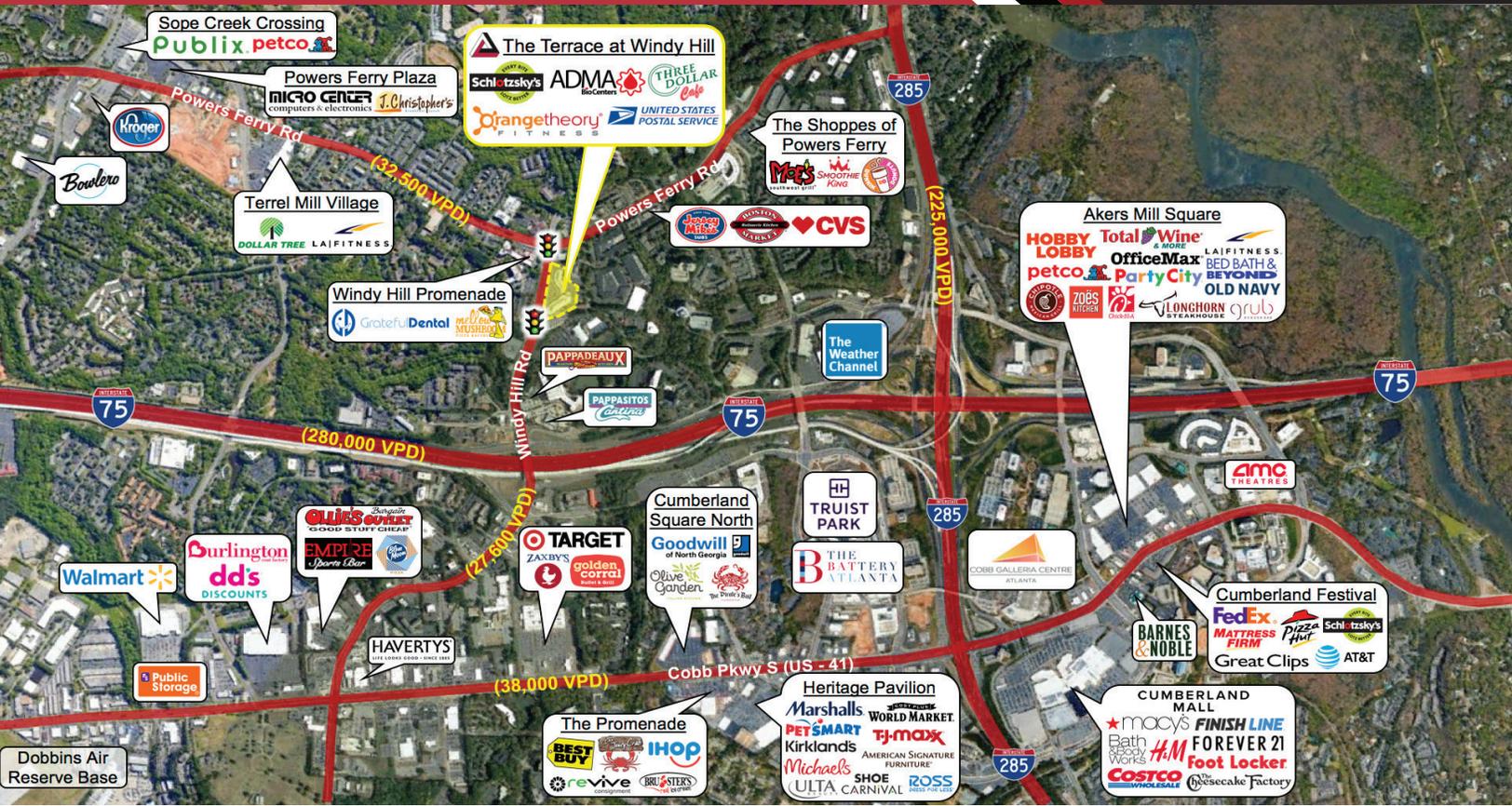


## TERRACE AT WINDY HILL

3000 Windy Hill Rd. SE, Marietta, GA 30067



## DEMOGRAPHICS

### 1 MILE

 16,020  
Estimated population

 27,608  
Estimated daytime population

 \$87,149  
Average household income

 8,212  
Households

### 3 MILE

 91,053  
Estimated population

 101,203  
Estimated daytime population

 \$93,492  
Average household income

 44,477  
Households

### 5 MILE

 211,273  
Estimated population

 171,997  
Estimated daytime population

 \$112,709  
Average household income

 92,811  
Households

## DRIVE TIME POPULATION

**5**  
Min  24,569

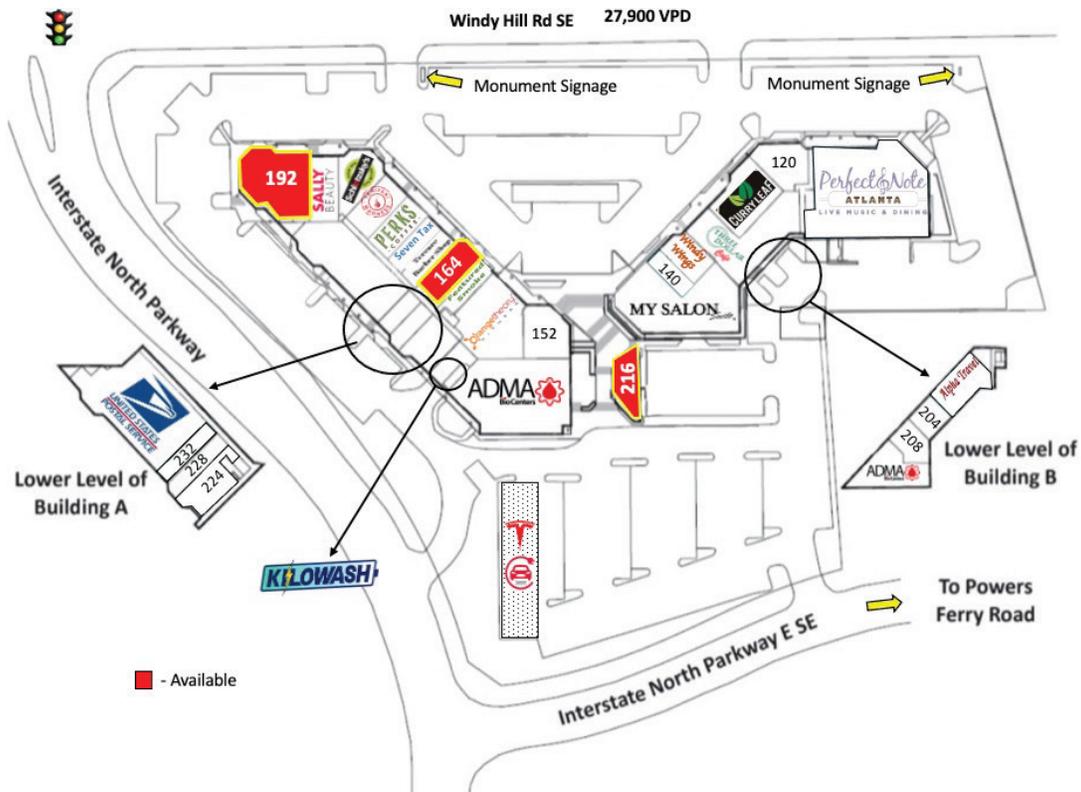
**10**  
Min  139,269

**15**  
Min  382,506

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
116	Perfect Note Atlanta	9,018 SF	164	Available	1,894 SF	208	Rio Fever Wax Shop	1,124 SF
120	Center Nails & Spa	1,896 SF	168	Terrace Barber Shop	856 SF	212	ADMA Bio Centers	2,004 SF
124	Curry Leaf Indian Grill	2,558 SF	172	Seven Tax	807 SF	216	Available	1,188 SF
132	Three Dollar Cafe	4,097 SF	176	Perks Coffee	1,654 SF	220	ADMA Bio Centers	10,985 SF
136	Windy Wings	1,320 SF	180	Teriyaki Madness	1,668 SF	224	Package Store	1,974 SF
140	Lash Queens	684 SF	184	Schlotzky's Deli	1,832 SF	228	Package Store	794 SF
