

Town Center Market Shopping Center | 2769 Chastain Meadows Pky NW

1,200 - 5,600 SF of Space Available in Marietta, GA 30066

Office Space / Georgia / Marietta / 2769 Chastain Meadows Pky NW, Marietta, GA 30066



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HIGHLIGHTS

- Town Center Market Shopping Center, anchored by Walmart and Dollar Tree, offers space for lease with national and local tenants.
 - Features include ample parking on a well-lit lot, multiple entry/exit points, pylon and building signage opportunities, and MARTA bus line access.
 - 4.72 million annual visits
- Strategically located near Town Center Mall alongside strong demographics and visibility from major thoroughfare I-575, seeing nearly 81,430 VPD.
 - Town Center Market Shopping Center is accessible to the dense office node in Cumberland and entertainment venues at The Battery and Truist Park.
 - Top 1% of Shopping Centers in the country, and #2 most visited center in GA

SPACE AVAILABILITY (3)

\$/SF/YR ▾

2769 Chastain Meadows Pky NW - 1st Floor - Ste 09	
Size	1,200 SF
Term	Negotiable
Rental Rate	\$25.00/SF/YR
Rent Type ⓘ	Triple Net (NNN)
Space Use	Office/Retail
Condition	Partial Build-Out
Availability	90 Days
Details	

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Rent Type ⓘ

Space Use

Condition

Availability

\$25.00/SF/YR

Triple Net (NNN)


Retail

Partial Build-Out

Now

Details

2769 Chastain Meadows Pky NW - 1st Floor - Ste 70



Size

Term

Rental Rate

Rent Type ⓘ

Space Use

Condition

Availability

2,000-3,200 SF

Negotiable

\$25.00/SF/YR

Triple Net (NNN)

Office/Medical

Full Build-Out

Now

Details

SELECT TENANTS AT TOWN CENTER MARKET SHOPPING CENTER

TENANT	DESCRIPTION	US LOCATIONS	REACH
GameStop	Game Store	4,412	International
Goodwill	Dollar/Variety/Thrift	6,071	International
Linda's Beauty Supply	Health & Beauty Aids	1	Local
US Nail	Nail Salon	1	Local
Walmart	Dept Store	5,757	International
Young Chefs Academy	Other Services	64	International

PROPERTY FACTS FOR 2769 CHASTAIN MEADOWS PKY NW, MARIETTA, GA 30066

Min. Divisible	1,200 SF	Frontage	1,605' on Chastain Meadows Pky
Center Type	Community Center	Gross Leasable Area	344,002 SF
Parking	2,502 Spaces	Total Land Area	50.03 AC
Stores	24	Year Built	2005

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center is on a main thoroughfare boasting a traffic count of 81,430 vehicles daily. Town Center Market's diverse tenant mix includes Cato, Goodwill, GameStop, Linda's Beauty Supply, Young Chef's Academy, and US Nail. This shopping center was built in 2000 and features 618 parking spaces, prominent pylon signage, and building signage. Building 2769 offers unit 10 with 4,000 square feet of retail space, unit 50 with 1,600 square feet of retail space, and unit 70 with 2,000 square feet of office/medical space (built out as a former dental office). Building 2821 offers unit 220 with 1,800 square feet of retail space.

Marietta is a suburban area home to the Town Center at Cobb and some of the most affluent suburbs in Atlanta. The Town Center Mall serves as a center of gravity for the area, drawing

- Pylon Sign

This neighborhood is also accessible to the dense office node in Cumberland and entertainment venues such as The Battery and Truist Park. The area is home to some of Atlanta's fastest-growing locales, and retailers benefit from the region's strong population growth and increased development. Kennesaw State University is a significant demand driver for the area, with over 40,000 students enrolled.

The 3-mile radius encompassing Town Center Market confirms a population count of 51,181 and a correlating average household income of \$92,742, emphasizing the affluent community. Professional and business services are within the top three daytime employment realms of the Town Center/ Marietta submarket, aligning with the shopping center's capabilities.

