

Dallas Shops

3718 Dallas Highway Marietta, GA 30064 | 16,205 SF Mixuse Center

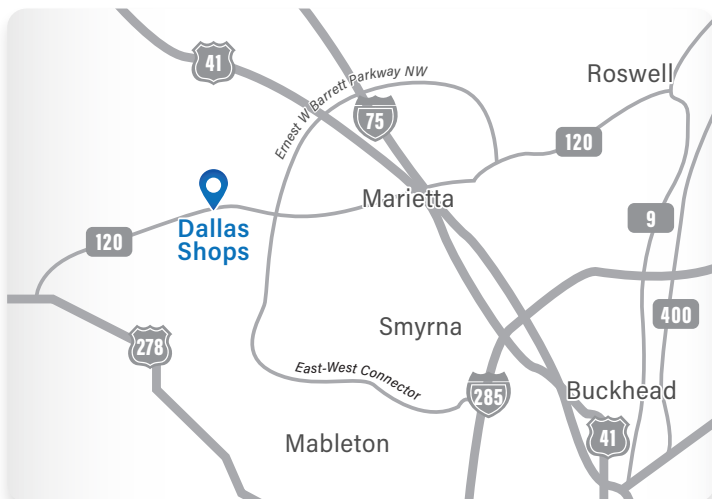


LEASING INFORMATION

Building/GLA	16,205 SF
Intersection	Dallas Hwy (GA-120) and Old Hamilton Road
Traffic Light	Yes
Traffic Count	29,128 AADT on Dallas Hwy

CENTER HIGHLIGHTS

- The property is adjacent to the Village Green shopping center, anchored by Belk and Kroger, and across the street from The Avenue West Cobb, a premier open-air shopping center with over two million visitors annually.
- Easy access from Dallas Highway and Old Hamilton Road with four-way traffic lights.
- Surrounded by affluent residential neighborhoods and schools: Due West Elementary School (636 Students, 112 Employees), Harrison High School (2,121 Students, 113 Employees) and McClure Middle School (991 Students, 67 Employees).



DEMOGRAPHICS

Radius	2-Mile	5-Mile	10-Mile
Population	15,917	127,786	576,886
Daytime	5,625	24,023	232,231
Avg. Income	\$140,171	\$141,410	\$108,373



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LEASING CONTACT

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LEASING INFORMATION

Lower Level

STE	TENANT
1	Johnnys Pizza (3,050 SF)
3	Tracy's Nails (2,230 SF)
4	Available (1,200 SF)
6	Okinawa Steak & Sushi (3,600 SF)

Upper Level

STE	TENANT
7	Encore Formals (2,925 SF)
8	Smallcakes West Cobb (1,200 SF)
9	Pigtails & Crewcuts (2,000 SF)

