

# Former Texas Roadhouse

2475 Barrett Creek Parkway NW Marietta, GA 30066



**FOR LEASE**

## Property Highlights

- +/-7,096 SF former Texas Roadhouse on 1.91 acres available for lease
- Excellent opportunity to occupy second gen restaurant space
- Great visibility and access
- Located in a main retail hub in Marietta and directly across from multi-family development, The Barrett
- Surrounded by national retail
- Site is down the street from Town Center at Cobb Shopping Mall



SQ FT  
+/-7,096



TRAFFIC  
59,509 VPD

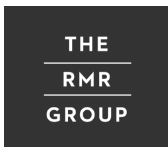


ACCESS  
Interstate

### Demographics

	1 mile	3 mile	5 mile
Population	10,483	57,379	184,639
Households	3,943	22,798	70,976
Daytime Pop	11,283	96,722	236,205
Med HH Income	\$75,863	\$83,820	\$94,352

IN COOPERATION WITH:



Walker Reich walker@retailspecialists.com 205.441.9981



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## Market Aerial



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