AERIAL

MAP

TRAFFIC



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 LoopNet™

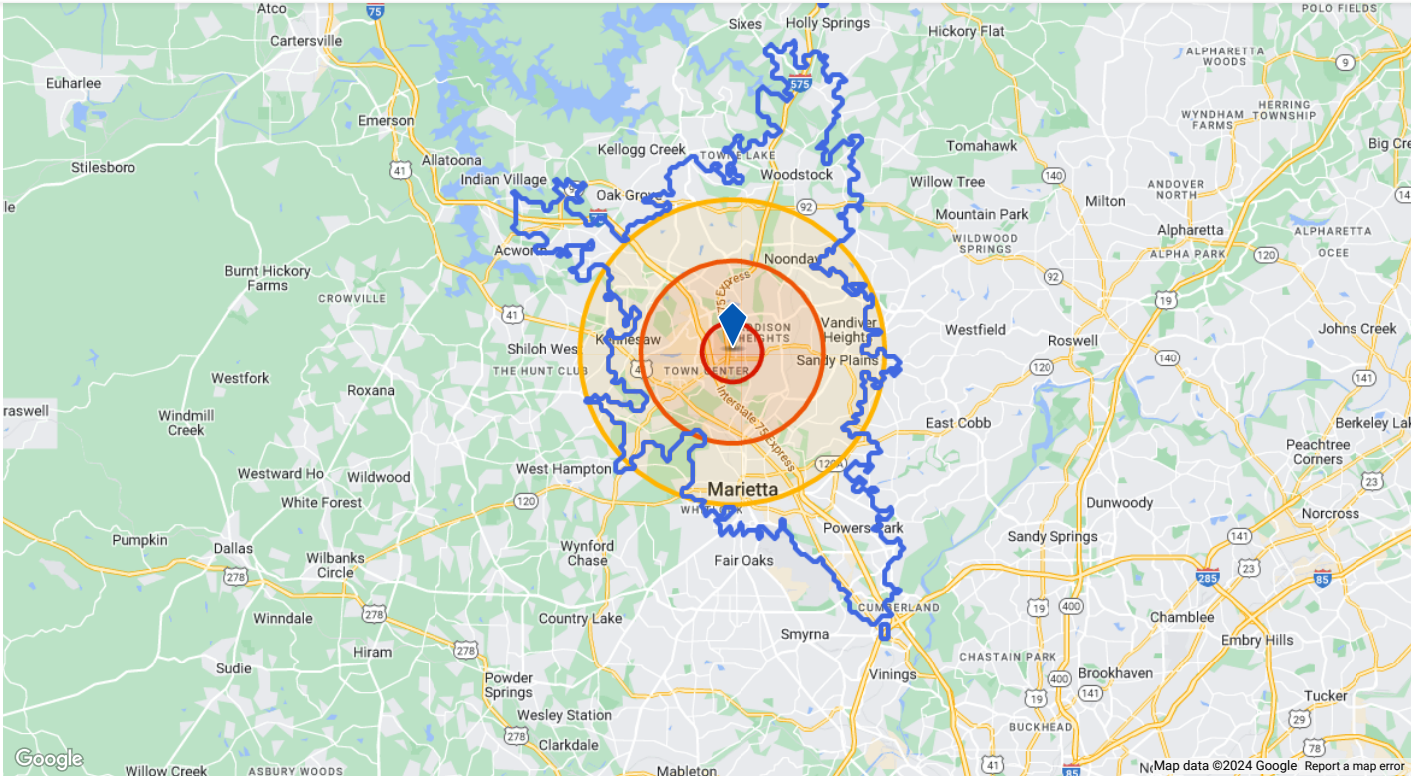


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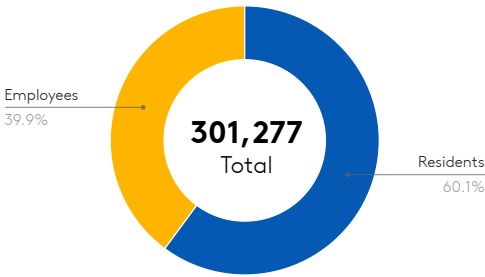
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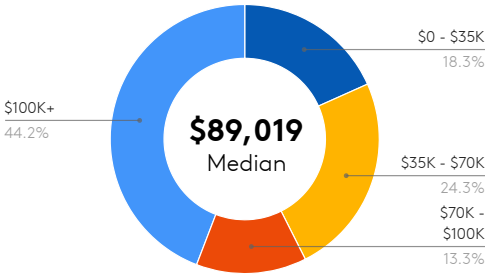


5 mile

ABSOLUTE POPULATION



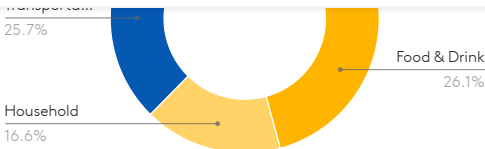
HOUSEHOLD INCOME



CONSUMER SPENDING

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	1 MILE	3 MILE	15 MIN DRIVE
2024 Population	6,834	59,616	237,583
2029 Population	6,877	60,720	246,043
2024-2029 Projected Population Growth	0.6%	1.9%	3.6%
Median Age	34.1	34.9	37.6
College Degree + Higher	41%	43%	29%
Daytime Employees	7,147	56,028	138,056
Total Businesses	658	4,760	15,845
Average Household Income	\$86,577	\$95,410	\$102,823
Median Household Income	\$68,260	\$76,748	\$81,381
Total Consumer Spending	\$77.4M	\$724.7M	\$3B
2024 Households	2,672	23,593	90,664
Average Home Value	\$321,372	\$329,011	\$368,934

NEARBY MAJOR RETAILERS

Listing ID: 26906917

Date on Market: 6/13/2024

Last Updated: 8/29/2024

Address: 2769 Chastain Meadows Pky NW, Marietta, GA 30066

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About Us

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Product Overview





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