

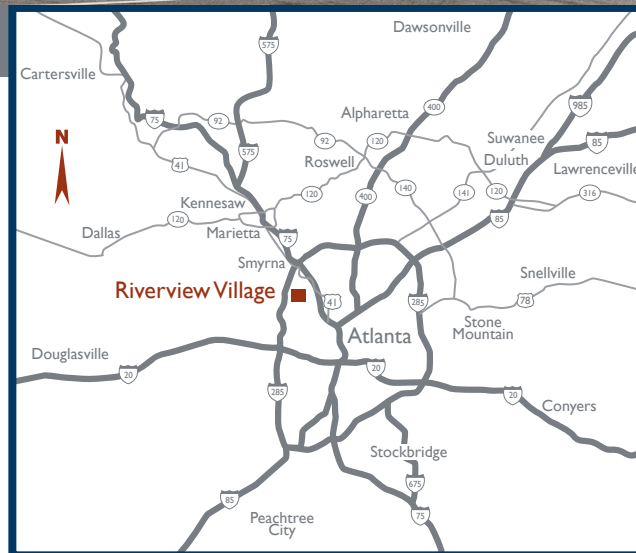
RIVERVIEW VILLAGE

3220 & 3300 COBB PARKWAY SE, ATLANTA, GA 30339



PROPERTY DETAILS

- 90,130 SF neighborhood retail center located in the affluent Vinings community in Cobb County
- Vibrant tenant mix anchored by a well-established Kroger that attracts high foot traffic
- Benefits from high traffic counts on Cobb Parkway (20,800 VPD)
- Easy access to / from I-75 and I-285
- Affluent and dense demographics with over 77,000 residents within 3 miles having average HH income of over \$114,000; and a daytime workforce population of almost 101,000 people
- National retailers in the market include LA Fitness, Bed, Bath & Beyond, AMC Theatres, Main Event
- Spaces now available range from 983 SF to 1,733 SF; plus 3,156 SF Fully-equipped Restaurant available



BRAND
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TRAFFIC COUNTS

Cobb Parkway 20,800 VPD

DEMOGRAPHICS - CoStar 2022

| | 1 mile | 3 miles | 5 miles |
|--------------|-----------|-----------|-----------|
| Population | 10,375 | 77,843 | 223,798 |
| Income | \$115,637 | \$114,530 | \$122,610 |
| Daytime Pop. | 23,420 | 100,996 | 173,882 |
| # Businesses | 1,428 | 6,974 | 14,054 |

| SUITE | PHASE I - 3330 Cobb Pkwy | SF |
|-----------------------|--|--------|
| 100 | KROGER - Anchor | 42,130 |
| 102 | Riverview Veterinary | 1,645 |
| 104 | D'Juan's Cafe (Cajun Food) | 1,444 |
| 106 | AVAILABLE Former Restaurant Fully Equipped | 3,156 |
| 108 | The Whole Dog Market | 1,396 |
| 110 | Stellar Power Yoga | 1,470 |
| 112 | TA Nails Spa Salon | 2,100 |
| 114 | Hoki Sushi | 1,200 |
| 116 | The Herb Shop | 1,125 |
| 118 | C&S Seafood & Oyster Bar | 4,299 |
| 120 | Office | 4,678 |
| 122 | Brazilian Threading | 1,170 |
| 124 | Kam's Alterations | 1,200 |
| 126 | Olive Bistro | 1,260 |
| 200 | Vinings Bottle Shop | 1,800 |
| 208 | Crispina Italian Restaurant | 3,000 |
| 216 | AVAILABLE Endcap Former Dry Cleaner | 1,200 |
| Total SF Phase I | | 73,763 |
| SUITE | PHASE II - 3220 Cobb Pkwy | SF |
| 100 | Doc Green's Gourmet Salads | 3,266 |
| 101 | Piece of Cake | 783 |
| 102 | AVAILABLE Former Retail Space | 984 |
| 103 | Supercuts | 984 |
| 104 | Kouture Klawz Nail Salon | 983 |
| 105 | AVAILABLE Former Retail Space | 983 |
| 106 | Cartridge World | 983 |
| 200 | AVAILABLE | 1,725 |
| 202 | AVAILABLE Former Office Space | 1,733 |
| 205 | Family First Dentistry | 1,967 |
| 206 | Jenny Craig | 1,976 |
| Total SF Phase II | | 16,367 |
| Total SF Phase I & II | | 90,130 |