

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
courtyard

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.

photo: Explore Georgia

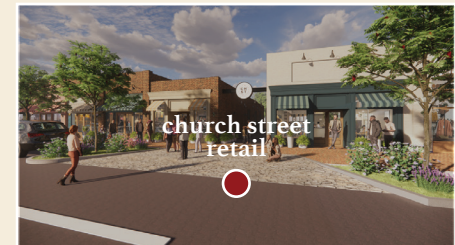
area

MAP





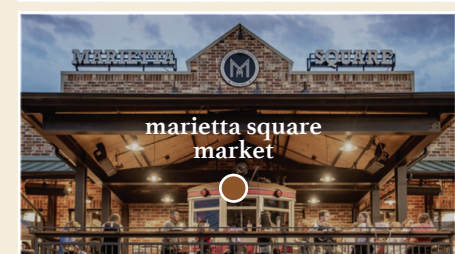
marietta station offices



church street retail



church street alley



marietta square market

AVAILABLE spaces

SUITE	SF
75	1,278 SF
107	1,826 SF



LEASED spaces

85 + 87	GIANNI AND MAC'S	4,721 SF
91	EDEN SMOOTHIES	1,336 SF
93	JENI'S ICE CREAMS	1,233 SF
95	WOODY'S CHEESESTEAKS	1,336 SF
101	CONTRAST ARTISTAN ALES	1,804 SF
103 + 105	BE YOGA	3,378 SF
111	SARAH LIZ BOUTIQUE	1,031 SF
113	SPRING 2ND BRANCH	1,684 SF
115	7 TEQUILAS	3,565 SF
100	ROBERT KENT GALLERIES	4,998 SF

site map



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**

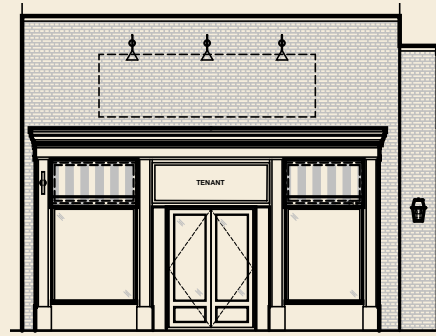
about **CHURCH STREET**

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.

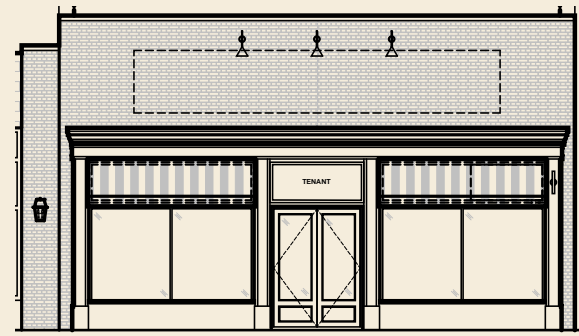


Square Feet Studio

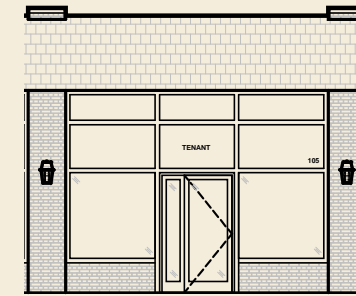
BEHIND THE EXISTING BUILDINGS, AN EXISTING SURFACE PARKING LOT WILL BE TRANSFORMED INTO AN ACTIVATED COMMUNAL PARK, WHICH WILL PROVIDE A UNIQUE OUTDOOR EXPERIENCE. ADDITIONALLY, A SERVICE ALLEY WILL BE ACTIVATED WITH LIGHTS TO CREATE A MORE ACTIVE ENVIRONMENT NORTH OF THE SQUARE. ALL OF CHURCH STREET'S 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



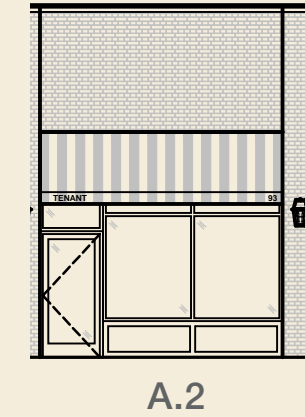
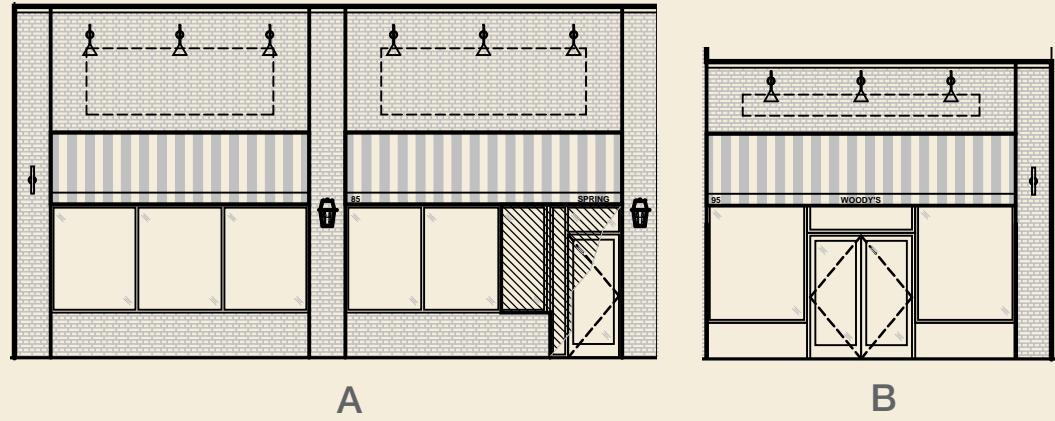
COMPLEMENTARY COLOR PALETTE



VARIOUS PAINT ACROSS FACADE

CHURCH STREET - RETAIL FACADES

ELEVATION 3 - PRECEDENT IMAGERY



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

PAINTED WOOD STOREFONT

AWNING / SIGNAGE BAND



LIGHTING FOR F&B SIGNAGE

ALT WOOD STORAGE INFILL

BLADE SIGNAGE FOR F&B

WALL SCONCE AT PILASTERS

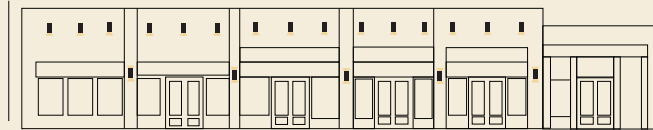
SIGNAGE / BRANDING AT TRANSOM

CHURCH STREET - RETAIL FACADES
ELEVATION 4 - PRECEDENT IMAGERY



the **PEOPLE**
& its
PLACES





MEET YOU ON CHURCH ST.



LEASING INFORMATION

SHELBI BODNER

SHELBI.BODNER@BRIDGER-PROPERTIES.COM

404.381.2220