

Village Green

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

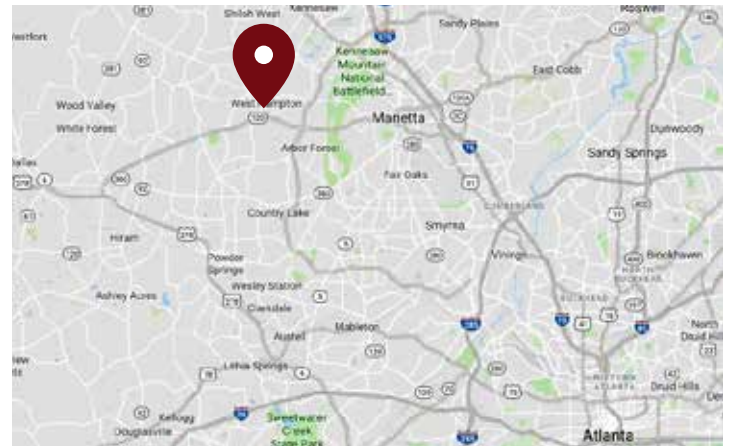
FOR LEASE



1,500 - 7,833 SF 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	5,440	40,787	133,229
Daytime Population	6,828	33,332	109,169
Total Households	1,973	13,833	46,861
Avg. HH Income	\$148,325	\$187,269	\$164,360

