

Village Green

3600 Dallas Highway SW
 Marietta, GA 30064
 Lat 33.954, Long -84.655

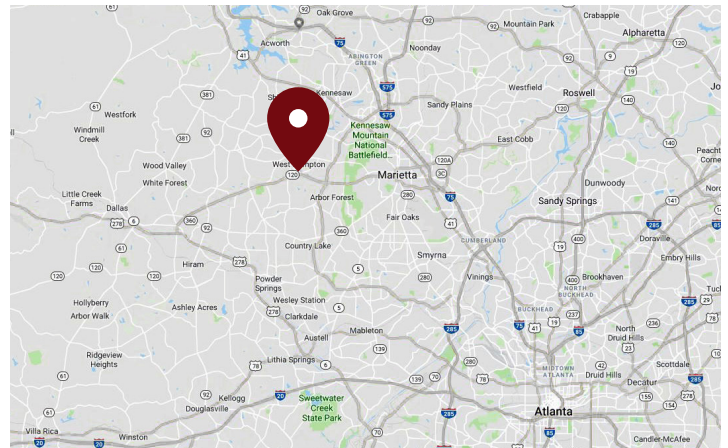
FOR LEASE



1,500 - 7,833 SF SPACES AVAILABLE

PROPERTY HIGHLIGHTS

- Village Green is a Kroger and Belk Anchored, Neighborhood Shopping Center with a Diverse Mix of National, Regional and Local Retail, Service and Restaurant Brands
- Surrounded by High Income Homes in Densely Populated Neighborhoods in the Affluent West Cobb Community
- Prime Location in the Heart of a Major Retail Corridor Along Dallas Highway, Across from The Avenue West Cobb
- Located 1 Mile from Due West Elementary (562 Students), 2 Miles from Harrison High School (2,365 Students) and 3 Miles from McClure Middle School (1,117 Students)
- Traffic Count: 34,360 VPD



DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Total Population	5,196	41,609	131,232
Daytime Population	6,034	33,125	102,501
Total Households	1,884	14,039	45,813
Avg. HH Income	\$158,921	\$168,723	\$148,965

Data provided by Placer Labs Inc. (www.placer.ai) & Esri

Melody Holley

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 6400 Powers Ferry Road, Suite 300, Atlanta, GA

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Crossman & Company

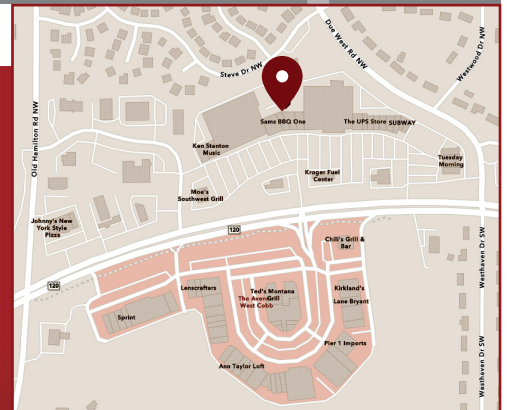
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Suite	Tenant	Size	Suite	Tenant	Size	Suite	Tenant	Size
301	Moe's Southwest Grill	2,800	180	Kroger	59,134	300	uBreakiFix	900
302	AT&T	1,400	200	Maui Beach	1,400	310	Pure Barre	1,765
201	Bark Street Petopia	2,100	210	The Hearing Center	1,400	320	AVAILABLE	1,500
202	Ken Station Music	4,900	220	Ping Hai DDS	1,400	330	Ritz Cleaners	1,200
ANC	Belk	65,927	230	The UPS Store	1,400	450	Kale Me Crazy	1,750
100	Orangetheory Fitness	3,200	240	Adam's Fine Jewelry	1,200	430	AVAILABLE	7,833
110	A&J Hair Salon	2,000	250	Jet's Pizza	1,200	400	Hidalgo's Mexican Restaurant	3,667
120	Sennebogen Chiropractic	2,000	260	Mathnasium	1,200	TOTAL 185,426		
130	AVAILABLE	3,050	270	Sports Clips	1,600			
150-160	Atami Grill & Sushi	4,200	280	Big Frog Custom T-Shirts	1,200			
170	Polish Me Off	2,100	290	Yogli Mogli	2,100			



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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY



EST. # OF VISITS ANNUALLY



AVG. VISITS / CUSTOMER



AVG. LENGTH-OF-STAY / VISIT



TOP 3 DAYS



Saturday	340,613
Sunday	329,914
Friday	324,023

OF VISITS

TOP 3 HOURS

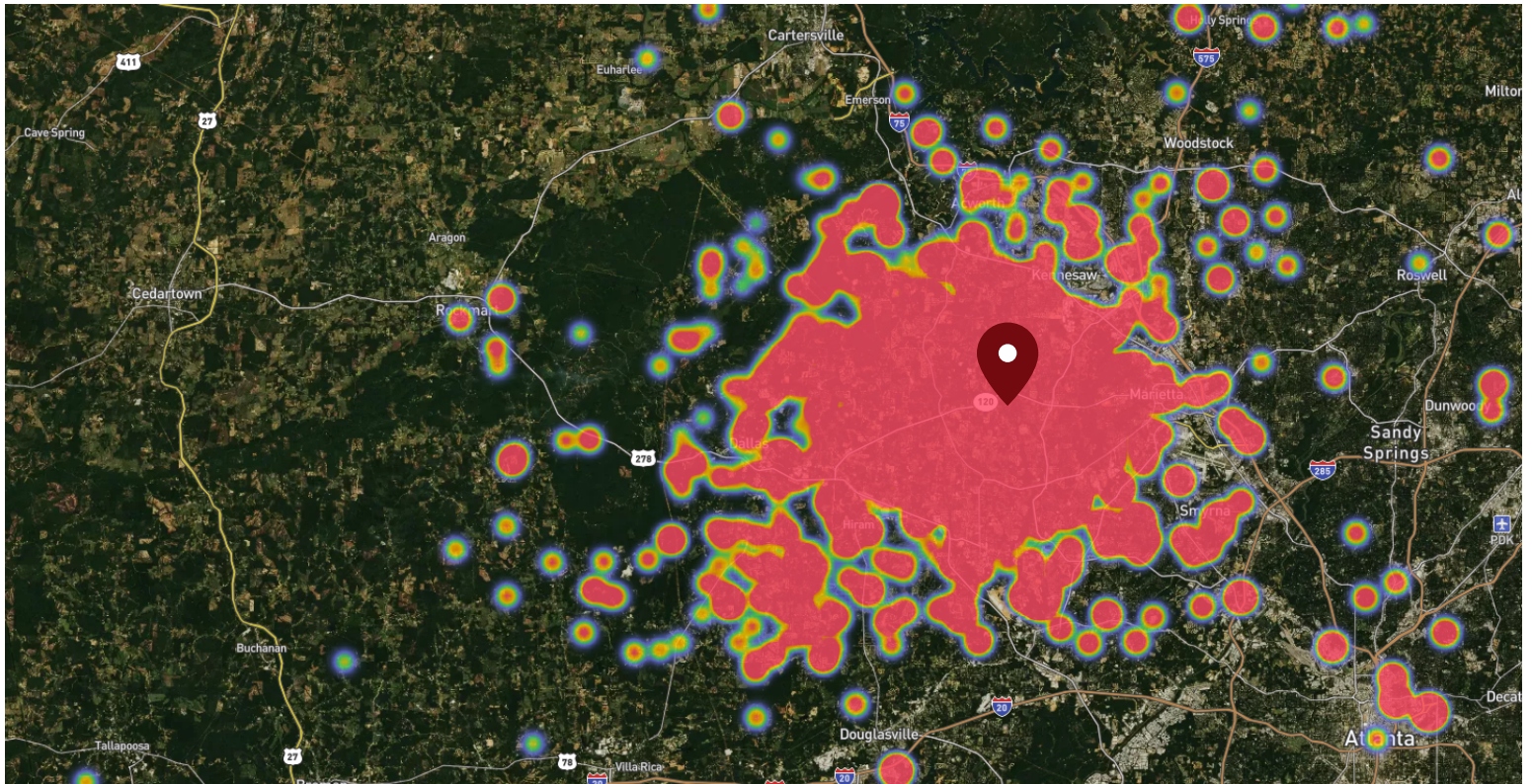


5-6 PM	386,501
6-7 PM	382,729
4-5 PM	364,669

OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) August 1, 2021 - July 31, 2022

SITE VISIT DENSITY



Red, orange, and yellow colors represent the location of 60% of site visitors

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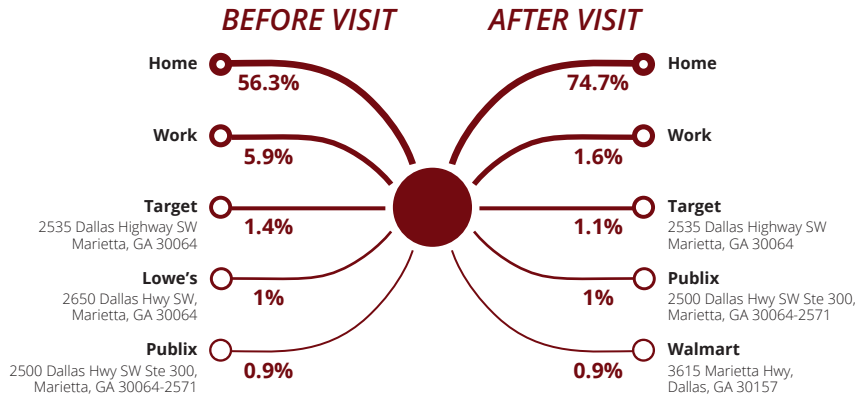


