



Vining's Jubilee is home to the most desirable collection of boutiques, eateries, and one-of-a-kind specialty stores, all nestled in the lush and historic village of Vining's.



- Situated in the heart of one of Atlanta's wealthiest communities with 6,697 homes valued over \$1 million within 5 miles
- Restaurants include SOHO, Café at Pharr, bartaco, Stockyard Burgers & Bones, Mellow Mushroom, and Hobnob Tavern
- Lululemon is now open and complements a perfect selection of Fitness & Wellness tenants including Dermani Medspa, Orange Theory Fitness, Pure Barre, Sweathouz, OsteoStrong, and Restore Hyper Wellness
- Boutique specialty shops include Waiting on Martha Home, The Read Shop by the Merchant, Primadonna by Rigby & Peller, Southern Baked Pie Company, Boardroom Salon for Men, and more

INFO

DEMOGRAPHICS

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population	15,520	88,928	210,598
Households	8,872	45,369	96,589
Average HH Income	\$127,682	\$123,484	\$127,053
Daytime Population	31,215	92,619	166,638
#Homes Over \$1 Million	469	2,031	6,697

TRAFFIC COUNTS

Paces Ferry Rd. SW of Site	20,200 VPD
Northside Pkwy. SW of Site	25,900 VPD
I-295 SE of Site	167,000 VPD



An Opportunity to Join these Tenants and More:



SWEATHOUZ
INFRARED SAUNAS



READ SHOP
BY THE MERCHANT



WAITING ON MARTHA

H O M E



CALIFORNIA CLOSETS®

fab'rik



J. McLaughlin

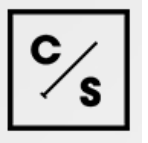
HEMLINE



SUGARCOAT®

restore
HYPER WELLNESS

dermani
MEDSPA



ANOTHER
Broken Egg Cafe



TALBOTS

pure barre®



Smile Envy
Dental & Orthodontics

Wellstar



CVS
pharmacy



RETAIL & OFFICE SPACE AVAILABLE

LEASING INFORMATION:

