

SPRAYBERRY COLLECTION

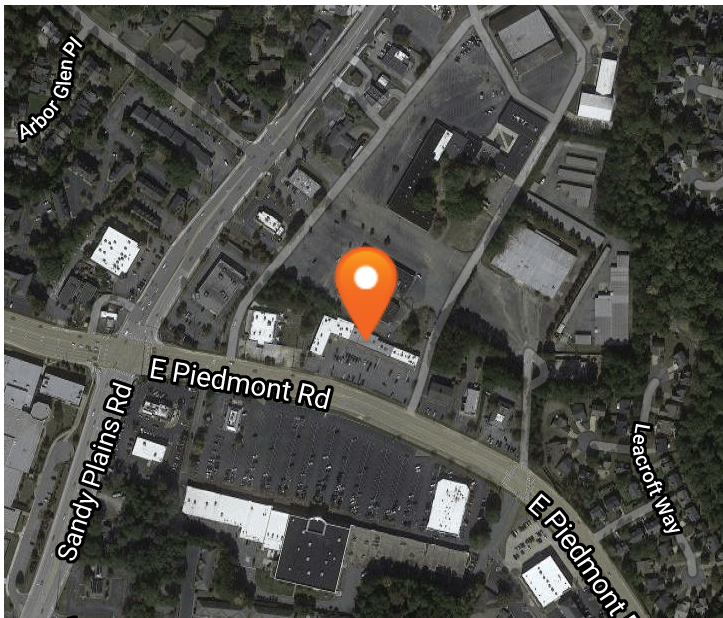
2520 E. Piedmont Road, Marietta, GA 30062

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Center is highly visible from E. Piedmont Rd



EXCLUSIVE AGENT(S)

AMY KENNEDY • amy.kennedy@tscg.com • 770.955.2434

PROPERTY HIGHLIGHTS

- New rental rates
- Restaurant space available
- Pylon sign panels available
- 117 Parking spaces
- 2 points of ingress/egress on E. Piedmont Rd
- Over 180,000 total population within a 5-mile radius
- GA DOT Traffic Counts: Sandy Plains Rd - 41,100 AADT

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	8,772	64,913	183,082
Daytime Population	7,216	54,429	189,898
Average Household Income	\$121,150	\$126,236	\$118,039

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ADDITIONAL PHOTOS



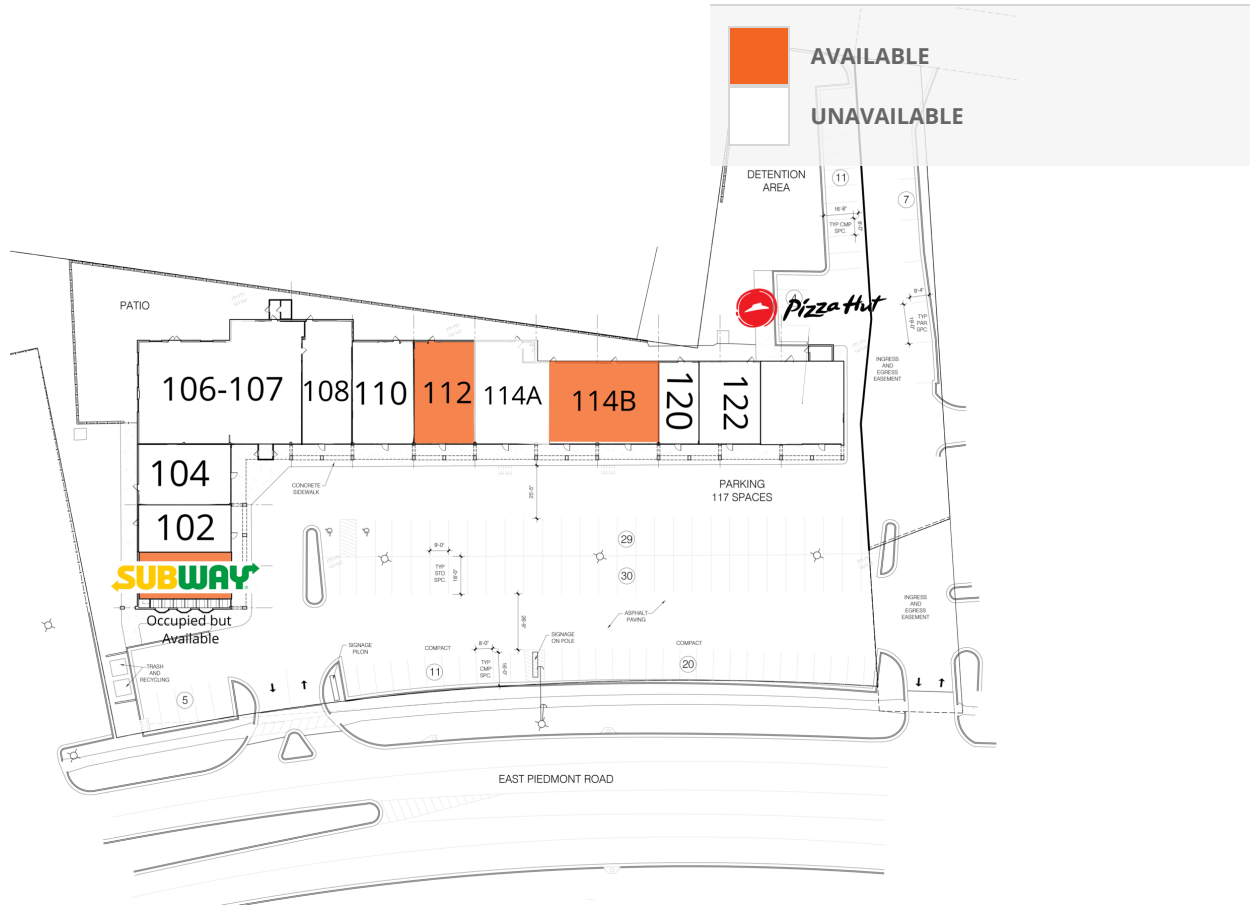
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SITE PLAN



SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
100	Available	1,215 SF	112	Available	1,500 SF
102	Doctor's Diet Program	1,035 SF	114A	CBD Wellness	1,450 SF
104	Crossfit	1,300 SF	114B	Available	2,450 SF
106-107	Prestige Bar & Lounge	4,370 SF	120	Salon	800 SF
108	La Chic Nails	1,272 SF	122	Acai Bowl	1,200 SF
110	E-Massage	1,500 SF	124	Pizza Hut	1,600 SF

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