



4,587 SF RETAIL AVAILABLE FOR LEASE

PROVIDENCE PAVILION

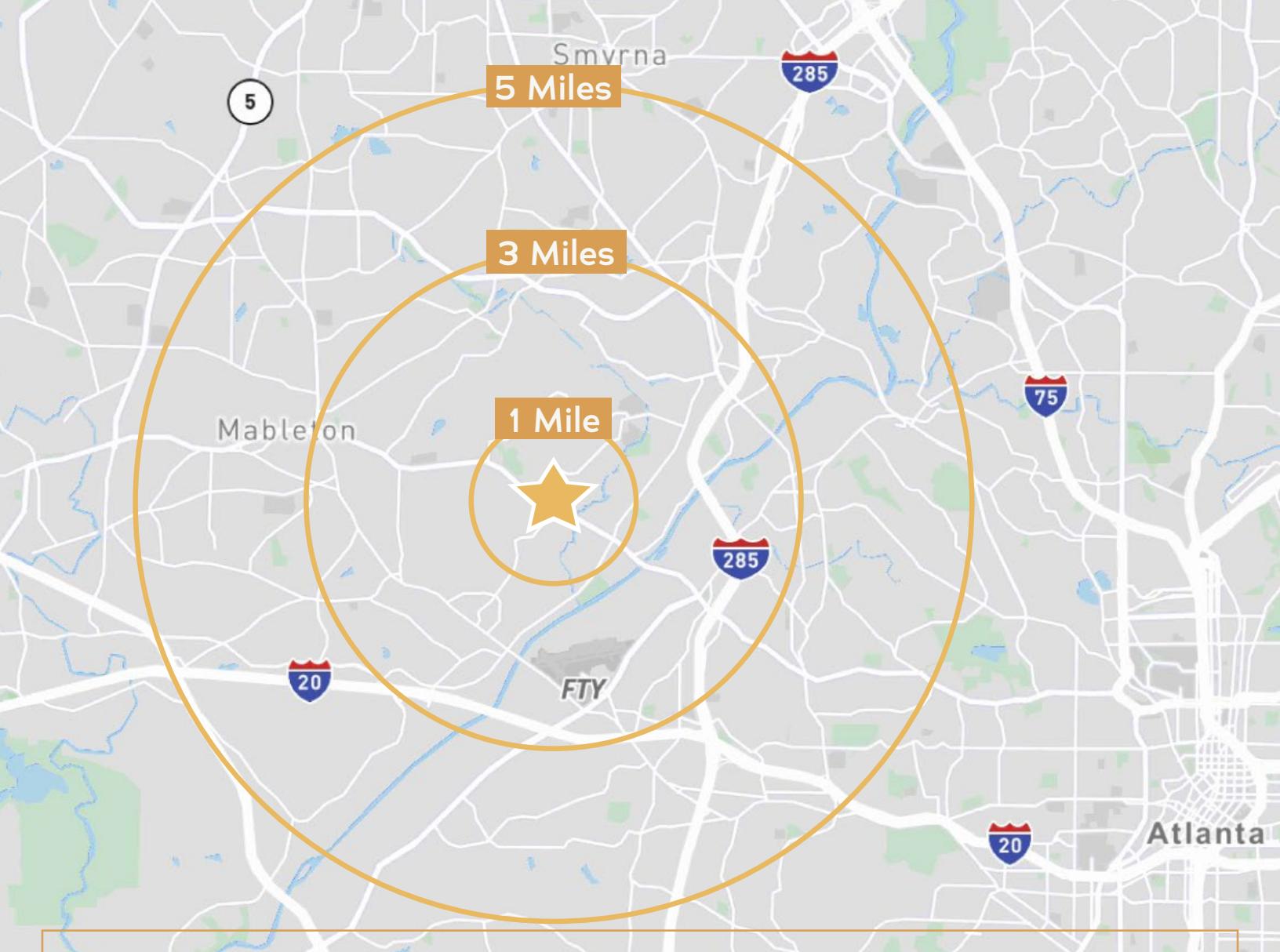
1025 VETERANS MEMORIAL HWY SE | MABLETON | GA

