

THE AVENUE West Cobb

3625 Dallas Highway
Marietta, GA 30064

AVAILABLE FOR LEASE

255,676 SF high-end lifestyle center
in West Cobb County in Marietta, GA

**BARNES
& NOBLE**



LOFT WHBM

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- Avenue West Cobb is located in affluent Marietta, Georgia.
- Avenue West Cobb offers a diverse mix of engaging retail and restaurant tenants.
- Extremely visible off of Dallas Highway which sees 38,664.
- Average household income is \$146,183.
- The surrounding neighborhoods crave unique retail experiences.
- Cobb County is the 33rd wealthy county in the United States.

THE AVENUE West Cobb

Trade Area Overview



UNIT	TENANT	SF
100	Chili's	5,874
200	Kirklands (and Gen Restaurant Space)	8,433
220	Available	1,500
240	Lane Bryant	4,803
260	Famous Footwear	7,994
280	Hallmark	4,950
300	Available	9,980
340	Available	3,790
360/365/380	Grocery @ LOI	24,240
400	Barnes & Noble	24,025
450	Available	2,107
455	Claire's	1,201
460	Available	3,804
500	American Eagle	5,500
510	Available	5,390
520	LOFT	5,500
540	Aveda Salon	3,929

UNIT	TENANT	SF
550	Fabrik	550
550	Available	5,428
600	Jos. A. Bank	4,203
605	Natural Body Spa	3,725
610	Soma	2,000
615	Available	2,300
620	Chico's	2,702
625	White House Black Market	3,967
630	Talbots	6,469
645	Cima Taqueria	9,580
660	Lenscrafters	
680	Savvi	1,200
690	Otter's Chicken	2,873
800	Available	5,500
820	Available	9,048
830	Available	10,499
835	Sola Salon	7,021
840	Sprint	840

UNIT	TENANT	SF
850	100% Chiropractic	1,400
860	Shining Smiles	5,310
880	Panera Bread	4,691
700	Ted's Montana Grill	4,083
705	Kay's Jewelers	1,625
710	Local Realty	2,581
715	Parisian Nails	4,182
725	Available	2,188
730	Brighton	1,468
735	Sunglass Hut	981
740	Altar'd State	5,019
745	Atlanta Portraits	1,156
750	Gamestop	1,170
760	Dress Up	2,296
765	Simply Mac	1,868
770	Queen Tea	2,434
780	Jewelsmith	1,043
785	Available (2nd Gen Restaurant Space)	6,890

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SITE PLAN



Estimated Population

1 Miles	4,491
3 Miles	39,390
5 Miles	130,027



Daytime Population

1 Miles	13,219
3 Miles	43,515
5 Miles	198,348



Households

1 Miles	1,566
3 Miles	1,347
5 Miles	44,785



Household Income 2020

1 Miles	\$140,555
3 Miles	\$145,928
5 Miles	\$128,996

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PROPERTY PHOTOS

