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# COBB GALLERIA REDEVELOPMENT

## RESTAURANT SPACE AVAILABLE

FOR LEASE



# PROPERTY HIGHLIGHTS

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## Prime Location & Visibility

- Brand-new 3,850 SF restaurant space with an 800 SF patio offering highly visible and accessible frontage to both pedestrian and shuttle traffic.
- Directly fronts the pedestrian/shuttle bridge over I-285, serving as the main pedestrian gateway between Cobb Galleria and The Battery/Truist Park, home of the Atlanta Braves and their 81 regular season home games, attracting millions of fans and visitors each year.
- Positioned steps from the new shuttle pickup/drop-off area, ensuring maximum foot traffic from event-goers and daily visitors.
- Unmatched signage opportunity with access to a massive pylon sign fronting I-285, offering brand exposure to over 300,000+ vehicles per day.

## Event-Driven Foot Traffic

- Upon reopening in 2027, Cobb Galleria will host 210+ events annually, drawing over 425,000+ attendees.
- Captures pre and post event dining, drinks, and entertainment crowds from major conventions, trade shows, and performances.
- Walkable to The Battery Atlanta and Truist Park, benefiting from 3M+ visitors annually, including Braves games, concerts, and year-round programming.

## Exceptional Pedestrian Access

- Built-in pedestrian visibility ensures organic traffic and impulse visits, especially on game days and during large-scale events.

## Superior Accessibility

- Conveniently located near major highways (I-285 and I-75), making it accessible to local diners, office tenants, and out-of-town visitors.
- Ample shared parking via Galleria deck and surface lots.

## Strategic Placement for Restaurant Success




- Surrounded by a dense daytime population, including corporate offices, hotels, and conference guests, ideal for lunch, happy hour, and dinner service.

## Marketing & Branding Advantages

- Pylon signage facing I-285 provides regional visibility, rarely available for restaurants.
- Space can act as a flagship location or brand statement due to its architectural visibility, signage rights, and proximity to a premier entertainment district.



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
 2025 Population Density	16,814	90,859	216,020
 2025 Daytime Population	36,084	145,208	275,059
 2025 Average HH Income	\$119,352	\$136,591	\$166,498
 2025 Households	9,367	46,375	97,614

# SITE RENDERINGS





# RETAIL AERIAL

# SITE PLAN

RESTAURANT SPACE WITH PATIO





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