

ESTD 2020

BRIDGER
PROPERTIES

CHURCH STREET

MARIETTA
U.S.A



a neighborhood
GATHERING PLACE



A NEIGHBORHOOD GATHERING PLACE FOR OUR *friends*, OUR *family*
& OUR *children*. CELEBRATING WHAT ONCE WAS & WHAT WILL
BECOME, CHURCH ST. IS THE ROAD THAT LEADS TO ITS CENTER.
A PLACE WHERE RETAIL & RESTAURANTS BRING US TOGETHER
TO ENJOY ONE ANOTHER.





CH
ST

CHURCH STREET
retail & restaurants



CH
ST

CHURCH STREET
alley

HIGHLY VISIBLE
STOREFRONT OPPORTUNITIES

REVITALIZED ALLEY EXPERIENCE

ORIGINAL BRICK BUILDING

IMMEDIATELY ADJACENT
TO DOWNTOWN SQUARE
& THE MOUNTAIN TO RIVER TRAIL

WALKING DISTANCE TO
MARIETTA SQUARE FOOD HALL

OVER 1,000 PARKING SPACES IN THE
IMMEDIATE VICINITY



the **DETAILS**

about **MARIETTA**



AVERAGE NO.
DAILY VISITORS

39,651

2022
ESTIMATED POPULATION

30% OF VISITS	50% OF VISITS	70% OF VISITS
151,292	357,253	728,320

2022
HOUSEHOLDS

30% OF VISITS	50% OF VISITS	70% OF VISITS
58,062	137,977	279,812

2022
**HOUSEHOLD AVERAGE
INCOME**

30% OF VISITS	50% OF VISITS	70% OF VISITS
\$93,122	\$100,810	\$104,055

ONCE AN INDUSTRIAL TOWN, MARIETTA SQUARE IS NOW THE HEART & SOUL OF MARIETTA, GEORGIA. WITH OVER 30 RESTAURANTS & LOCALLY LOVED RETAIL SHOPS, IT IS THE MOST VISITED SPOT FOR LOCALS. YEAR-ROUND WEEKLY FARMERS MARKET & 50+ EVENTS PER YEAR KEEP THE SQUARE ACTIVE DURING ALL SEASONS OF THE YEAR.

area

MAP



CANTON

KENNESAW STATE UNIVERSITY

KENNESAW

WOODSTOCK

ROSWELL

MARIETTA

CHURCH STREET
MARIETTA
U.S.A.

BIG CHICKEN

CUMBERLAND

SANDY SPRINGS

SMYRNA

TRUIST PARK + THE BATTERY

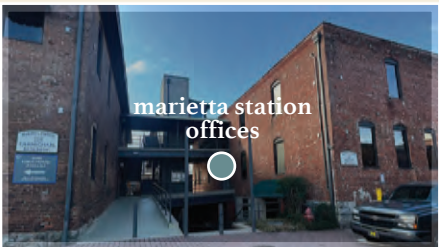
VININGS

BUCKHEAD

WEST MIDTOWN

ATLANTA

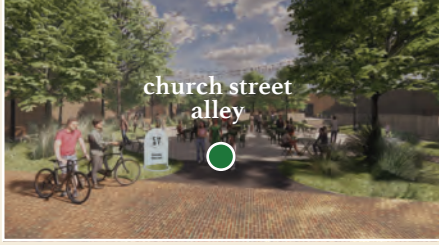
site
PLAN



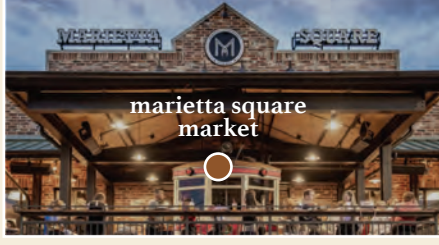
marietta station
offices



church street
retail



church street
alley



marietta square
market

AVAILABLE spaces	
SUITE	SF
75	1,546 SF
93	1,233 SF
91	1,377 SF
87	1,665 SF
85	3,056 SF

LEASED spaces	
100	ROBERT KENT GALLERIES
115	7 TEQUILAS
113	BÖM
111	SARAH LIZ BOUTIQUE
103-107	BE YOGA
101	CONTRAST ARTISAN ALES
95	WOODY'S CHEESESTEAKS



MARIETTA'S CHARMING *historic*
APPEAL HAS DRAWN IN FRESH,
TREND-FORWARD CONCEPTS
WITH *soul*.



