

HOME CENTER VILLAGE-PARCEL

2465-2505 CHASTAIN MEADOWS PARKWAY, MARIETTA, GA 30066

FOR LEASE

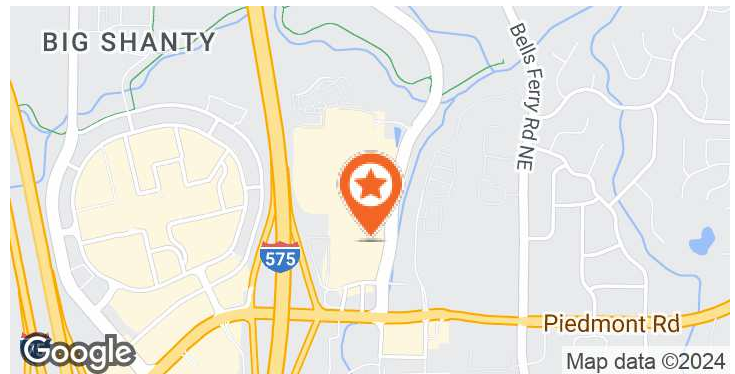


LOCATION DESCRIPTION

Site is located approximately 0.25 mile from the ramp to I-575

PROPERTY HIGHLIGHTS

- Available for Ground Lease: 0.66 Acres
- 3,668 SF Proposed building
- Shadowed by one of the top performing super Walmart in north Georgia
- Super regional trade area includes 1.3 million SF mall, Town Center at Cobb
- Adjacent to new 200 unit multi-family residences & 2 miles from Kennesaw State University
- GA DOT Traffic Counts: Barrett Pkwy-30,700 AADT / Chastain Meadows Pkwy-12,500 AADT



DEMOGRAPHICS	1 MILES	3 MILE	5 MILES
Population Density	9,541	58,628	182,491
Average HH Income	\$105,050	\$111,517	\$131,295
Daytime Population	11,925	85,805	213,714



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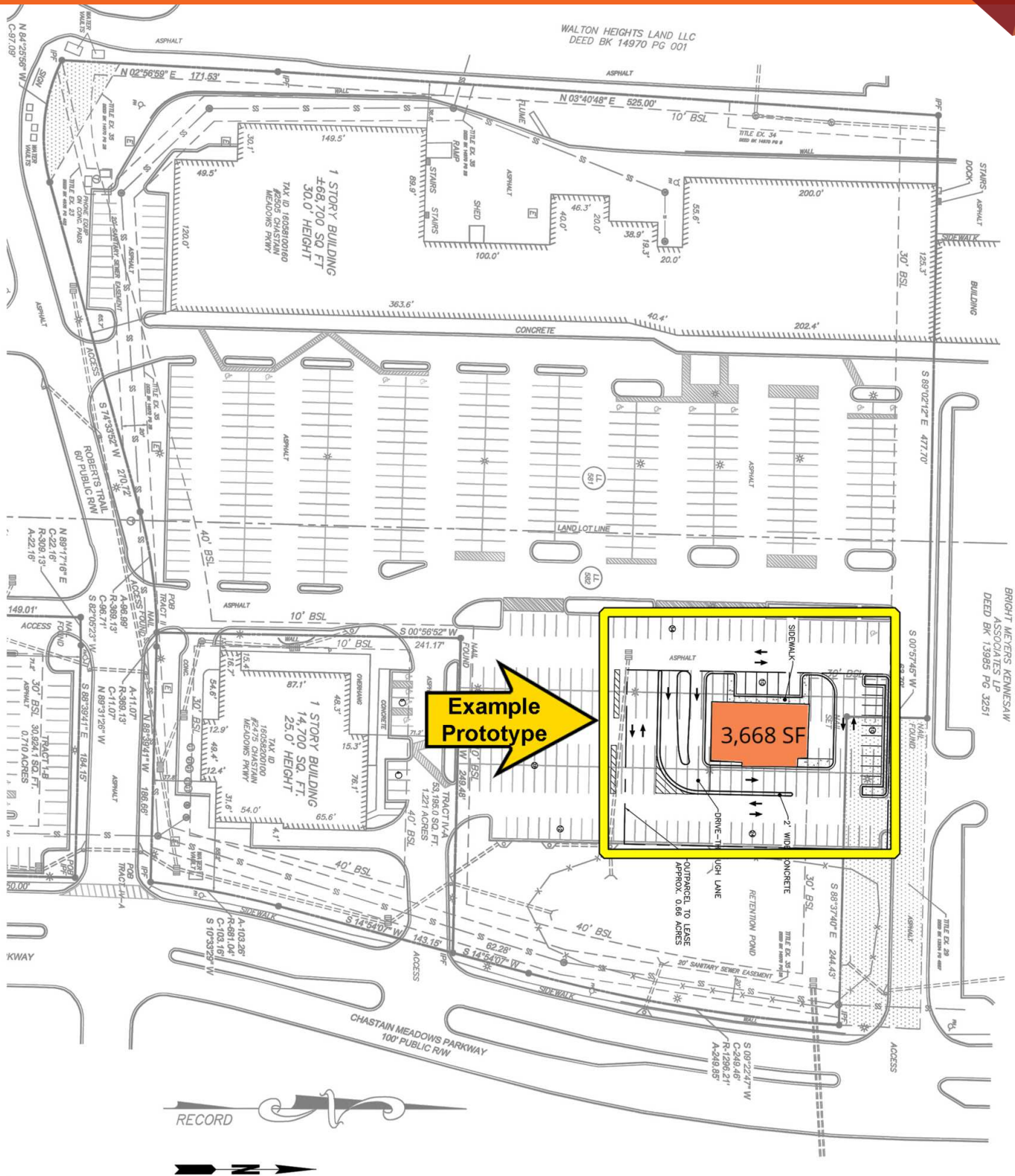
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