

UNIQUE RENOVATED NEIGHBORHOOD POWER CENTER

BIG BOX AVAILABILITIES



1289-1355 Roswell Road Marietta, Georgia 30062

# EAST COBB STATION

Leased, Managed & Owned By:



For leasing information please contact

**Steve DeVinney**  
404.962.8646

**Jack Tekin**  
404.962.8633

## PROPERTY HIGHLIGHTS

- Major renovations completed in 2020!
- Big box spaces available.
- Located in the affluent Marietta retail trade area.
- Unmatched visibility from I-75.
- Direct ramps to/from new I-75 express lanes 200 yards west.
- Located just 5 miles from The Battery (Braves Complex).
- Easily accessible from Roswell Road via two signalized intersections.
- Excellent parking and four access entry points.
- Strong suburban demographics.

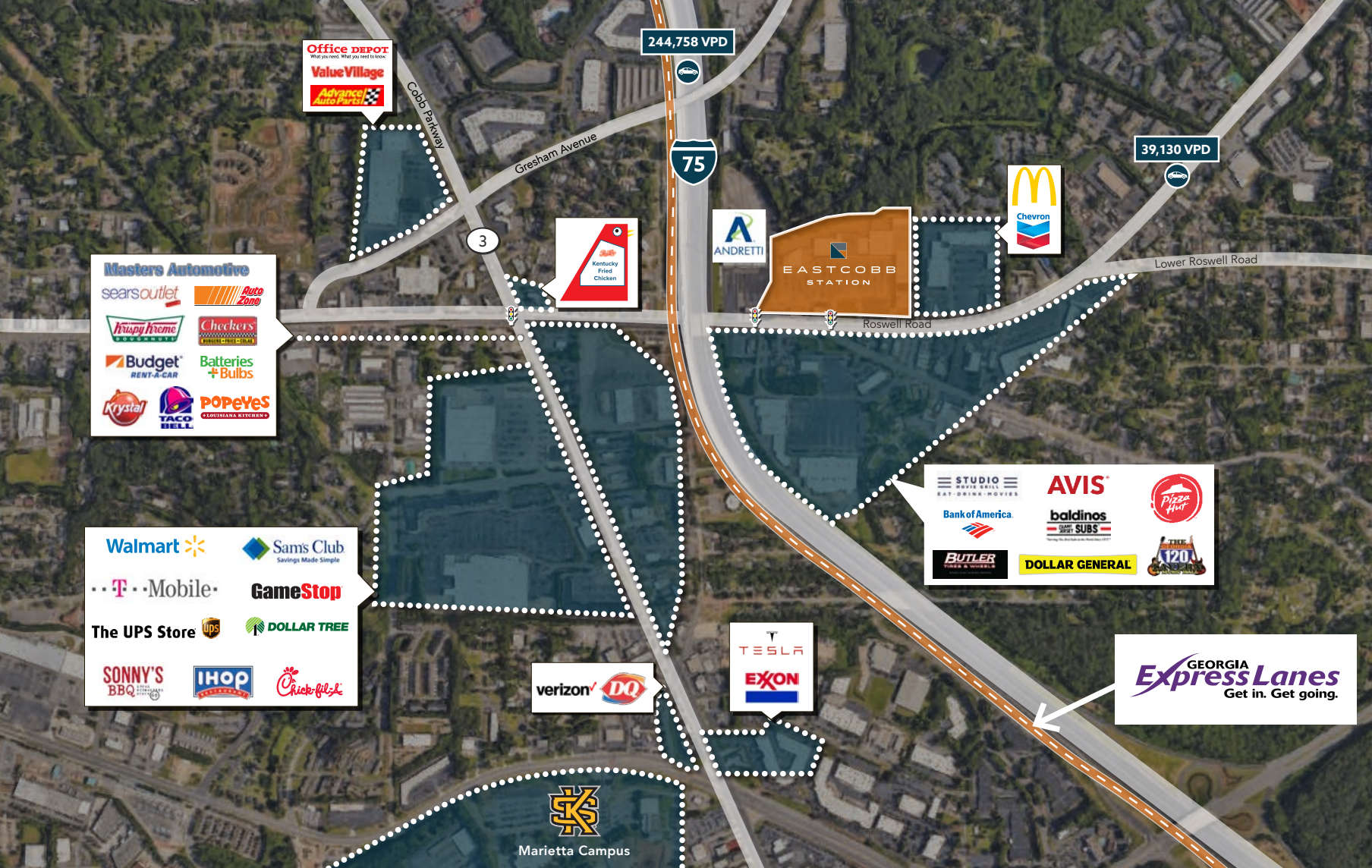


EAST COBB  
STATION

PROPERTY OVERVIEW

# EAST COBB STATION

## TRADE AREA OVERVIEW



## AREA DEMOGRAPHICS

	1 MILE	8,391
	3 MILE	71,962
	5 MILE	219,724

2022 POPULATION

	1 MILE	2.0%
	3 MILE	1.4%
	5 MILE	1.6%

POPULATION GROWTH 2022-2027

	1 MILE	3,377
	3 MILE	28,774
	5 MILE	89,540

HOUSEHOLDS 2022

	1 MILE	\$79,666
	3 MILE	\$101,307
	5 MILE	\$107,776

AVERAGE HOUSEHOLD INCOME 2022

# EAST COBB STATION SITE PLAN



**GEORGIA Express Lanes**  
Get in. Get going.

**244,758 VPD**

**NEW EXPRESS LANE  
ENTRANCE & EXIT RAMP  
FROM ROSWELL ROAD**

Unit	Tenant	SF
1355-100	Available	1,500
1355-125	Available	1,500
1355-150	The Dog Stop	12,000
1355-152-160	The Wellness Way	3,904
1355-170	Planet Fitness	19,367
1355-240	PPG Paints	6,060
1355-250	Available	17,940
1355-300	O'Reilly Auto Parts	32,100
1355-500	Goodwill	35,000

Unit	Tenant	SF
1355-690	Available	5,500
1355-700	Available	5,000
1355-720	Available	4,300
1355-750	Available	16,500
<b>Total – Suites 690-750</b>		<b>31,300</b>
1355-800	Available	4,500
1355-850	Available	3,000
1355-875	Available	4,800
1355-900	Kids Empire	9,990
1289-100-300	Sink or Swim	4,015
1289-500	Sink or Swim	544

Unit	Tenant	SF
1289-700	Lavender Bookshop (Coming Soon!)	1,351
1289-800	AMES Taping Tools	2,077
1311	Available	5,400
1323 - 100 & 200	Loya Insurance	3,220
1323-300	Life University, Inc.	3,640
<b>Outparcel</b>	<b>Available</b>	<b>0.52 Acres</b>
<b>GLA</b>		<b>205,560</b>



# EAST COBB STATION

PROPERTY RENOVATIONS



**EAST COBB  
STATION**

**PROPERTY RENOVATIONS**