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

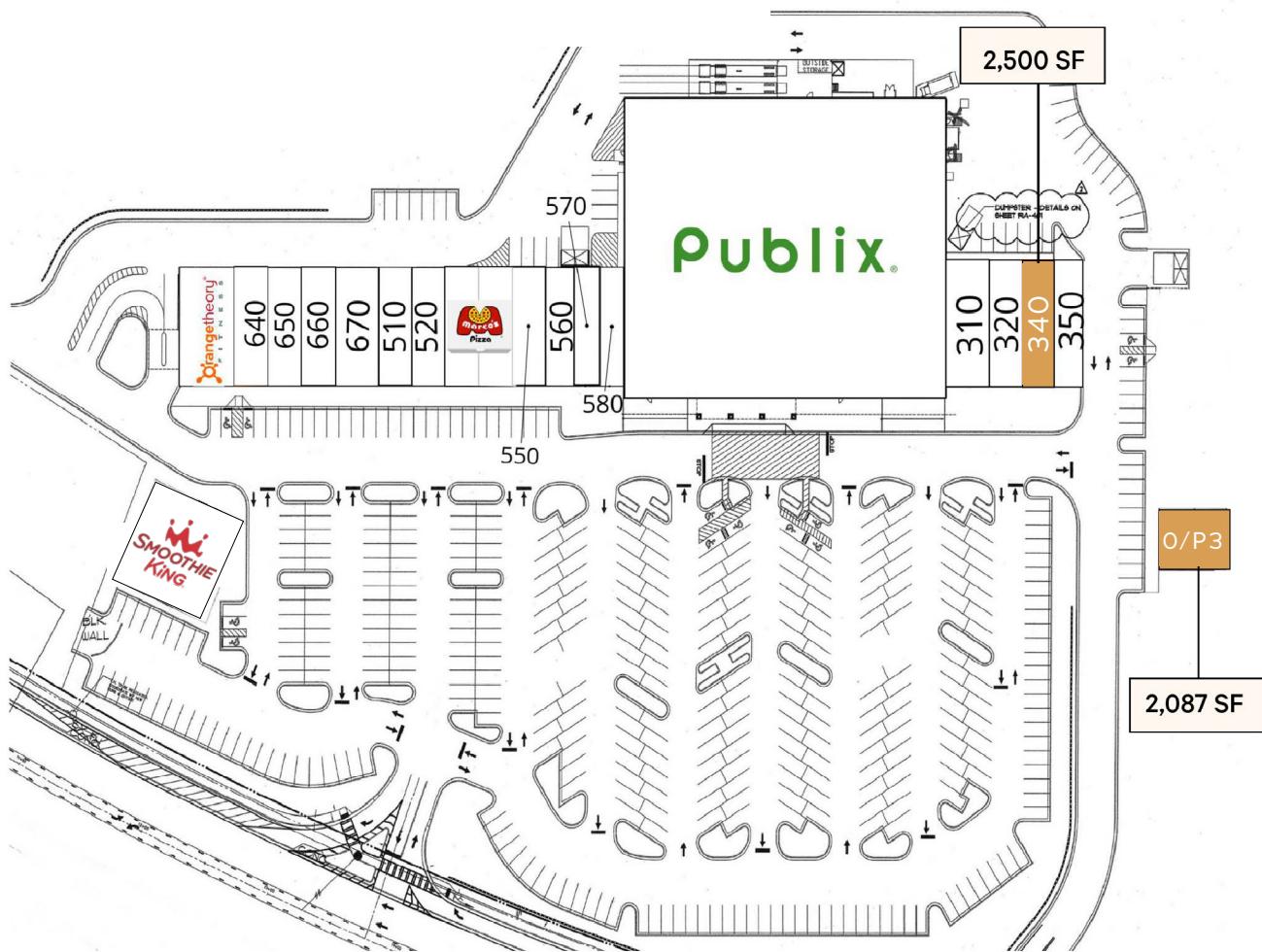


DEMOGRAPHICS 2025

	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

