

FOR LEASE > NEIGHBORHOOD RETAIL CENTER > COBB COUNTY



Publix at Powder Springs

3721 NEW MACLAND ROAD, POWDER SPRINGS, GA 30127



Overview

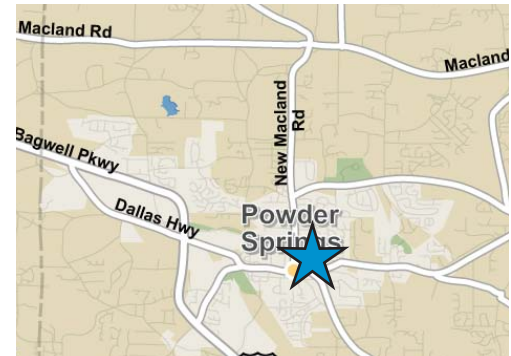
Publix at Powder Springs is a 77,853± SF Publix-anchored neighborhood shopping center located on Richard D Sailors Parkway in West Cobb County. The center has excellent visibility and five direct access points with ample parking and prominent signage.

Available Spaces

- > 4,000± SF former restaurant space
- > 1,400± SF space
- > 4,200± SF space - can be demised into two 2,100± SF spaces

Location

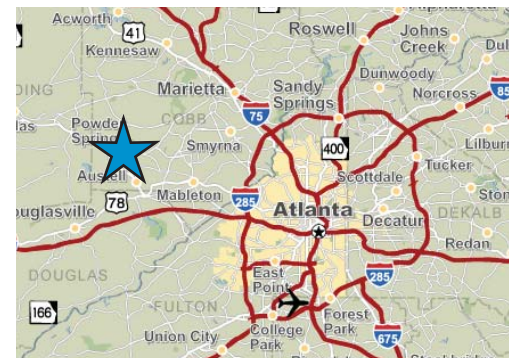
Located in the heart of Powder Springs at the signalized intersection of the heavily traveled Richard D Sailors Parkway and New Macland Road, this property caters to the surrounding high income residential neighborhoods.



Traffic Counts

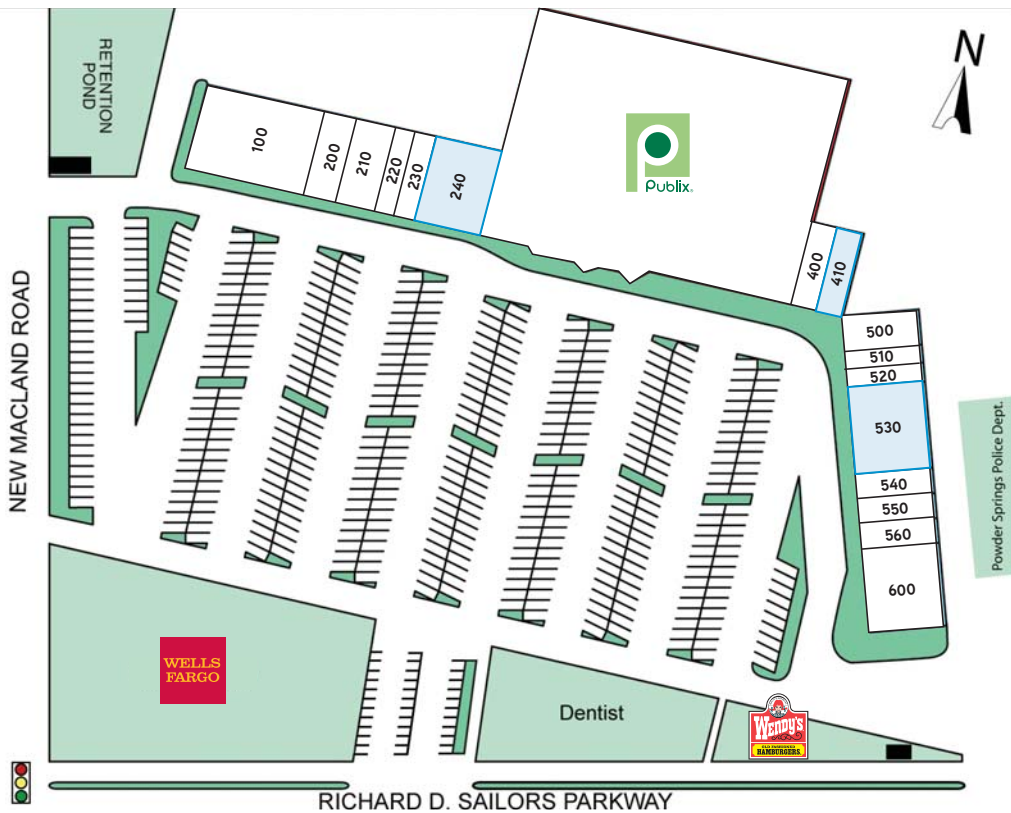
- > 24,380 VPD on Richard D Sailors Parkway west of New Macland Road
- > 28,720 VPD on Richard D Sailors Parkway east of New Macland Road
- > 10,090 VPD on New Macland Road north of Richard D Sailors Parkway
- > 31,180 VPD on Highway 278 south of Richard D Sailors Parkway

