

Village Green

3600 Dallas Highway SW

Marietta, GA 30064

Lat 33.954, Long -84.655

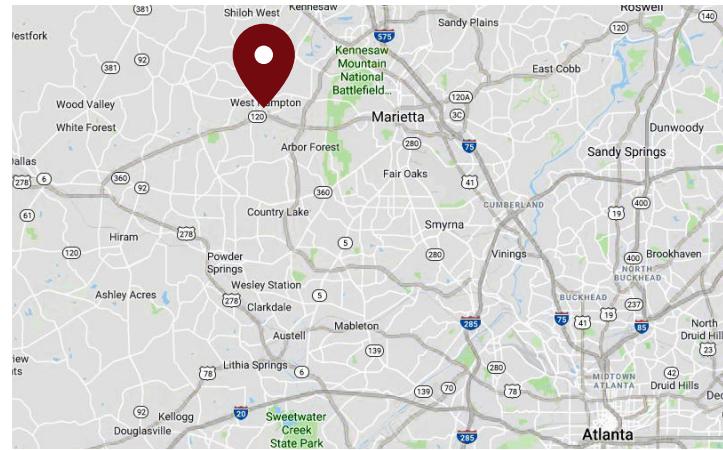
FOR LEASE



2,000 - 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
ANC	Belk	65,927
301	Moe's Southwest Grill	2,800
302	AT&T	1,400
201	Bark St. Petopia	2,100
202	Music & Arts	4,900
100	Orangetheory Fitness	3,200
110	A&J Hair Salon	2,000
120	AVAILABLE	2,000
130	AVAILABLE	3,050
150-160	Atami Grill & Sushi	4,200
170	Polish Me Off	2,100

Suite	Tenant	Size
180	Kroger	59,134
200	Maui Beach	1,400
210/220	Oak Dental Partners	2,800
230	The UPS Store	1,400
240	Adam's Fine Jewelry	1,200
250	Jet's Pizza	1,200
260	mathnasium	1,200
270	Sport Clips	1,600
280	Big Frog Custom T-Shirts	1,200
290	AVAILABLE (3/1/2026)	2,100
300	uBreakiFix	900

Suite	Tenant	Size
310	Pure Barre	1,765
320	Touchdown Wings	1,500
330	Ritz Cleaners	1,200
450	Kale Me Crazy	1,750
430	AVAILABLE	7,833
400	Hidalgo's Mexican Restaurant	3,667
TOTAL 185,426		

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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