LISA GRAHAM

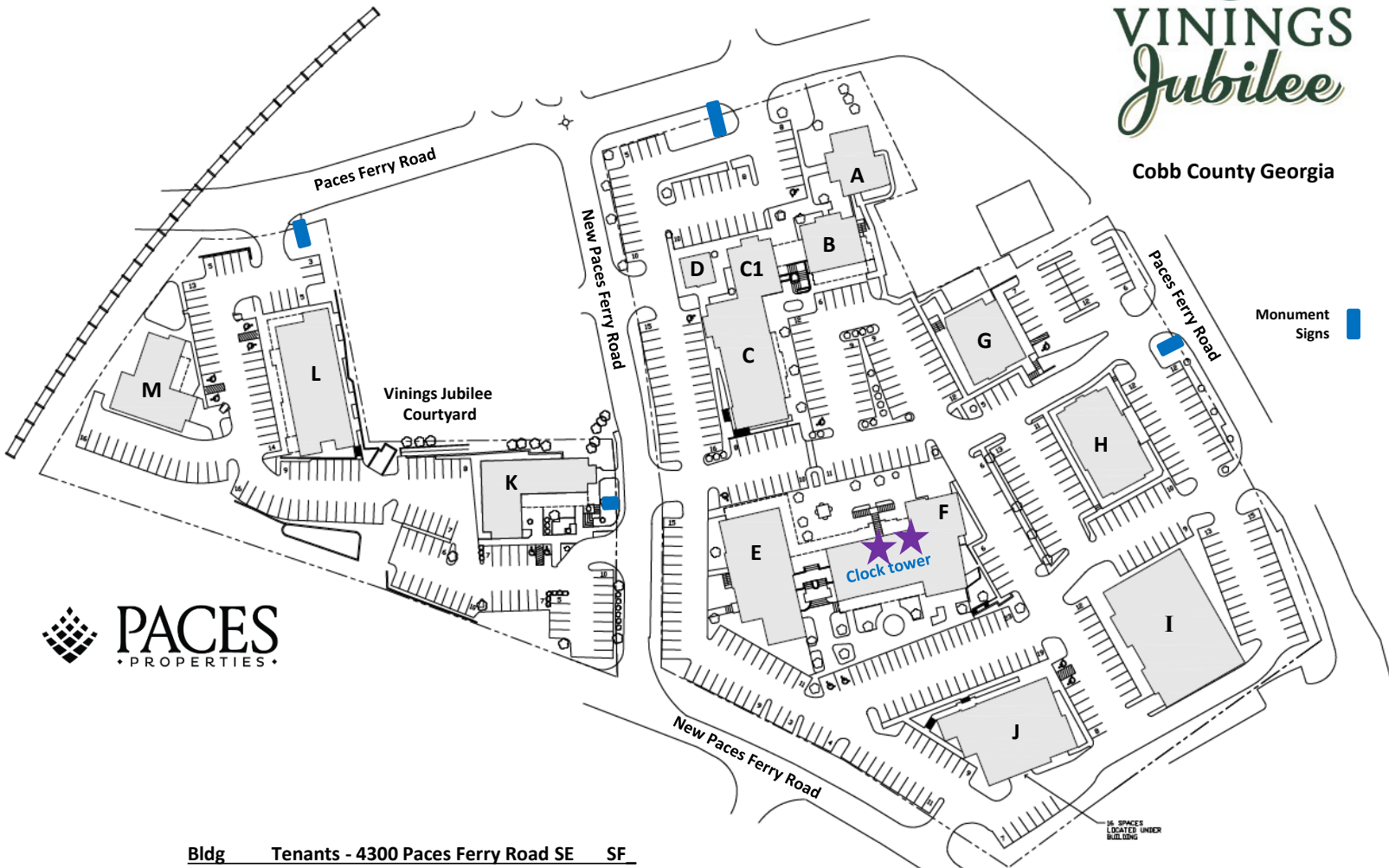
lgraham@BrandProperties.com

770-497-6488 Direct 770-476-4801 Office



VININGS Jubilee

Cobb County Georgia



Bldg	Tenants - 4300 Paces Ferry Road SE	SF
A-111	J. McLaughlin Coming 1Q 2026!	2,457
A-100 A	Vinings Alterations	1,224
A-100 B	Storage / Office	1,171
B-107	SOHO Restaurant	3,943
B-226 LL	J. McLaughlin Relocating 1Q 2026	1,393
B-227 LL	The Shade Store	1,355
C1-109	Hemline	2,064
C1-228 LL	California Closets	1,817
C-115	Talbot's	5,041
C-125	The Read Shop (Books/Coffee)	907
C-230 LL	Sugarcoat (Nails & Beauty)	1,929
C-232 LL	Primadonna by Rigby & Peller	979
C-240 LL	Restore Hyper Wellness	2,815
D-113	Southern Baked Pie Company	888
E-242	Fab'rik	2,035
E-243	The Collective, a Salon	1,896
E-245	Dermani Med Spa	2,631
E-405 LL	A+ Pediatric Dentistry	2,813
E-500	CareSpace Suites	3,329
F-244 LL	Café at Pharr	1,774
F-246 LL	Sea Love Candle	1,096
F-250 LL	Hobnob Tavern	4,841
F-333	Smile Envy Dental & Orthodontics	2,865
F-357	KetteQ – tech office	
	Available 1/1/26	1,564
F-359	Media Cause – office	
	Available with Notice	1,278
F-363	Levenson & Associates Law Firm	973
F-476 LL	Pure Barre Fitness	1,632
F-4004 LL	OsteoStrong	1,817
F-4008 LL	Redefine Home Coming Soon!	1,749

Can Combine
For 2,842 SF

Bldg	Tenants - 4300 Paces Ferry Road SE	SF
G-150	Another Broken Egg Cafe	4,026
G-255 LL	Boardroom Salon for Men	1,895
G-257 LL	Sweet Peach Wax & Sugaring Studio	1,704
H-160	lululemon Now Open!	5,500
I-170	CVS Pharmacy	9,951
I-468 LL	SweatHouz Infrared Sauna Studio	1,500
I-472 LL	Beth Bristow Tutorial Service	3,385
I-474 LL	OrangeTheory Fitness	4,052
J-600	Waiting on Martha Home	6,130
J-610	DryBar (for Hair)	1,500