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

Melody Holley

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

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FOOT TRAFFIC OVERVIEW

EST. # OF CUSTOMERS ANNUALLY

 **288,100**

EST. # OF VISITS ANNUALLY

 **2.1 Million**

AVG. VISITS / CUSTOMER

 **7.25**

AVG. LENGTH-OF-STAY / VISIT

 **32 MIN**

TOP 3 DAYS



Monday	285,591
Tuesday	383,932
Wednesday	270,881

OF VISITS

TOP 3 HOURS

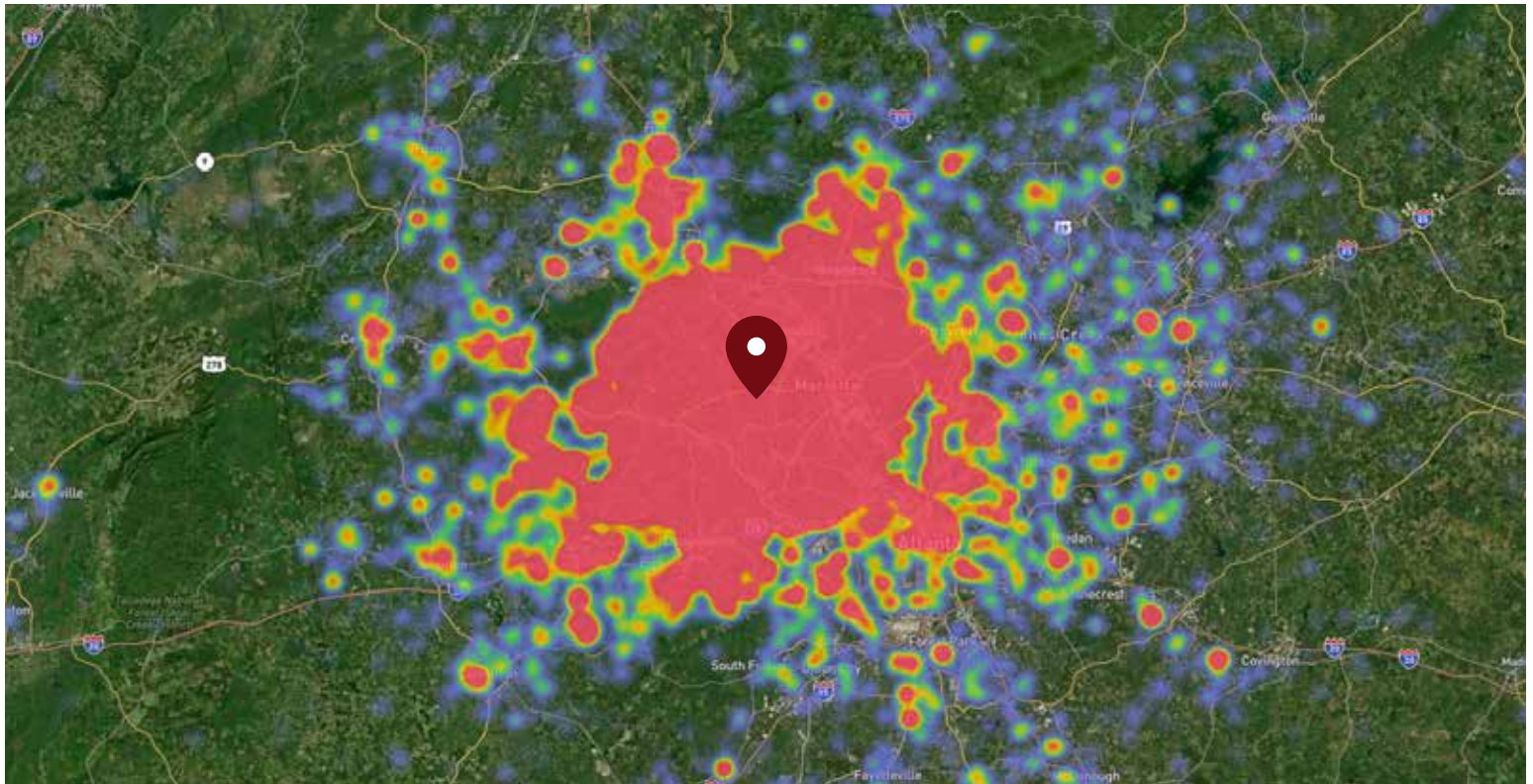


5-6 PM	318,823
6-7 PM	318,362
4-5 PM	305,520

OF VISITS

Data provided by Placer Labs Inc. (www.placer.ai) December 1, 2024 - November 30, 2025

SITE VISIT DENSITY



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

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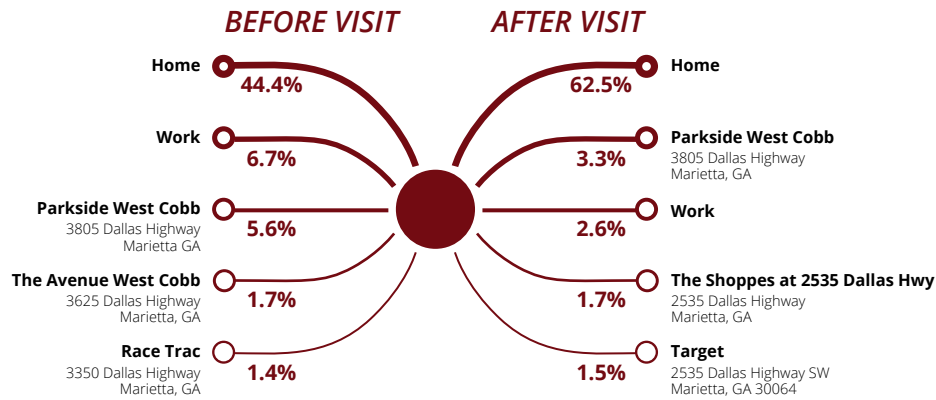


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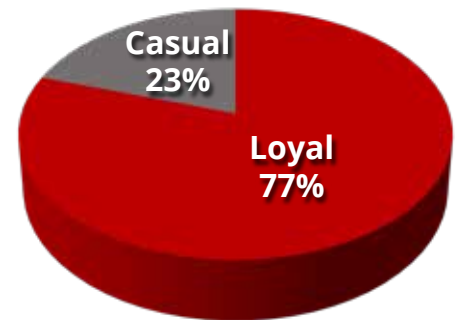
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CUSTOMER JOURNEY - TOP 5 PLACES

