

# WINDY HILL EXCHANGE

# FOR LEASE

2580 WINDY HILL ROAD SE, MARIETTA, GA 30067

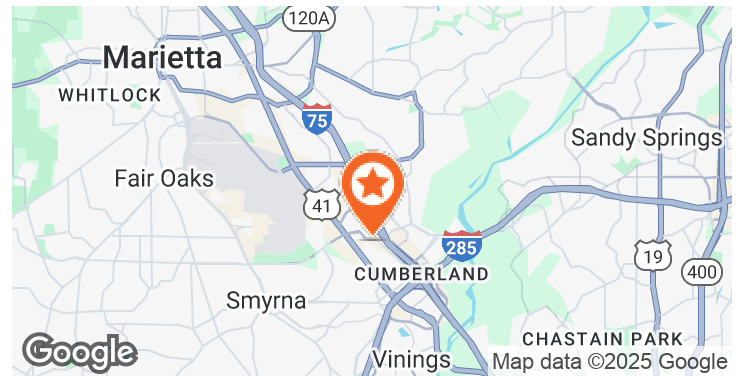



## LOCATION DESCRIPTION

Marietta shopping center with national co-tenants in a major Cobb County retail corridor

## PROPERTY HIGHLIGHTS

- Available 1/1/2026: 1,200 SF
- Co-Tenants: Starbucks, Panda Express, J Buffalo Wings, Benchmark Physical Therapy, Xhale City & Massage Spring
- Traffic light access at Windy Hill Road
- Center is within close proximity to Truist Park (Home of the Atlanta Braves) & The Battery (10M + visitors annually)
- Located adjacent to Target and Well Star Windy Hill Hospital
- GA DOT Traffic Counts: Windy Hill Rd - 40,600 AADT / I-75 - 327,000 AADT



 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population	18,160	102,697	228,459
Daytime Population	29,548	161,006	280,898
Average HH Income	\$86,221	\$122,676	\$146,303



**AMY KENNEDY**

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# Cumberland

## Area Retail

November 2025

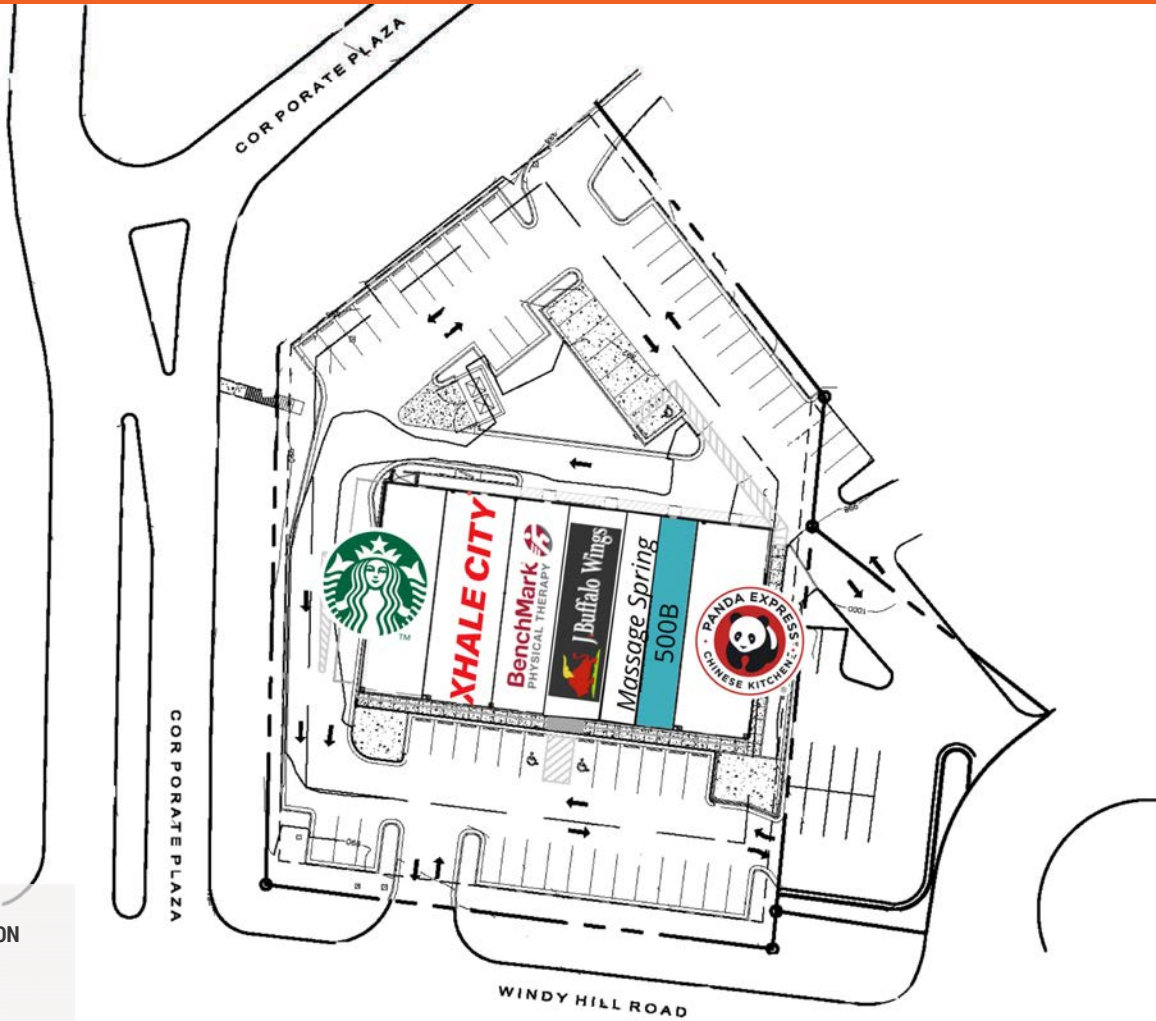


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AVAILABLE SOON

UNAVAILABLE

SUITE	TENANT NAME	SPACE SIZE
100	Starbucks	2,000 SF
200	Xhale City	1,840 SF
300	Benchmark Physical Therapy	1,527 SF
400	J Buffalo Wings	2,240 SF
500A	Massage Spring	1,200 SF
500B	Available Soon	1,200 SF
600	Panda Express	2,400 SF



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