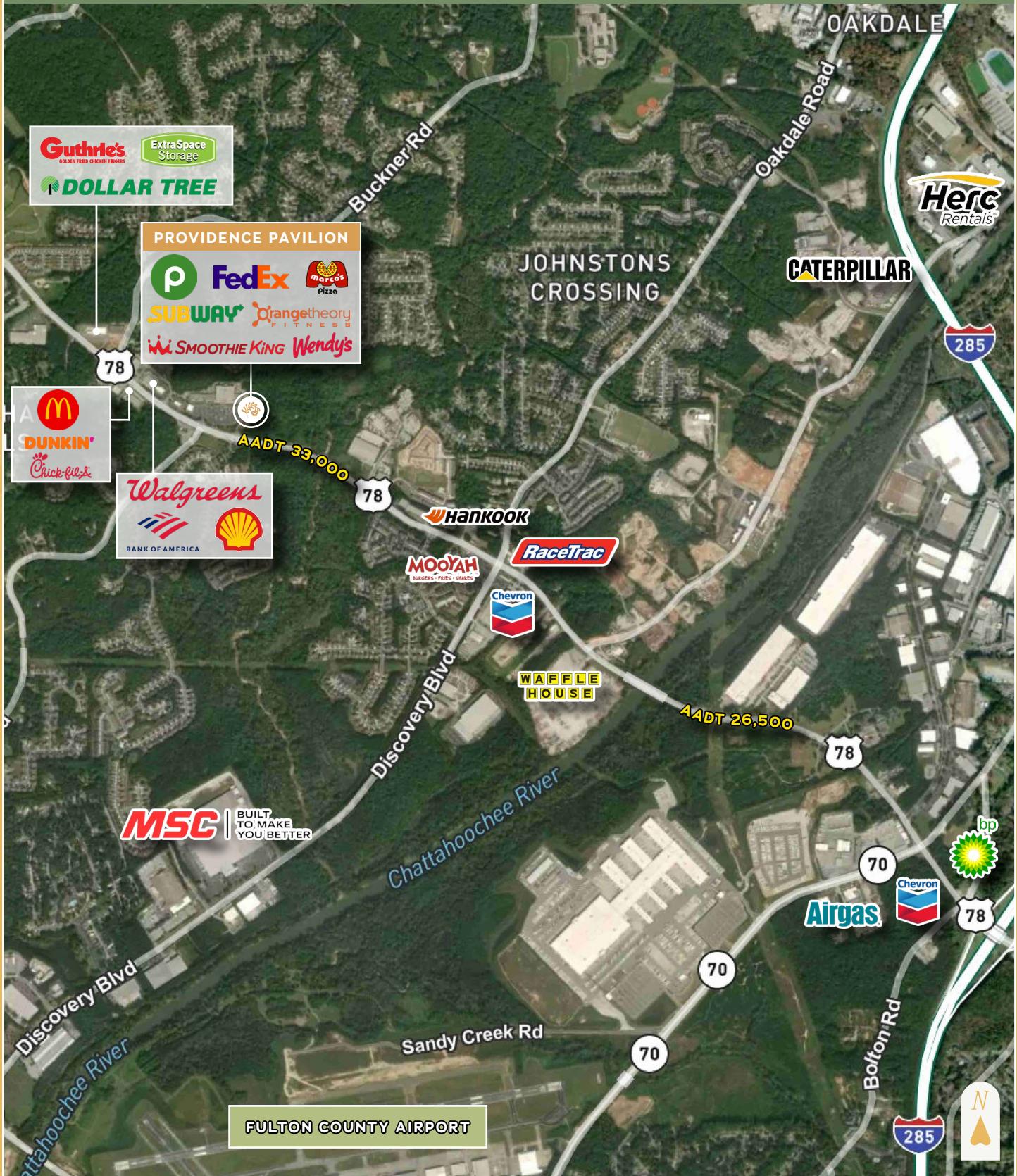


SITE PLAN



RETAIL AERIAL MAP

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