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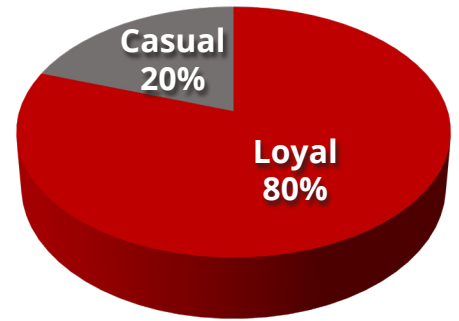
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CUSTOMER JOURNEY - TOP 5 PLACES

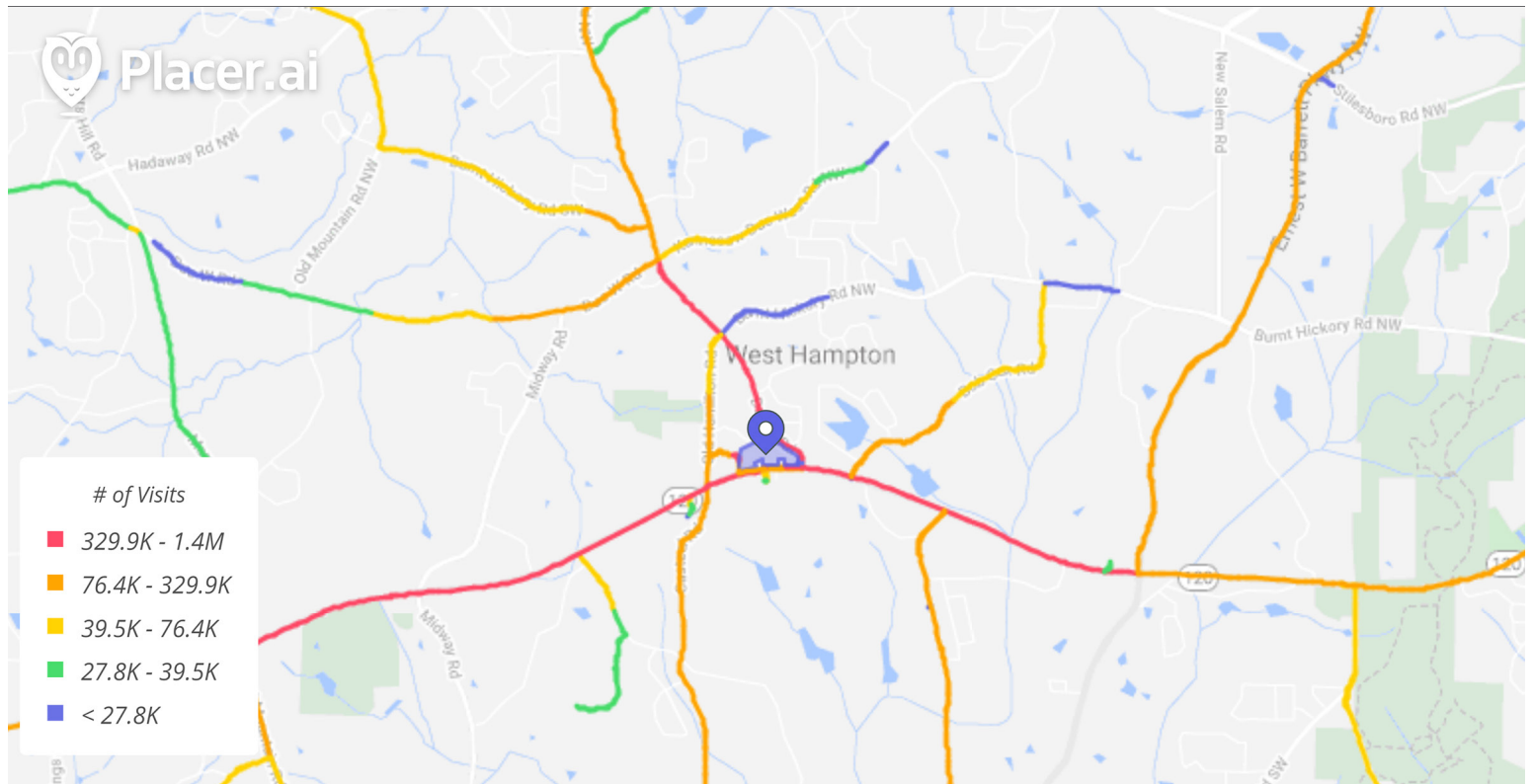


CUSTOMER LOYALTY



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CUSTOMER JOURNEY



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