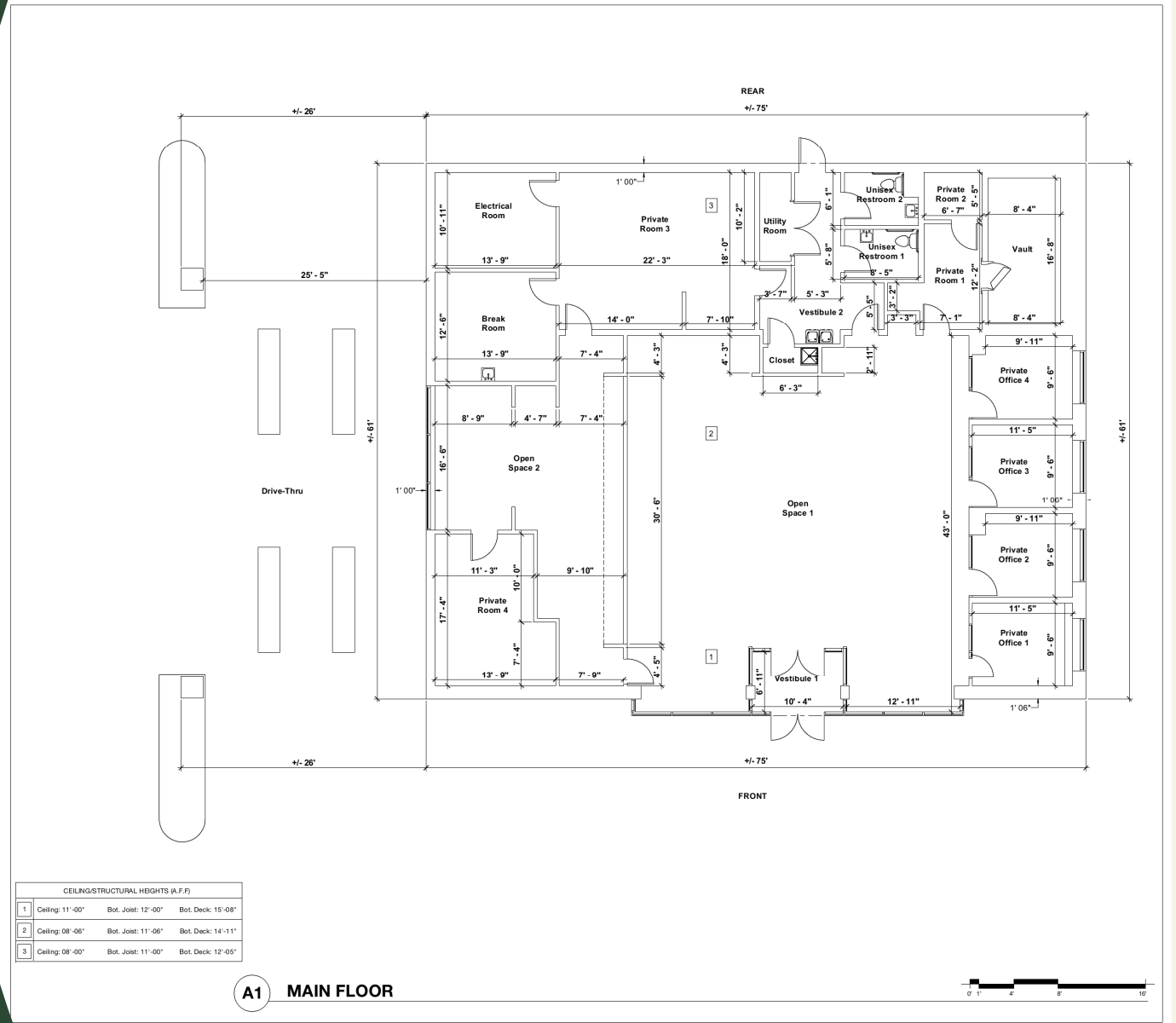
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FLOOR PLAN



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