

# 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; redevelopment coming in November 2024
- 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



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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



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