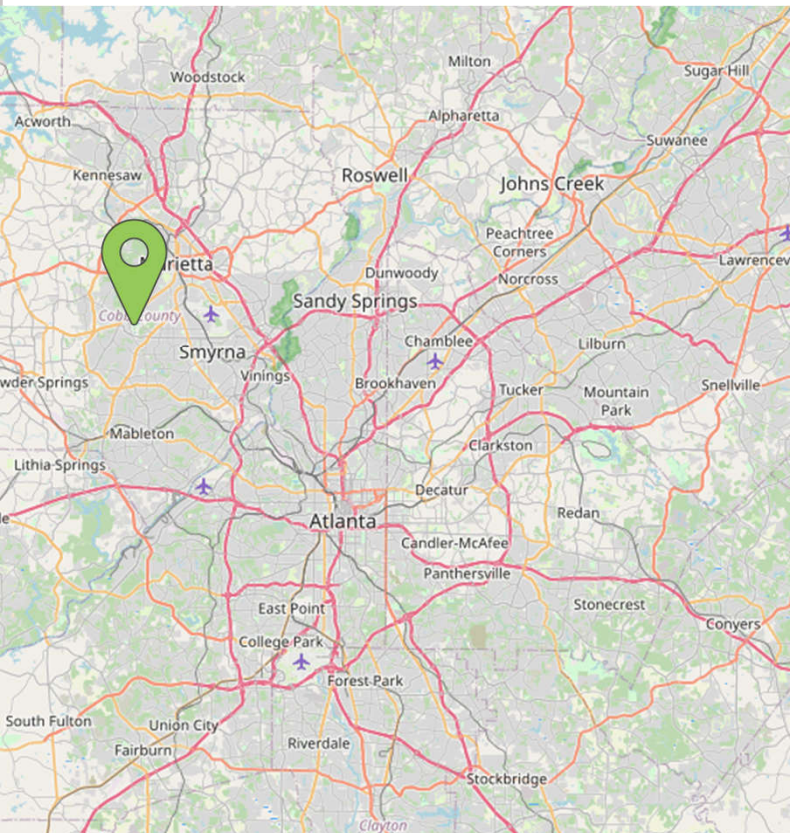


# Battlefield Village

1721 Powder Springs Road, Marietta, GA 30064 | Cobb County



## MARKET INFORMATION:

This center has excellent exposure and is ideally located at the major, signalized commuter intersection of Powder Springs Road and Windy Hill Road. Located near Publix and Kroger.

## PROPERTY HIGHLIGHTS:

Retail Building GLA:	33,900+
Type:	Retail Center
Available Retail SF:	1,400 Former Hair Salon
NNN:	Estimate \$5.50 PSF
Signage:	Pylon Available



