



# Marietta Trade Center

180, 210, 270, & 280 Cobb Parkway SE

Marietta, GA

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# Property Details

## Spaces Ranging from 1,360 SF – 5,776 ± SF

Marietta Trade Center is a 320,146± SF retail center that is 98% occupied and anchored by **Walmart Supercenter** and shadow-anchored by **Sam's Club** in the heart of Marietta, GA. This center receives excellent visibility from Cobb Parkway (US 41) and provides six access points, including a signalized main entrance. Conveniently located on Cobb Parkway SE in close proximity to Kennesaw State University (35,600 students) and Dobbins Air Force Base (2,500+ full-time employees & close to 10,000 assigned to the base).

### Demographics

	1 MILE	3 MILES	5 MILES
<b>Total Population</b>	7,298	72,142	222,246
<b>Total Households</b>	2,365	29,134	91,081
<b>Household Income</b>	\$69,074	\$92,539	\$105,046
<b>Daytime Population</b>	14,395	103,066	254,915

### Traffic Counts

<b>39,300</b> VPD COBB PKWY SE	<b>233,000</b> VPD INTERSTATE 75	<b>48,600</b> VPD S MARIETTA PKWY
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# Site Plan



**AVAILABLE**  
**2ND GEN RESTAURANT SPACE**

Suite	Tenant	SF
<b>180 COBB PARKWAY SE</b>		
10	GameStop	1,478
15	GNC	1,343
20	American Deli	1,345
30	Nail Time	965
40	City Gear	3,070
50	CATO	4,501
<b>80</b>	<b>AVAILABLE</b>	<b>1,470</b>
90	Furious Styles Barbershop	1,075
110	America's Best Contacts & Eyeglasses	3,015
120	MetroPCS	990
130	Total Insurance	990
170	Golden Beauty Supply	4,626
180	Women's Essence Brazilian Wax and Spa	1,268
190	It's Fashion	3,030
210	Dollar Tree	11,007
240	Golden Krust	2,450
270	RUE21	5,284
<b>210 COBB PARKWAY SE</b>		
200	Walmart	206,523
<b>260 COBB PARKWAY SE</b>		
260	Pollo Campero	3,548
<b>270 COBB PARKWAY SE</b>		
10	T-Mobile	3,000
15	Jimmy Johns	2,046
20	AIO Wireless	954
30	Caduceus Occupational Medicine	2,295
40	Atlantic Buffet	9,600
<b>50</b>	<b>AVAILABLE</b>	<b>1,920</b>
<b>60</b>	<b>AVAILABLE</b>	<b>1,360</b>
70	Lendmark Financial	2,029
<b>80</b>	<b>AVAILABLE</b>	<b>2,388</b>
90	Wavemax	2,240
100	Rent-A-Center	4,500
120	Security Office	896
140	The UPS Store	1,485
150	H&R Block	2,140
160	We Can Fix It	1,296
170	Mona's Threading	833
180	Coast Dental	3,240

Suite	Tenant	SF
<b>280 COBB PARKWAY SE</b>		
60	Humana	6,724
<b>50</b>	<b>AVAILABLE</b>	<b>3,276</b>
<b>40</b>	<b>AVAILABLE</b>	<b>2,500</b>
30	Moe's Southwest Grill	2,500
20	Smoothie King	930
10	Velox Insurance	1,570

# Trade Area