DEMOGRAPHICS (2014)	1-MILE	3-MILE	5-MILE
POPULATION	5,595	38,995	108,090
HOUSEHOLDS	2,113	13,335	37,770
AVERAGE HH INCOME	\$65,807	\$72,113	\$74,289

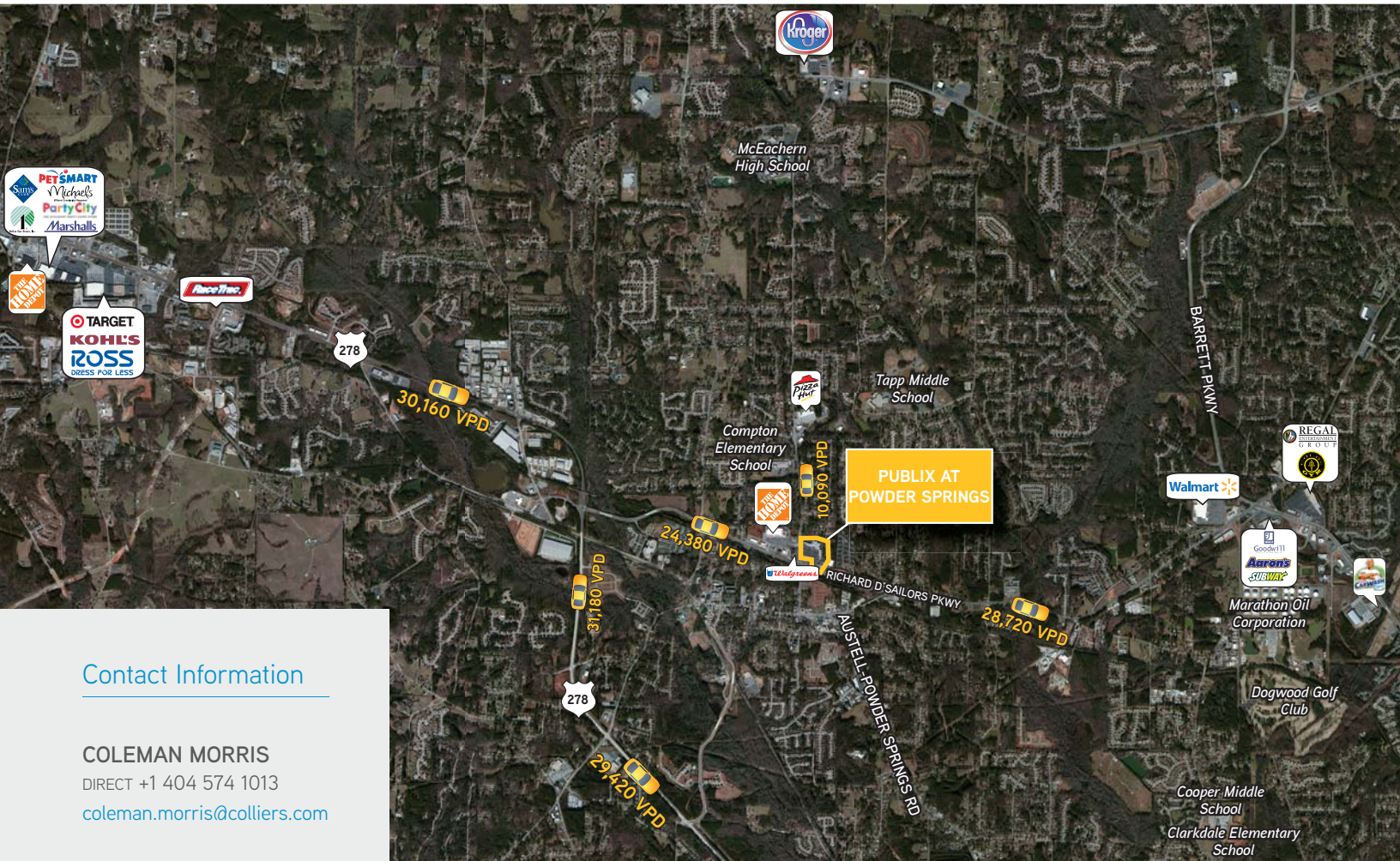


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Ste	Tenant	SF
100	Anytime Fitness	5,760
200	The UPS Store	1,472
210	Coast Dental #3019	1,920
220	Whitlock Kleeners #2	960
230	The Tutoring Center	1,071
240	AVAILABLE	4,000
300	Publix	44,270
400	Sally Beauty Supply	1,400
410	AVAILABLE	1,400
500	H&R Block	1,800
510	Dragon 168	900
520	Silver Nail & Tan	900
530	AVAILABLE	4,200
540	Great Clips	1,200
550	GNC	1,200
560	KC Wireless Communication, Inc.	1,200
600	JP Morgan Chase Bank, N.A.	4,200



Contact Information

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