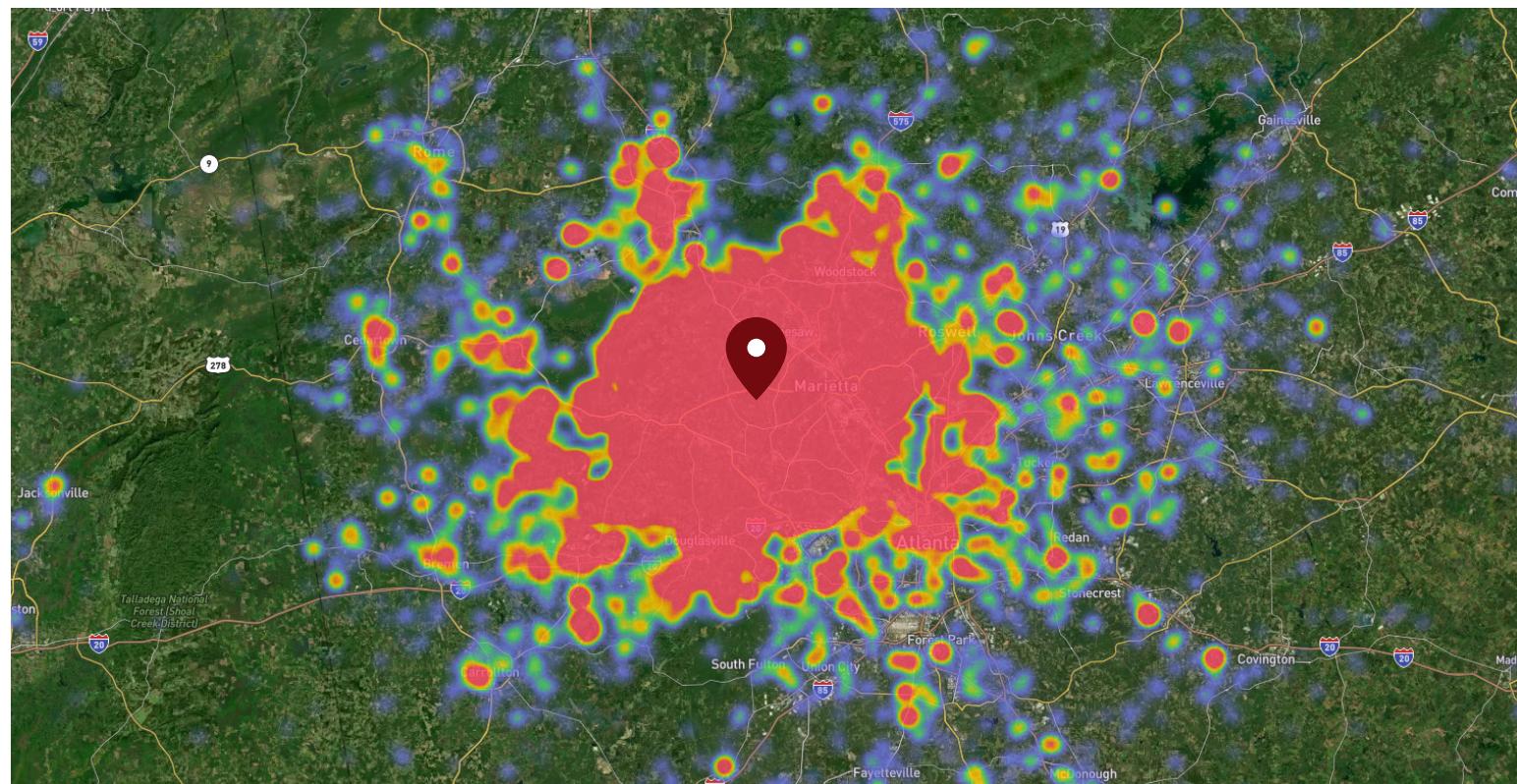
OF VISITS

TOP 3 HOURS

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

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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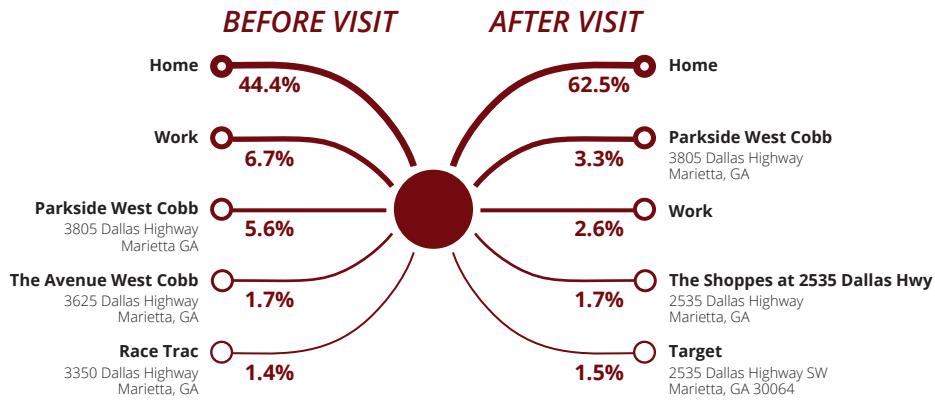
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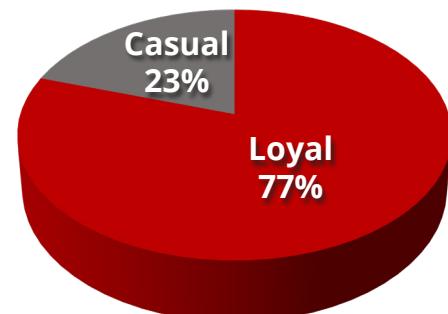
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CUSTOMER JOURNEY - TOP 5 PLACES

