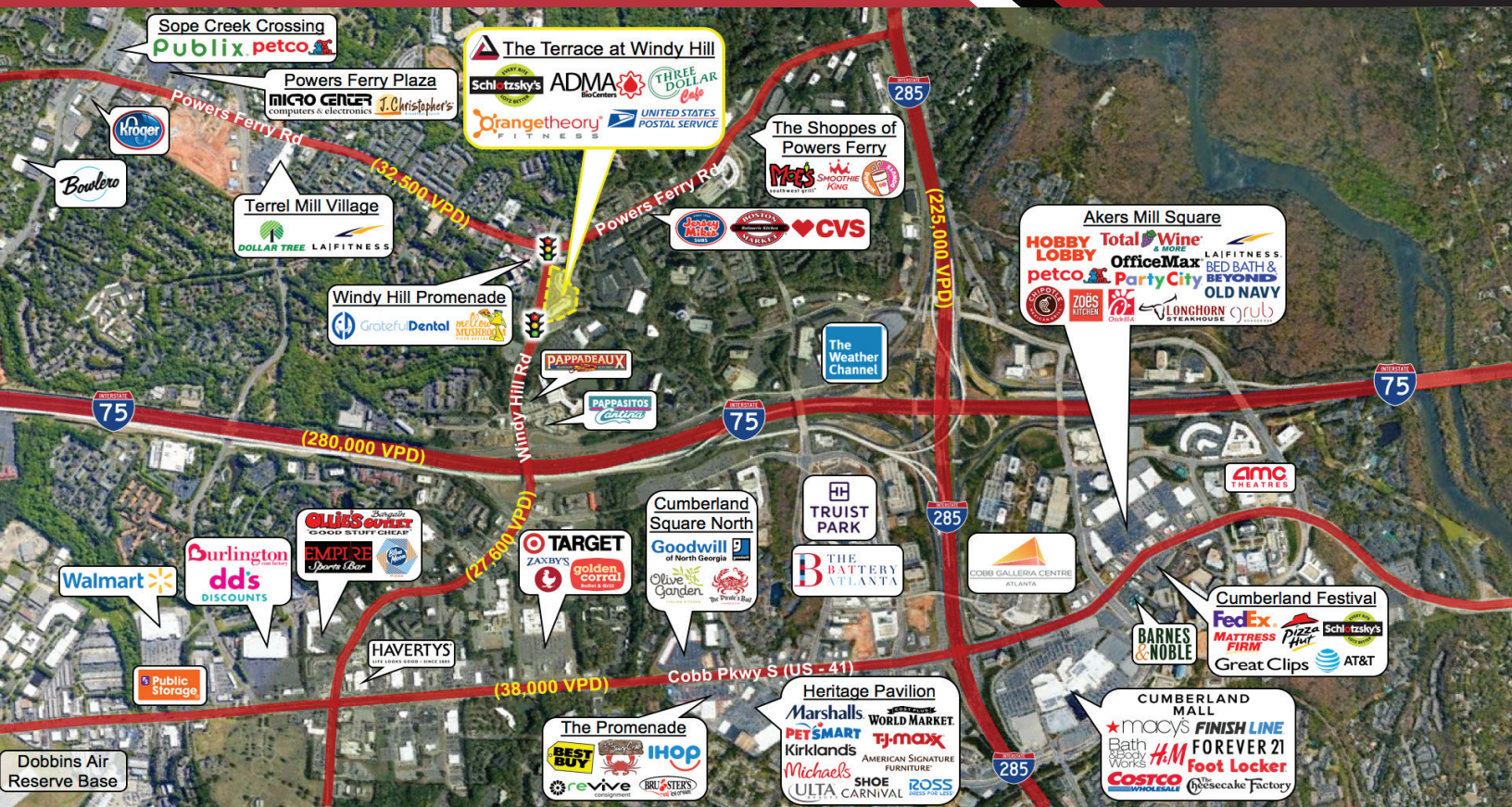




TERRACE AT WINDY HILL

3000 Windy Hill Rd. SE, Marietta, GA 30067



DEMOGRAPHICS

1 MILE

16,020
Estimated population

27,608
Estimated daytime population

\$87,149
Average household income

8,212
Households

3 MILE

91,053
Estimated population

101,203
Estimated daytime population

\$93,492
Average household income

44,477
Households

5 MILE

211,273
Estimated population

171,997
Estimated daytime population

\$112,709
Average household income

92,811
Households

DRIVE TIME POPULATION

5 Min 24,569

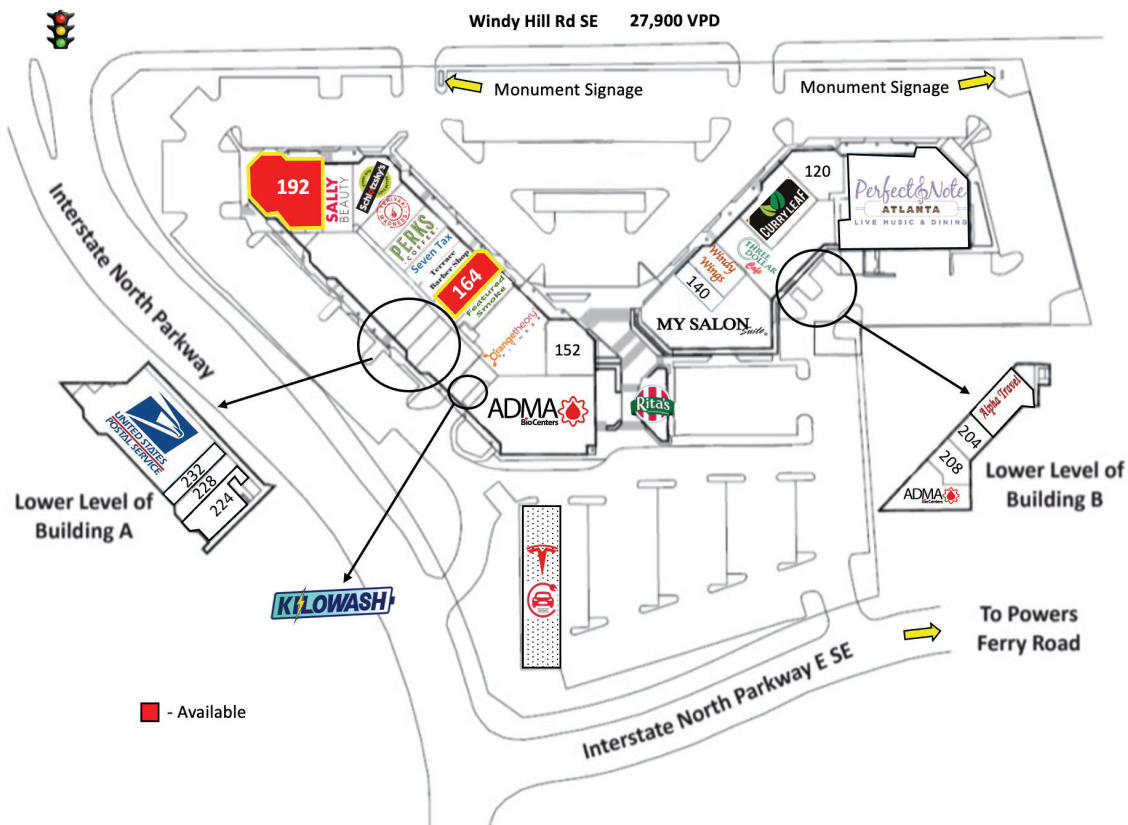
10 Min 139,269

15 Min 382,506

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SITE PLAN

SUITE	TENANT	SIZE	SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
116	Perfect Note Atlanta	9,018 SF	164	Available	1,894 SF	208	Rio Fever Wax Shop	1,124 SF
120	Center Nails & Spa	1,896 SF	168	Terrace Barber Shop	856 SF	212	ADMA Bio Centers	2,004 SF
124	Curry Leaf Indian Grill	2,558 SF	172	Seven Tax	807 SF	216	Rita's Italian Ice	1,888 SF
132	Three Dollar Cafe	4,097 SF	176	Perks Coffee	1,654 SF	220	ADMA Bio Centers	10,985 SF
136	Windy Wings	1,320 SF	180	Teriyaki Madness	1,668 SF	224	Package Store	1,974 SF
140	Lash Queens	684 SF	184	Schlotzky's Deli	1,832 SF	228	Package Store	794 SF
