



## SPRAYBERRY COLLECTION

2520 E Piedmont Rd, Marietta, GA 30062





## DEMOGRAPHICS

### 1 MILE



8,917  
Estimated population



3,904  
Estimated daytime population



\$134,046  
Average household income



3,383  
Households

### 3 MILE



60,894  
Estimated population



21,771  
Estimated daytime population



\$150,873  
Average household income



23,905  
Households

### 5 MILE



172,733  
Estimated population



95,452  
Estimated daytime population



\$144,989  
Average household income



71,155  
Households

## DRIVE TIME POPULATION

5  
Min



20,374

10  
Min



122,773

15  
Min

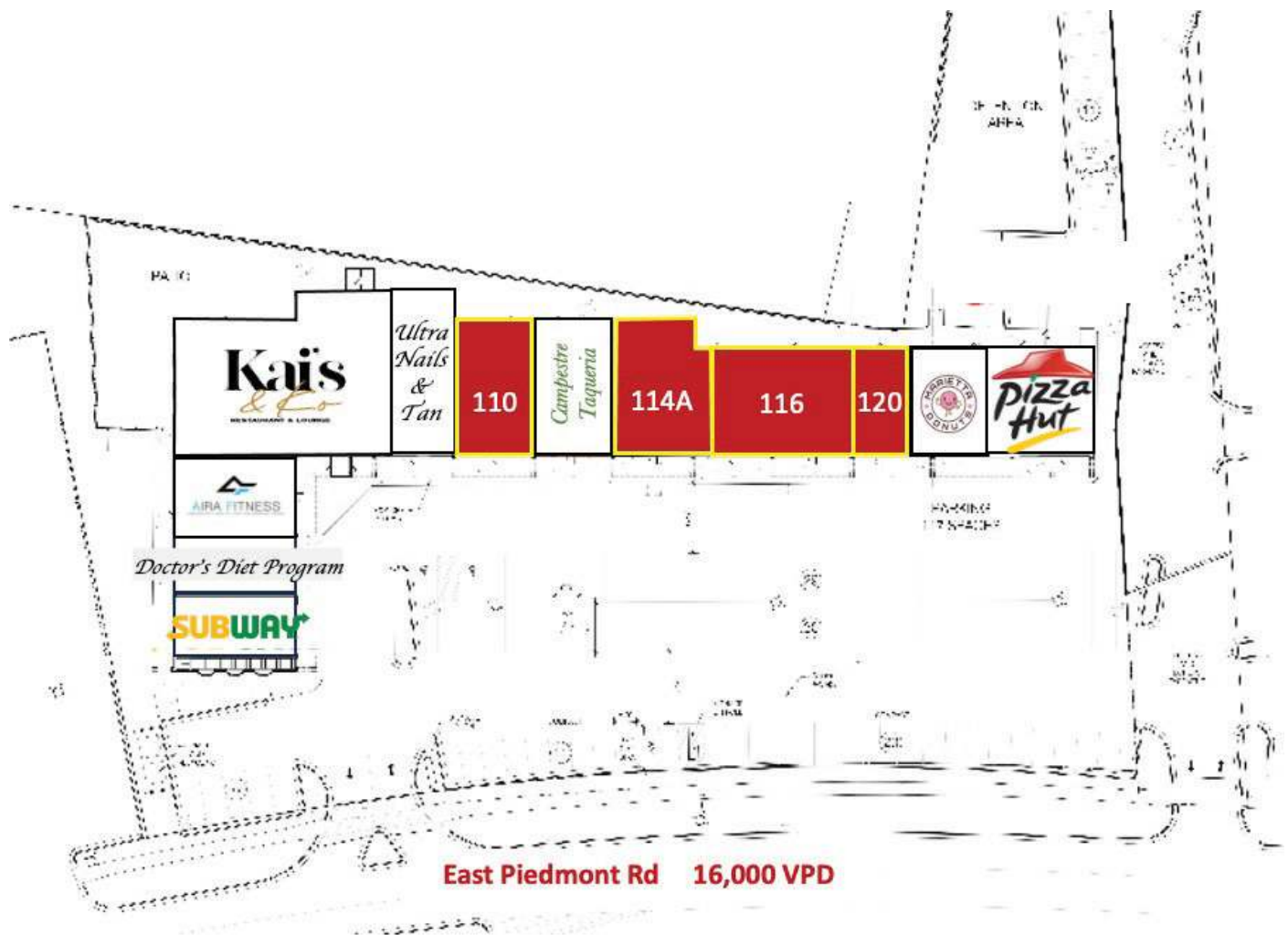


294,002

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.

## SITE PLAN

SUITE	TENANT	SIZE	SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
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	AVAILABLE	1,500 SF	120	AVAILABLE	800 SF
104	Aria Fitness	1,300 SF	112	Campestre Taqueria	1,500 SF	122	Marietta Donuts	1,200 SF
106-107	Kai's & Ko Restaurant	4,370 SF	114A	AVAILABLE	1,450 SF	124	Pizza Hut	1,600 SF



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## HIGHLIGHTS

- 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.



16,000 on E Piedmont Rd  
37,800 on Sandy Plains Rd



Full Access from E Piedmont Rd



Signage options available.