148	My Salon Suite	5,242 SF	188	Sally Beauty	1,675 SF	232	Package Store	1,148 SF
152	Red Elephant Thai	1,896 SF	192	Available	3,366 SF	244	Kilowash	-
156	Orange Theory Fitness	3,562 SF	200	Alpha Travel	1,630 SF	252	USPS	7,791 SF
162	Featured Smoke	975 SF	204	Windy Hill Chiroprac...	890 SF			



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## HIGHLIGHTS

- 2nd generation restaurant and retail space available.
- New property upgrades coming soon!
- Terrace at Windy Hill has over 74,528 SF of renovated retail & office space.
- Over 17 million square feet of office space surrounds the property in the Cumberland/Galleria trade areas.
- Convenient right-in/right-out access on Windy Hill Rd SE and Powers Ferry Rd with lighted intersections at each corner.
- Just 2 miles from Cumberland Mall & Less than 1 mile from the new Atlanta Braves Stadium and The Battery.
- Recent G-DOT expansions at the intersections of Powers Ferry/Interstate North and the new Windy Hill-Terrell Mill Connector.



27,000 on Windy Hill Rd  
32,500 on Powers Ferry Rd  
280,000 on I-75  
225,000 on I-285



Full access and right-in/right-out on  
Windy Hill Rd SE.  
Full access rear entrance via Interstate N  
Pkwy and Interstate N Pkwy E SE.



Monument signage along Windy  
Hill Rd