148	My Salon Suite	5,242 SF	188	Sally Beauty	1,675 SF	232	Package Store	1,148 SF
152	Red Elephant Thai	1,896 SF	192	Available	3,366 SF	244	Kilowash	-
156	Orange Theory Fitness	3,562 SF	200	Alpha Travel	1,630 SF	252	USPS	7,791 SF
162	Featured Smoke	975 SF	204	Windy Hill Chiroprac...	890 SF			



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HIGHLIGHTS

- 2nd generation restaurant and retail space available.
- New property upgrades coming soon!
- Terrace at Windy Hill has over 74,528 SF of renovated retail & office space.
- Over 17 million square feet of office space surrounds the property in the Cumberland/Galleria trade areas.
- Convenient right-in/right-out access on Windy Hill Rd SE and Powers Ferry Rd with lighted intersections at each corner.
- Just 2 miles from Cumberland Mall & Less than 1 mile from the new Atlanta Braves Stadium and The Battery.
- Recent G-DOT expansions at the intersections of Powers Ferry/Interstate North and the new Windy Hill-Terrell Mill Connector.



27,000 on Windy Hill Rd
 32,500 on Powers Ferry Rd
 280,000 on I-75
 225,000 on I-285



Full access and right-in/right-out on
 Windy Hill Rd SE.
 Full access rear entrance via Interstate N
 Pkwy and Interstate N Pkwy E SE.



Monument signage along Windy
 Hill Rd

