



SPRAYBERRY COLLECTION - RETAIL SPACES AVAILABLE



2520 E Piedmont Rd, Marietta GA 30062

- ▲ Property is located close to the busy intersection of Piedmont Rd and Sandy Plains Rd.
- ▲ Site will be adjacent to East Cobb Walk, a brand-new mixed-use development expected to deliver in Fall 2024 that will feature 234 residences and 14,500 SF of retail space.
- ▲ Property is located 0.4 miles from Sprayberry High School, 5 miles from Towne Center at Cobb, and 6.5 miles from Downtown Marietta.
- ▲ Cosmetic renovations are planned for the shopping center in 2024.

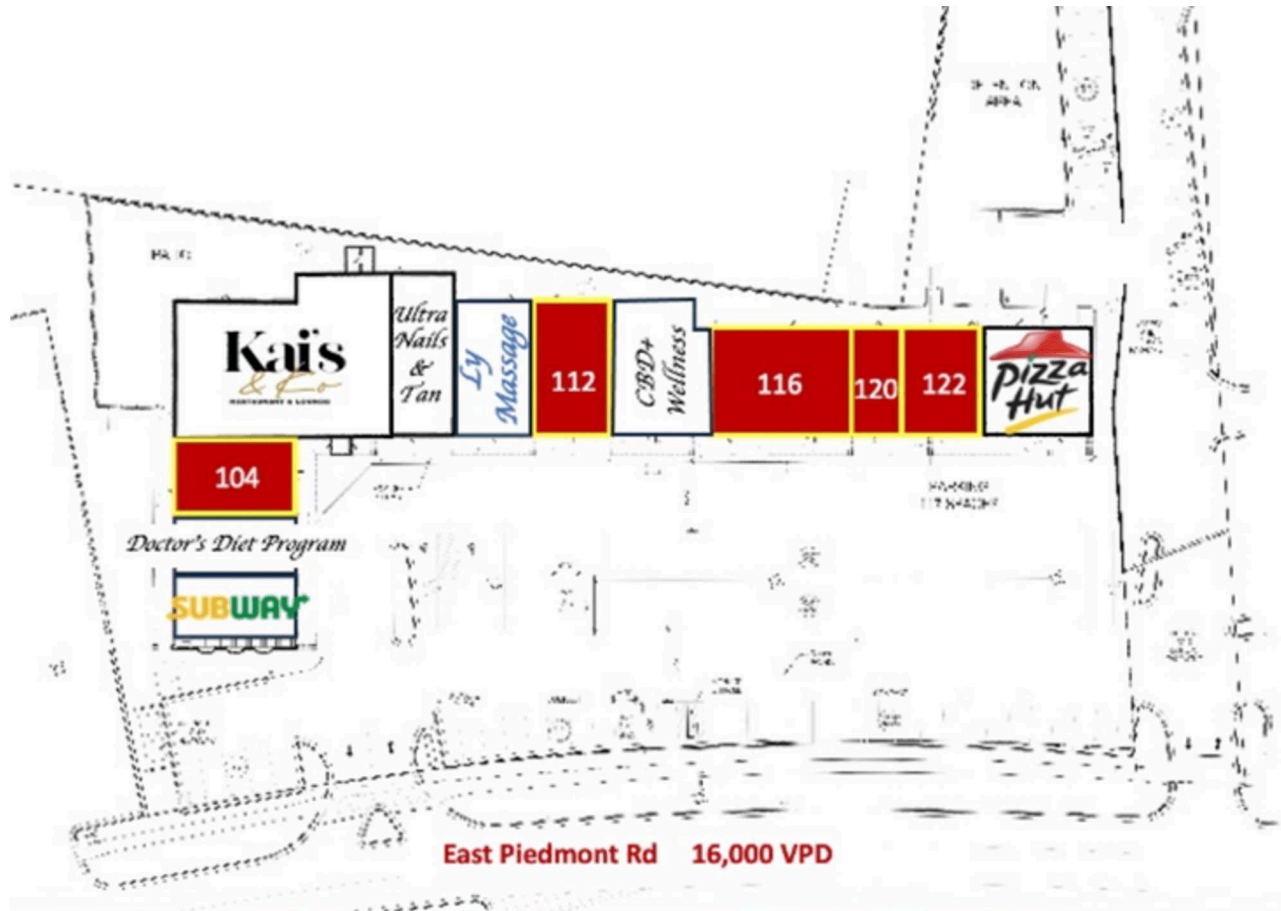
2023 Demographics	1 Mile	3 Miles	5 Miles
Population	8,917	66,309	193,437
Households	3,383	2,390	71,155
Average HH Income	\$134,046	\$150,873	\$144,989
Daytime Population	3,094	21,771	95,452
	5 Min	10 Min	15 Min
Drivetime Population	20,374	122,773	294,002

Available Spaces

- 104 - 1,300 SF
- 112 - 1,500 SF
- 116 - 2,450 SF
- 120 - 800 SF
- 122 - 1,200 SF

LEASING INFORMATION

Suite	Tenant	Size/SF	Suite	Tenant	Size/SF	Suite	Tenant	Size/SF
100	Subway	1,215 SF	108	Ultra Nails & Tan	1,272 SF	116	Available	2,450 SF
102	Doctor's Diet Program	1,035 SF	110	Ly Massage	1,500 SF	120	Available	800 SF
104	Available	1,300 SF	112	Available	1,500 SF	122	Available	1,200 SF
106-107	Kai's & Ko Restoran...	4,370 SF	114A	CBD+ Wellness	1,450 SF	124	Pizza Hut	1,600 SF



Information contained in this marketing brochure has been obtained by the owner of the property or other sources that we deem reliable, however we cannot guarantee the accuracy of it. You should conduct an independent investigation of the shopping center to verify all information in determining the suitability of the property