



4,587 SF RETAIL AVAILABLE FOR LEASE

PROVIDENCE PAVILION

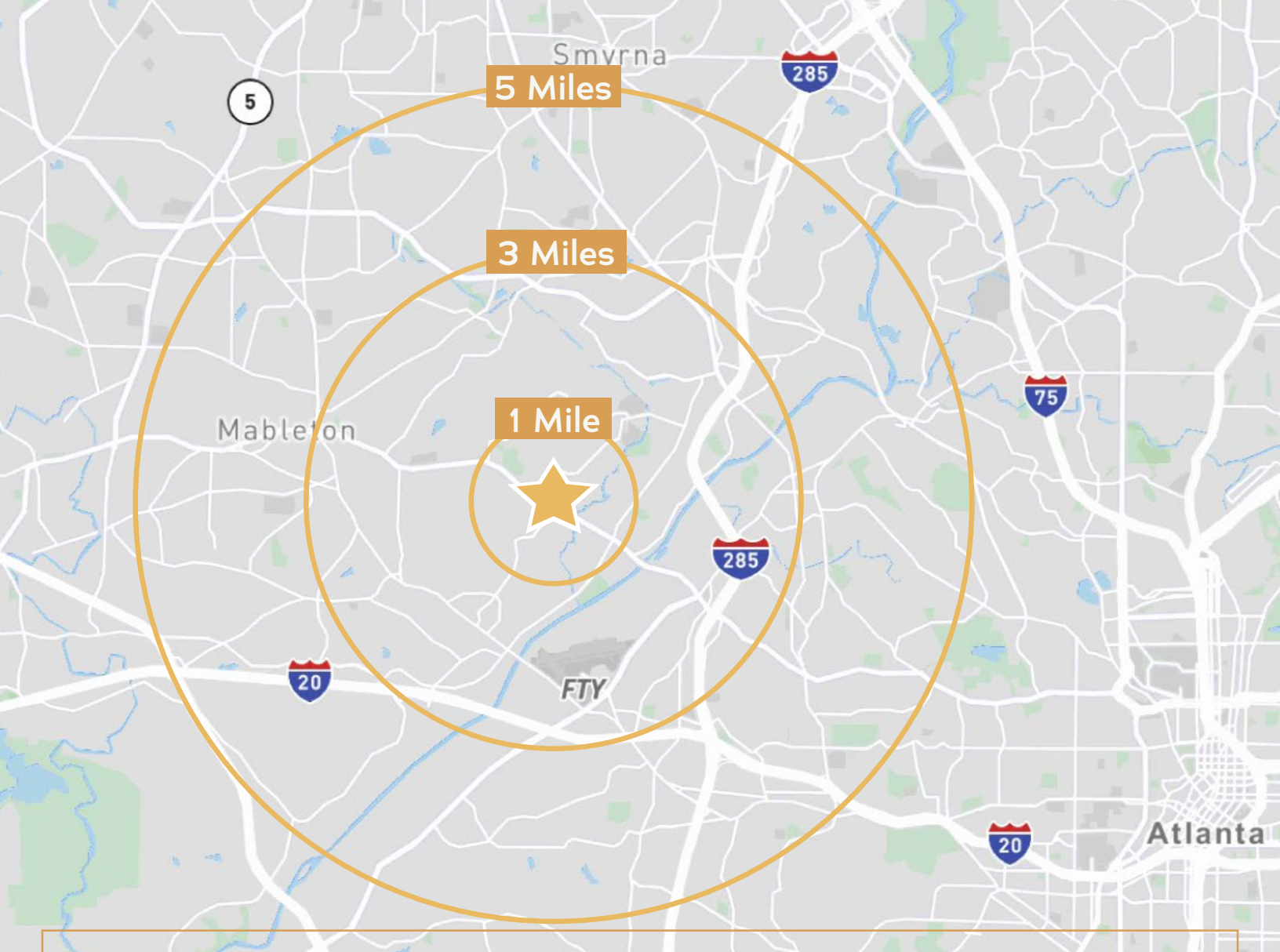
1025 VETERANS MEMORIAL HWY SE | MABLETON | GA

CBRE



PROPERTY OVERVIEW

- Publix is in the top 8% of stores in the state of Georgia based on visits/sf and is one of the top Publix locations in Metro Atlanta.
- Providence Pavilion is the only center within a three-mile radius anchored by a national grocery tenant creating an unmatched opportunity for tenants in the center.
- Located on Veterans Memorial Highway (US-78), a primary east-west commercial artery in Cobb County and about two miles west of the I-285 Interchange.
- Traffic counts in front of the property are over 29,000 Vehicles Per Day on Veterans Memorial Highway.
- The local government has stated their commitment to driving economic growth by incentivizing business development in the area.
- Housing values in the surrounding area range from \$300,000 to \$1.7 million
- The property is well established with high occupancy rates aimed to create healthy co-tenancy benefiting all retailers.
- Monument signage opportunities on Veterans Memorial Highway
- Ideal location for service oriented businesses requiring a physical presence.
- The shopping center is surrounded by neighborhoods and apartments, serving its customer base.
- Mableton has experienced significant growth and recently became the largest city in Cobb County due to its incorporation.
- The property's modern, well-maintained landscaping significantly enhances its curb appeal