**SHANNON SHUMAN MARTIN**  
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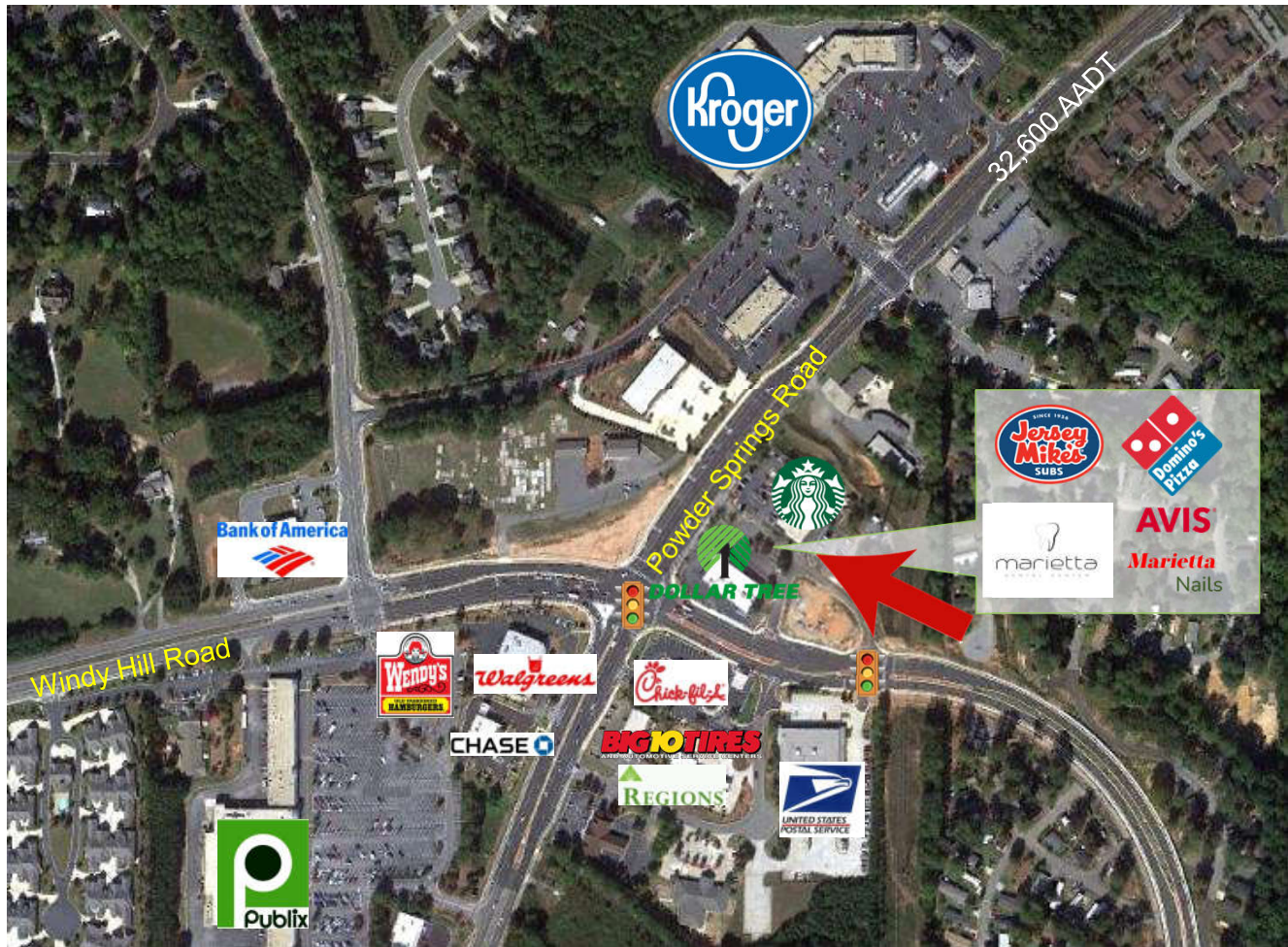
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SUITE	RETAIL TENANTS	SF
1	Starbucks	1,800
2	Marietta Dental Center	2,008
3	Domino's	1,400
4	Avis	1,400
<b>5</b>	<b>AVAILABLE (Former Hair Salon)</b>	<b>1,400</b>
6	Marietta Nails	1,150
7	Jersey Mike's	1,750

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## DEMOGRAPHICS

	3 Miles	5 Miles
Population	76,761	179,729
Households	26,457	65,674
Average HH Income	\$97,737	\$106,299
Daytime Population	54,428	163,174

## DRIVE TIME

	10 Min	15 Min
Population	127,003	291,293
Households	45,122	108,866
Average HH Income	\$102,097	\$108,910
Daytime Population	116,143	287,481

**LONGITUDE | LATITUDE**  
-84.60260 | 33.90581

**TRAFFIC COUNT**  
31,300 AD GA 360 – Powder Springs Rd

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Retail Leasing Advisors is a boutique commercial real estate firm servicing metropolitan Atlanta and Georgia. With over 20 years experience, we specialize in all types of retail and mixed-use developments.

We provide very individual attention to our Landlords, Developers and the Communities we serve.

We pride ourselves on being a small firm with the reach and resources of a large firm.

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