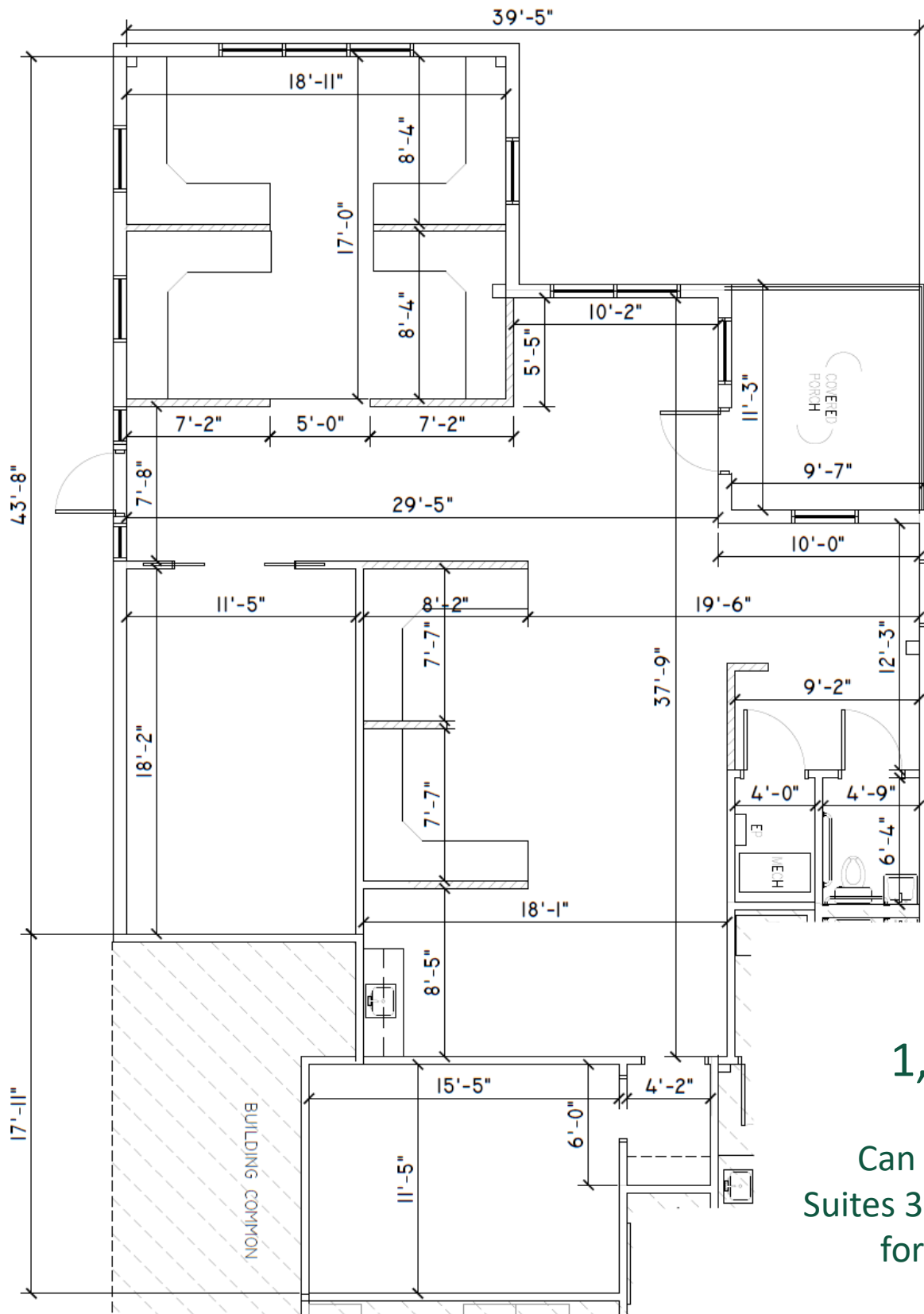
Vinings Jubilee Courtyard:

Bldg	Tenants - 2950 New Paces Ferry Rd SE	SF
K-200	bartaco	4,567
K-200 LL	Lower Level Storage	1,608
K-100 LL	Mellow Mushroom	2,842

Bldg	Tenants - 2850 New Paces Ferry Rd SE	SF
L-420 LL	Cold Stone Creamery	807
L-460 LL	Wellstar Family Med	5,150
L-410	Axiom Staffing Group	1,670
L-440	Cassia Optimal Health	2,053
L-450 A	Atlanta West Dermatology	2,665
M-300	Stockyard Burgers & Bones	4,350