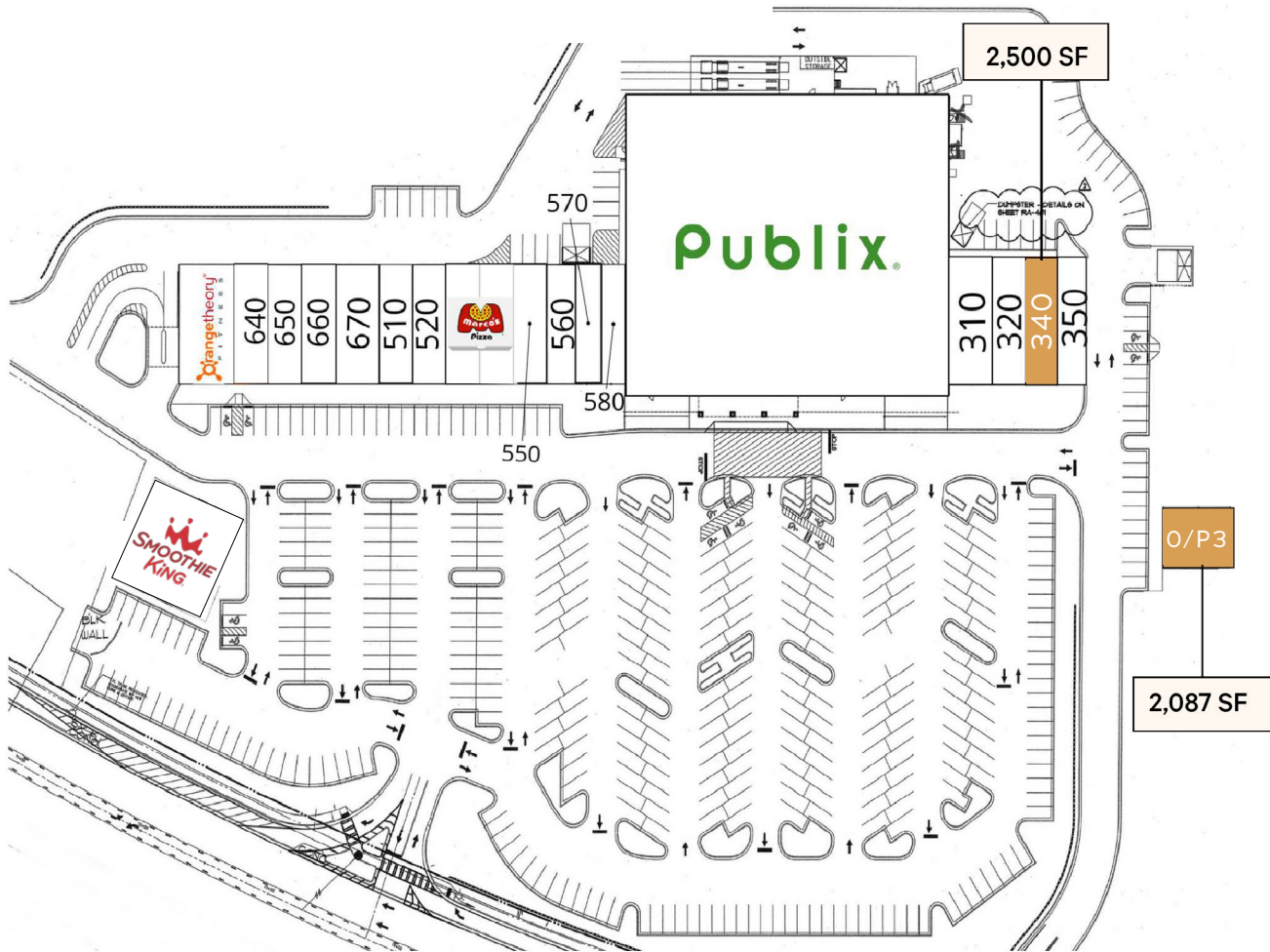


6 DEMOGRAPHICS 2025

	1 Mile	3 Miles	5 Miles
POPULATION	8,369	55,430	183,013
DAYTIME POPULATION	7,249	52,434	177,885
TOTAL HOUSEHOLDS	3,311	21,537	71,282
AVERAGE HH INCOME	\$147,709	\$93,533	\$89,641
BUSINESS	239	1,786	5,587
EMPLOYEES	2,673	20,779	65,406