NEIGHBORHOOD FAVORITES LIKE *SESSIONS STAND*, *TUESDAY COFFEE*, AND *GOOD KITCHEN* GO FAR BEYOND THE TRADITIONAL FOOD AND BEVERAGE ESTABLISHMENTS. WITH BRANDED MERCH AND CURATED RETAIL EXPERIENCES, THEY HAVE CREATED LIFESTYLE BRANDS FULLY EMBRACED BY MARIETTA RESIDENTS AS WELL AS VISITORS FROM ATLANTA AND OTHER NEIGHBORING CITIES. THEIR SUCCESS IS AN INDICATOR OF THE GROWING APPETITE FOR NEW, THOUGHTFUL CONCEPTS IN MARIETTA.

the **NEIGHBORHOOD**

about **CHURCH STREET**

CHURCH STREET INCLUDES SEVERAL UNIQUE ELEMENTS THOUGHTFULLY DESIGNED TO RESTORE THE *historic* CHARACTER OF THE BUILDINGS AND WELCOME *fresh* ENERGY. CHURCH STREET WILL INCLUDE A VARIETY OF RESTAURANTS AND RETAILERS THAT COMBINED WILL BE AN AMENITY TO EVERYONE LOOKING TO ENJOY THE *unique* AESTHETIC OF DOWNTOWN MARIETTA.

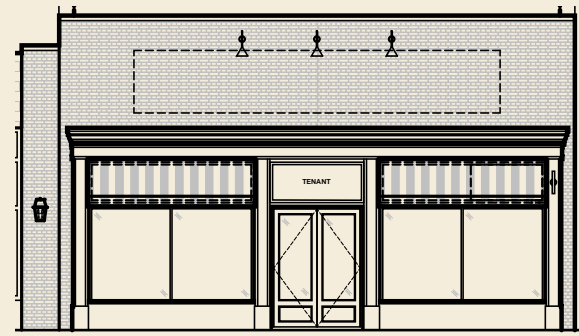


Square Feet Studio

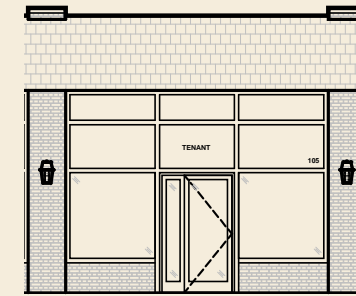
BEHIND THE EXISTING BUILDINGS, AN EXISTING SURFACE PARKING LOT WILL BE TRANSFORMED INTO AN ACTIVATED COMMUNAL PARK, WHICH WILL PROVIDE A UNIQUE OUTDOOR EXPERIENCE. ADDITIONALLY, A SERVICE ALLEY WILL BE ACTIVATED WITH LIGHTS TO CREATE A MORE ACTIVE ENVIRONMENT NORTH OF THE SQUARE. ALL OF CHURCH STREET'S OFFERINGS ARE HYPER-CURATED TO MATCH UNIQUE EXPERIENCE WITH THE BEST LOCAL MARIETTA SMALL BUSINESS. BUILDING IMPROVEMENTS SUCH AS UPDATED FACADES AND OUTDOOR PATIOS WILL GIVE A REFRESHED LOOK AND ENERGETIC FEEL TO THE PROJECT, ALL WHILE NODDING TO ITS HISTORIC LEGACY.



