



FOR LEASE | 2505 DALLAS HIGHWAY | MARIETTA, GA 30064

FREESTANDING BUILDING

This freestanding building offers a high profile location with excellent exposure near the intersection of Dallas Highway and Earnest Barrett Parkway. The property benefits from high traffic counts along Dallas Highway in addition to the traffic generated by the Target-anchored shopping center. A generous parking field is available with plenty of dedicated parking and cross-easement access. Many strong national retailers are located within close proximity and are supported by the region's affluent demographics.



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Accelerating success.

PROPERTY HIGHLIGHTS

AVAILABLE SPACE
FREESTANDING
RETAIL BUILDING
7,488± SF



TARGET
ANCHORED CENTER



MULTIPLE
ACCESS POINTS



HEART OF CENTRAL
WEST COBB RETAIL



STRONG TRAFFIC &
VISIBILITY ALONG
DALLAS HWY

TRAFFIC COUNTS (2016)



32,700 VPD
Dallas Highway
East of Barrett Pkwy



38,500 VPD
Dallas Highway
West of Barrett Pkwy



28,700 VPD
Barrett Parkway
South of Dallas Hwy

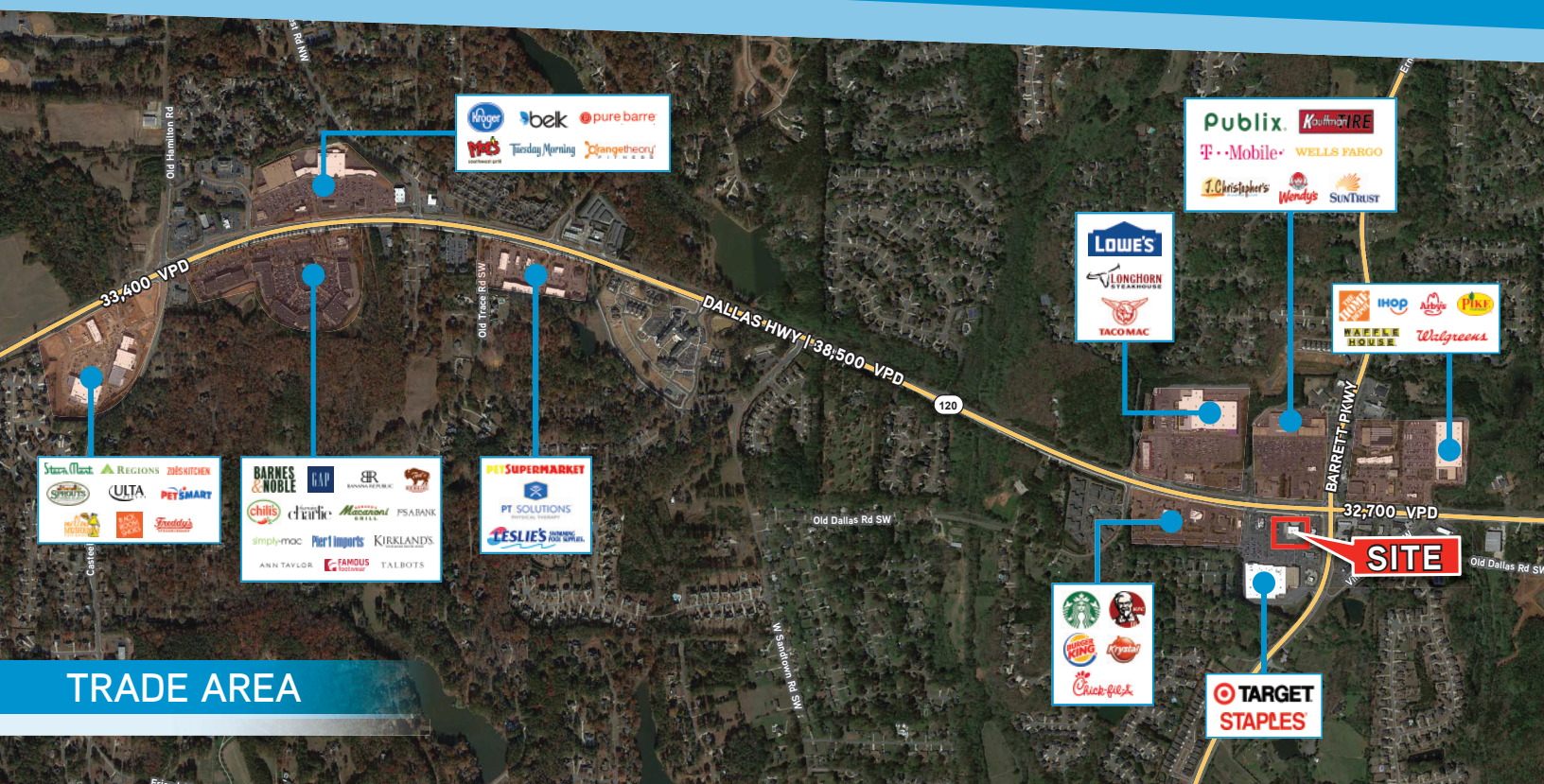


41,600 VPD
Barrett Parkway
North of Dallas Hwy



DEMOGRAPHICS (2017)

	1-MILE	3-MILE	5-MILE
POPULATION	5,921	41,254	148,932
HOUSEHOLDS	1,883	14,800	53,187
AVERAGE HH INCOME	\$130,197	\$121,990	\$98,065
EMPLOYEES	2,053	9,998	59,495



TRADE AREA