SITE PLAN

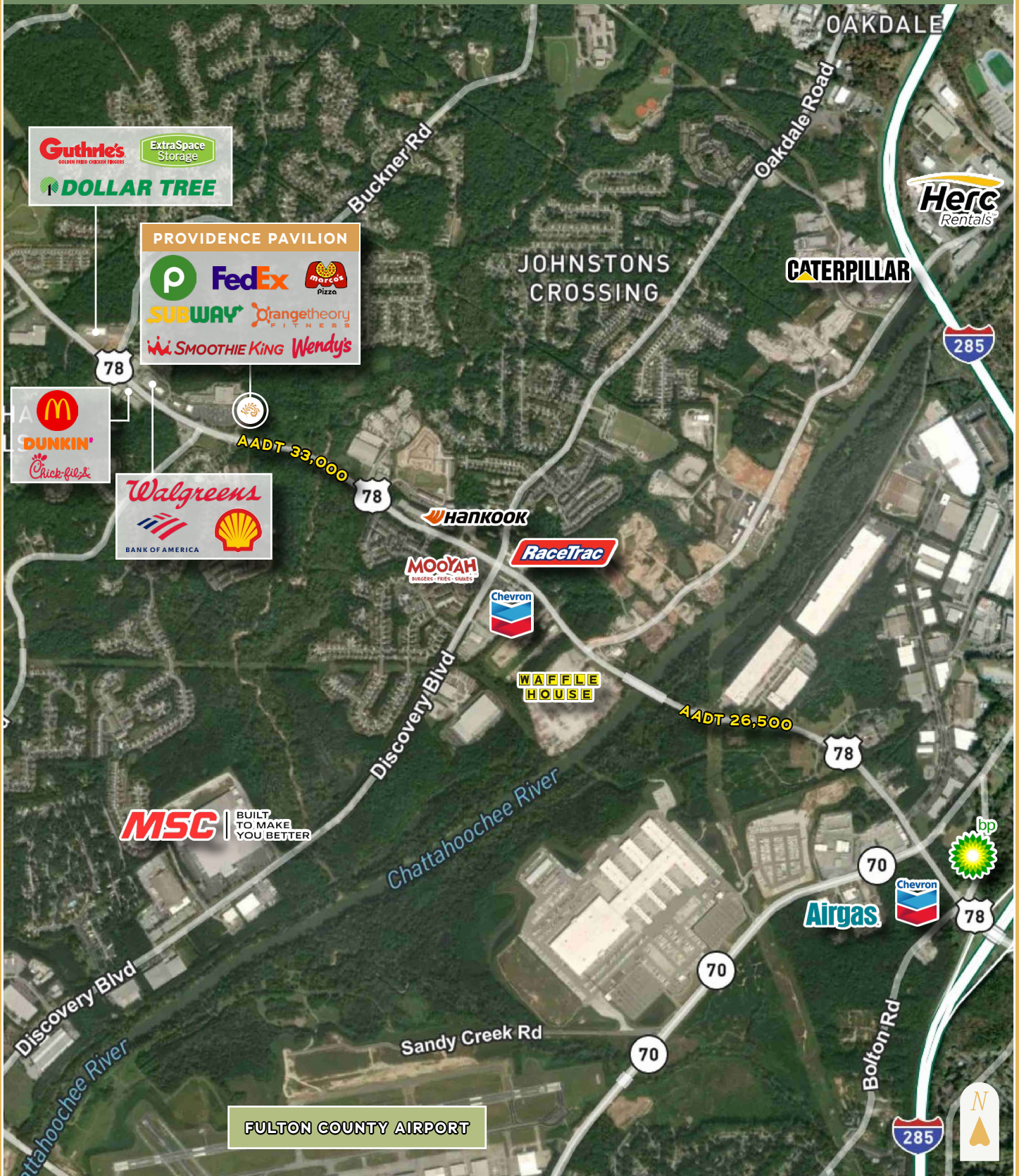


● AVAILABLE ○ LEASED

SUITE	TENANT NAME	SIZE	SUITE	TENANT NAME	SIZE
310	Plaza Liquor	2,100 SF	570	Cuts & Creations	1,400 SF
320	Family Dentistry	1,800 SF	580	Legacy Suites	1,400 SF
340	Available	2,500 SF	610	Orange Theory Fitness	3,750 SF
350	Pride Cleaners	1,600 SF	640	Benchmark Physical Therapy	1,400 SF
400	Publix	44,840 SF	650	AmeriBistro	1,400 SF
510	Chinese Restaurant	1,400 SF	660	Printridge	1,400 SF
520	Subway	1,750 SF	670	Zoet Beauty Supply	3,495 SF
530-540	Marco's Pizza	2,450 SF	O/P 1A	Peachtree Immediate Care	3,400 SF
550	GT Nails	1,400 SF	O/P 2A	Smoothie King	1,500 SF
560	L&B Tax	1,400 SF	O/P 3	Available	2,087 SF

RETAIL AERIAL MAP

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