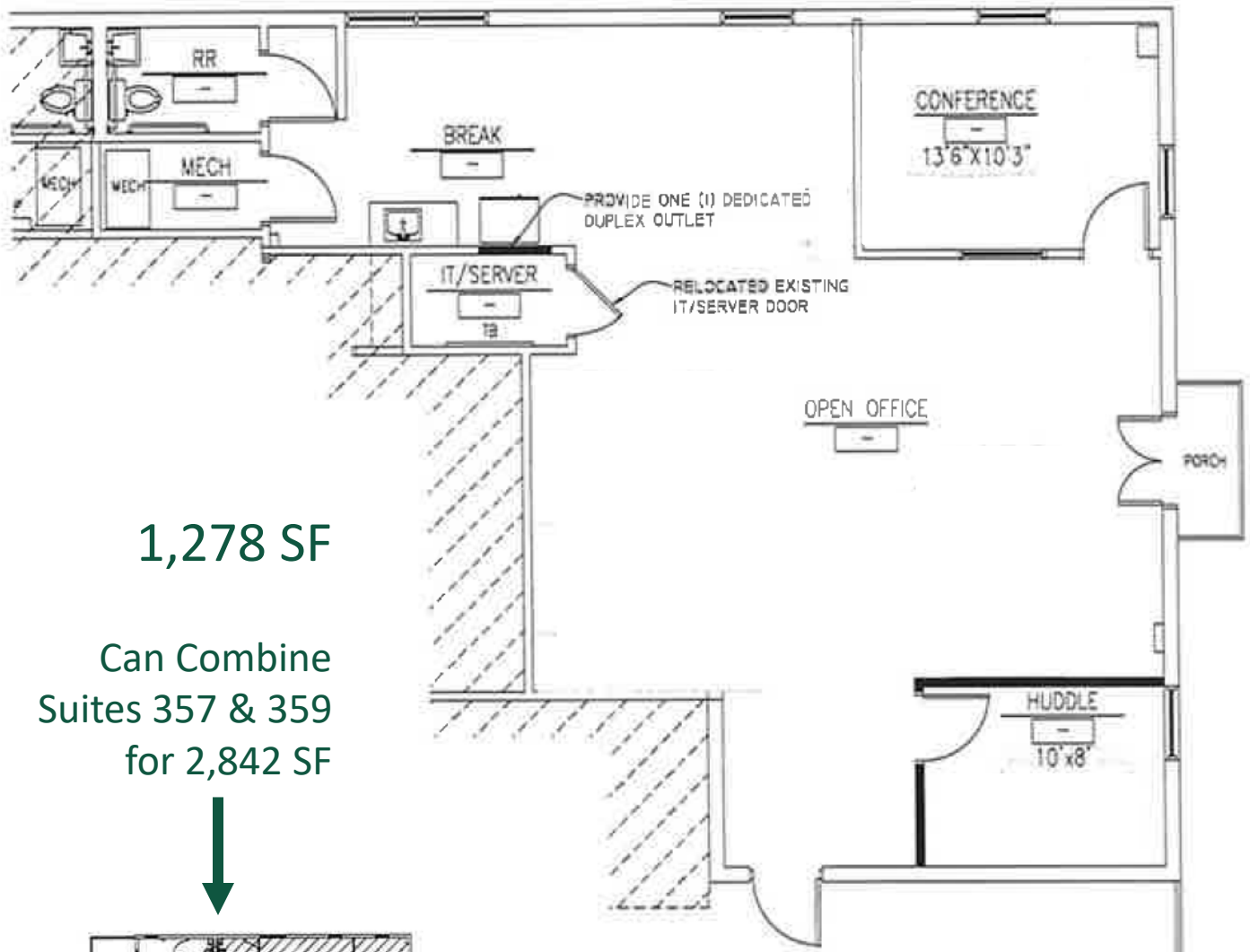
OFFICE AVAILABLE

BLDG F - SUITE 357
Upper Level



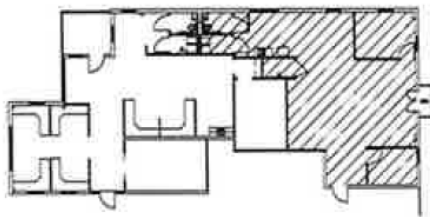
OFFICE AVAILABLE

BLDG F - SUITE 359
Upper Level



1,278 SF

