

FOR LEASE › RETAIL BUILDING › COBB COUNTY



Freestanding Building

2505 DALLAS HIGHWAY, MARIETTA, GA 30064



Overview

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.

Available Space

- › 7,488± SF freestanding retail building

Traffic Counts (2016)

- › 32,700 VPD on Dallas Highway east of Barrett Parkway
- › 38,500 VPD on Dallas Highway west of Barrett Parkway
- › 28,700 VPD on Barrett Parkway south of Dallas Highway
- › 41,600 VPD on Barrett Parkway north of Dallas Highway

| 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 |
| # OF EMPLOYEES | 2,053 | 9,988 | 59,495 |



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