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PAINTED WOOD STOREFRONT CONSTRUCTED OVER TOP OF EXISTING FACADE, MAINTAIN EXST OPENINGS

PAINT EXISTING STOREFRONT

WOOD ENTRY DOORS



BLADE SIGNAGE FOR F&B



WALL SCONCE AT PIERS



PAINTED SIGNAGE ABOVE NEW STOREFRONT W/ LIGHTING



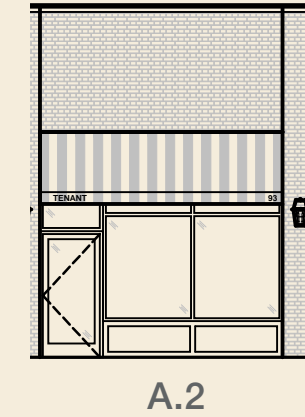
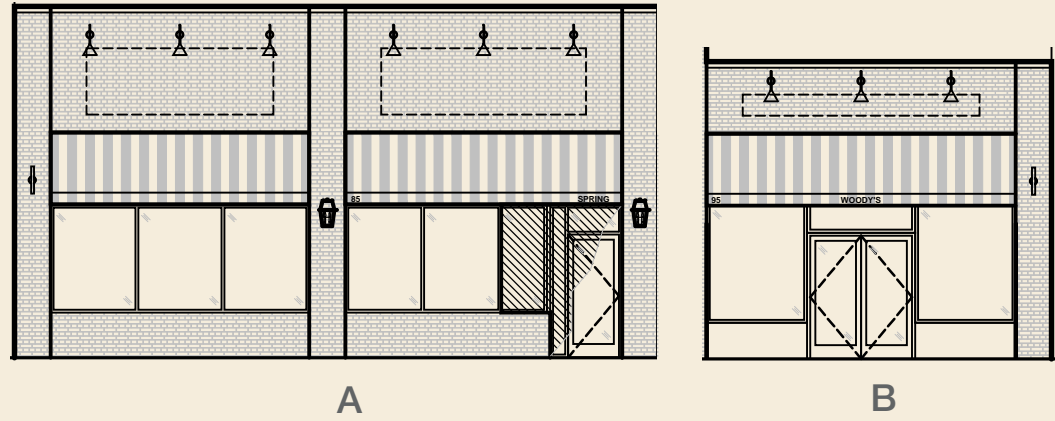
COMPLEMENTARY COLOR PALETTE



VARIOUS PAINT ACROSS FACADE

CHURCH STREET - RETAIL FACADES

ELEVATION 3 - PRECEDENT IMAGERY



CONSISTENT AWNING DATUM (EITHER FABRIC, CONSISTENT ACROSS PILASTERS, OR MINIMAL)

PAINTED WOOD STOREFRONT

AWNING / SIGNAGE BAND



LIGHTING FOR F&B SIGNAGE

ALT WOOD STORAGE INFILL

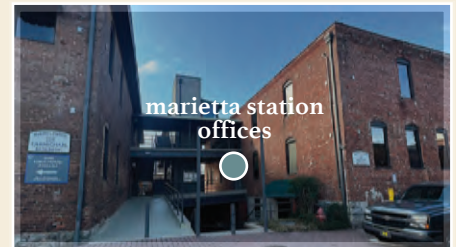
BLADE SIGNAGE FOR F&B

WALL SCONCE AT PILASTERS

SIGNAGE / BRANDING AT TRANSOM

CHURCH STREET - RETAIL FACADES
ELEVATION 4 - PRECEDENT IMAGERY

site
PLAN



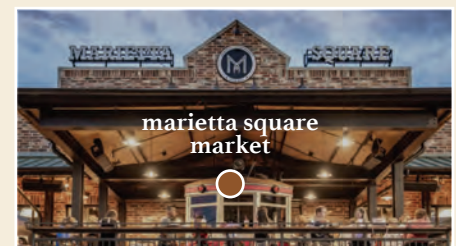
marietta station
offices



church street
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church street
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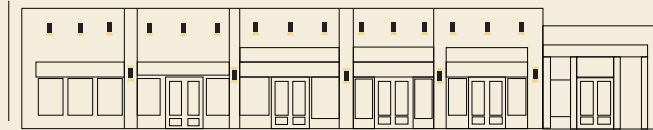
marietta square
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spaces

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113	BOM
115	7 TEQUILAS
100	ROBERT KENT GALLERIES



MEET YOU ON CHURCH ST.



LEASING INFORMATION

SHELBI BODNER

SHELBI.BODNER@BRIDGER-PROPERTIES.COM

404.381.2220