

BATTLE RIDGE PAVILION

1690 Powder Springs Road, Marietta, GA 30064



OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
Building Size:	104,567 SF
Available SF:	1,050 - 1,400 SF
CTI per square foot:	\$4.06

PROPERTY OVERVIEW

Battle Ridge Pavilion is a ±104,567–square–foot neighborhood center located near the intersection of Powder Springs Road and Macland Road in Marietta, Georgia. The property is 95% occupied with a strong mix of national, regional and local tenants. National tenants include Kroger, AT&T, H&R Block, Subway, Great Clips, & Papa Johns.

SPACES	LEASE RATE	SPACE SIZE
Suite 210	Negotiable	1,400 SF
Suite 213	\$20.00 SF/yr	1,050 SF

AUSTIN SUMNER PROPERTIES

706.353.1039

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LEASED

AVAILABLE

LEASE TYPE NNN | TOTAL SPACE 1,050 - 1,400 SF | LEASE TERM NEGOTIABLE | LEASE RATE \$20.00 SF/YR

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Kroger	Kroger	64,905 SF	NNN	Negotiable	-
Suite 201	-	1,750 SF	NNN	\$20.00 SF/yr	-
Suite 202-203	BK Nails	2,450 SF	NNN	Negotiable	-
Suite 204	Prime Communications (AT&T)	1,400 SF	NNN	Negotiable	-
Suite 205	Quincy's Braids	1,400 SF	NNN	Negotiable	-
Suite 206	-	1,050 SF	NNN	\$20.00 SF/yr	-
Suite 207-209	Noble Beauty	5,612 SF	NNN	Negotiable	-
Suite 207-209	Noble Beauty	5,612 SF	NNN	Negotiable	-
Suite 210	Available	1,400 SF	NNN	Negotiable	-
Suite 211	Subway	1,400 SF	NNN	Negotiable	-

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SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 213	Available	1,050 SF	NNN	\$20.00 SF/yr	-
Suite 212	Energy Zone	1,750 SF	NNN	Negotiable	-
Suite 214	El Patron Mexican Restaurant	2,800 SF	NNN	Negotiable	-
Suite 300	Westside Veterinary Hospital	2,500 SF	NNN	Negotiable	-
108	House of Lu III	2,450 SF	NNN	Negotiable	-
107	ScentHound	1,050 SF	NNN	Negotiable	-
106	Great Clips	1,050 SF	NNN	Negotiable	-
Suite 105	A1 Wings	1,400 SF	NNN	\$27.00 SF/yr	-
104	H&R Block	1,400 SF	NNN	Negotiable	-
103	T-Mobile	1,400 SF	NNN	Negotiable	-
101	Papa John's	1,400 SF	NNN	Negotiable	-
102	CBD Pros	1,400 SF	NNN	Negotiable	-
Suite O	Kroger Fuel	0 SF	NNN	Negotiable	-