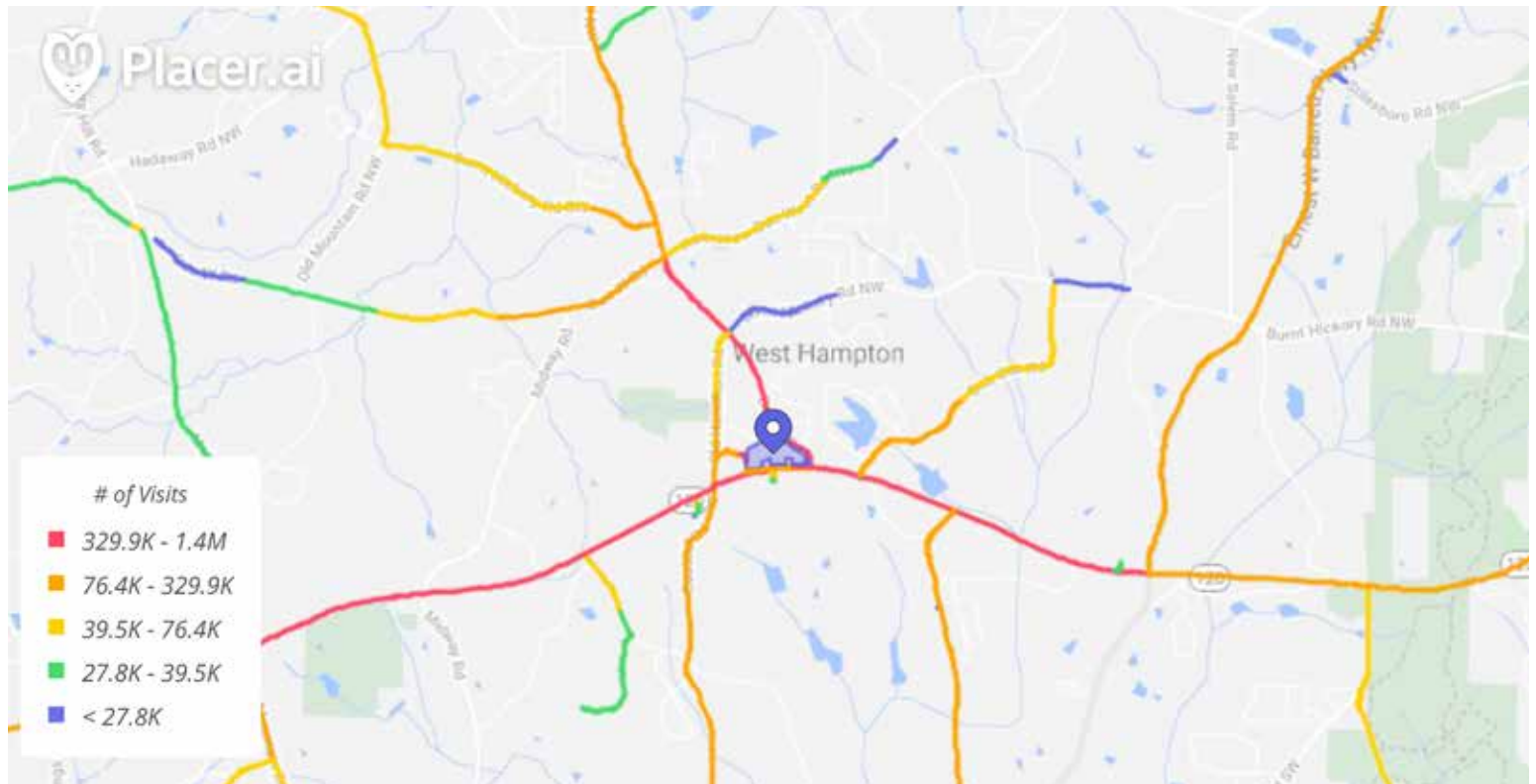


CUSTOMER LOYALTY



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CUSTOMER JOURNEY



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