Can Combine
Suites 357 & 359
for 2,842 SF

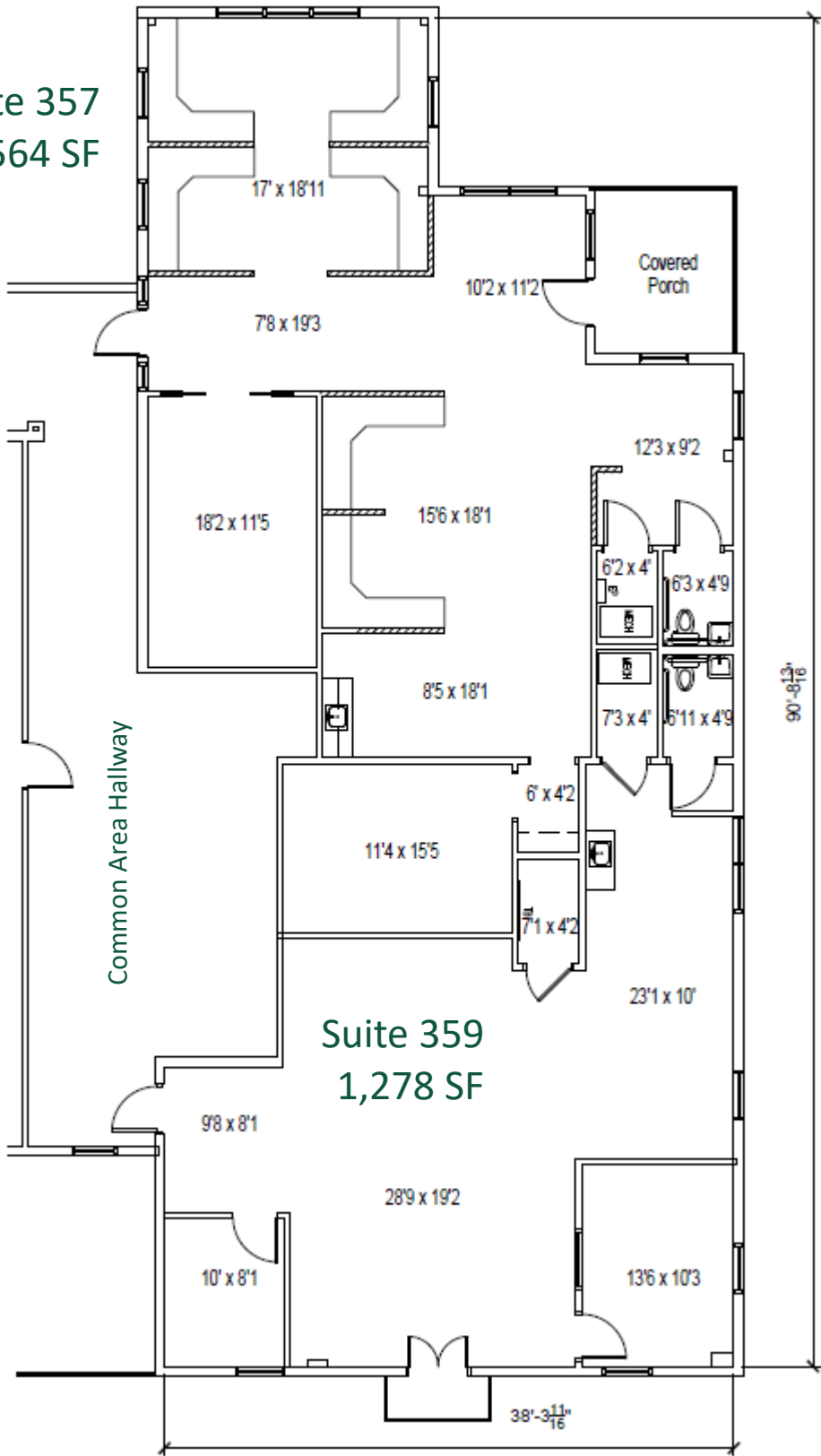


KEYPLAN

OFFICE AVAILABLE

BLDG F - SUITES 357 & 359
Combined - Upper Level

Suite 357
1,564 SF



Total
2,842 SF