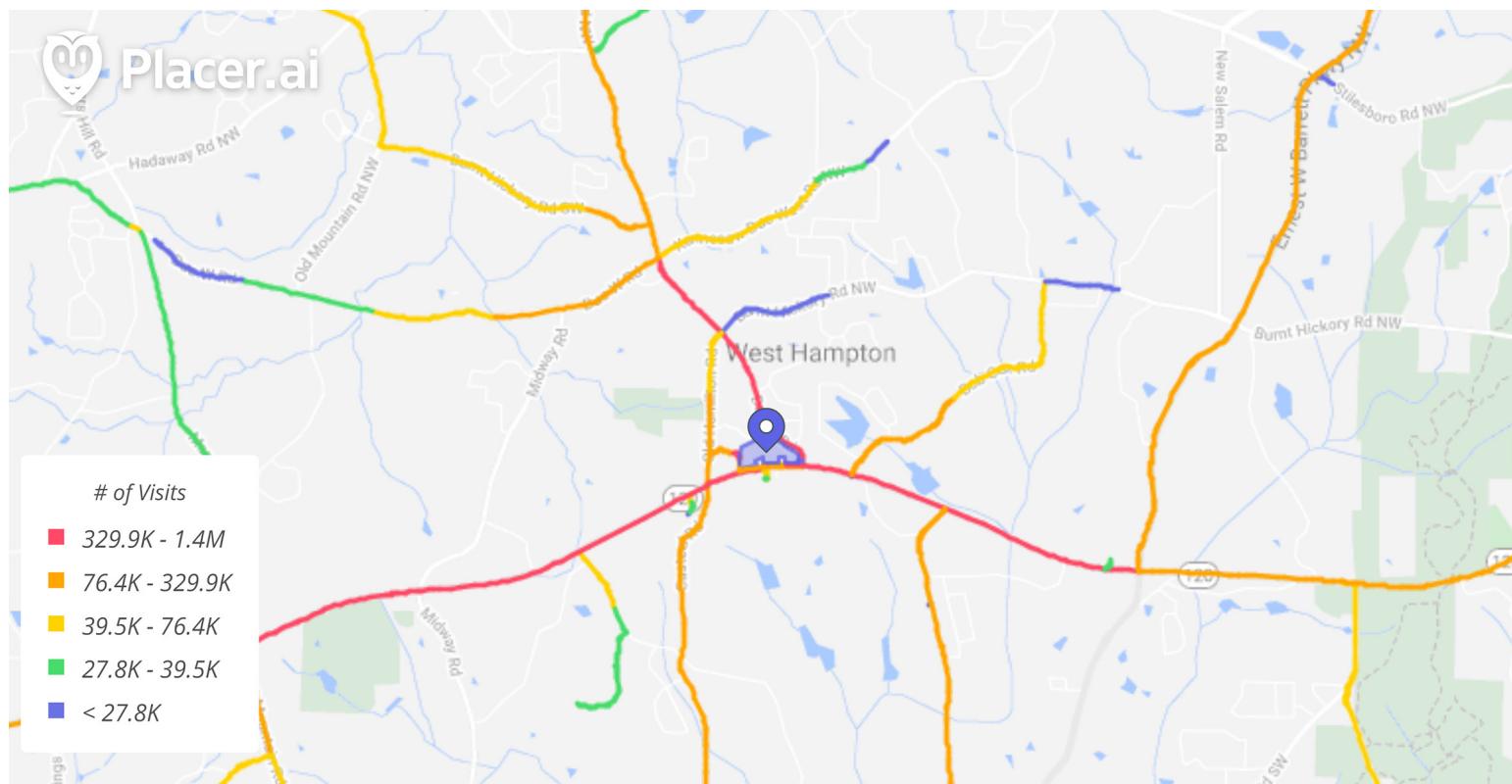


CUSTOMER LOYALTY



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CUSTOMER JOURNEY



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