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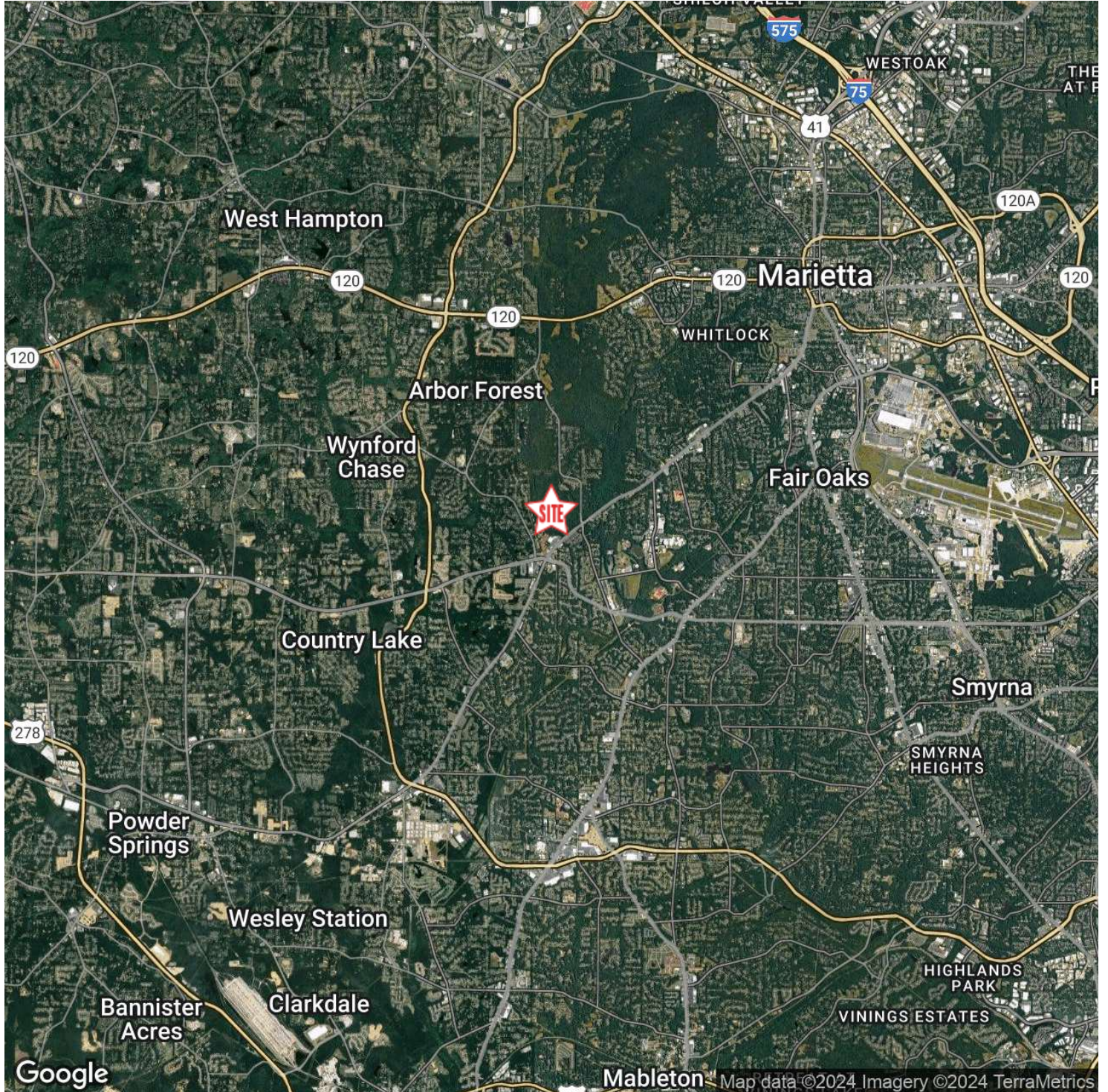
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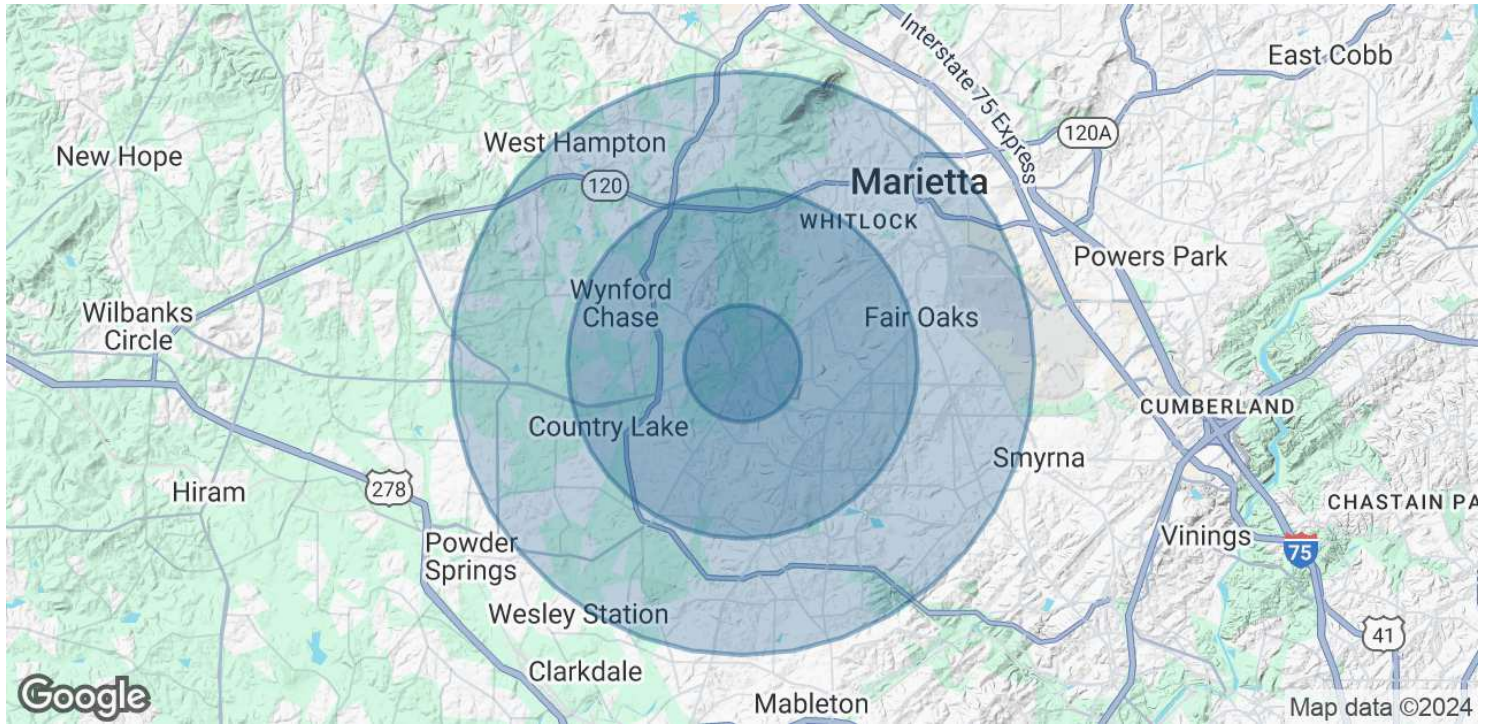
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,955	60,096	162,809
Average age	35.4	35.1	34.6
Average age (Male)	34.2	33.8	33.2
Average age (Female)	38.0	36.8	36.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,993	20,273	57,716
# of persons per HH	3.5	3.0	2.8
Average HH income	\$79,075	\$72,593	\$71,783
Average house value	\$246,969	\$250,373	\$253,559

* Demographic data derived from 2020 ACS - US Census

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