



5,987 SF RETAIL AVAILABLE FOR LEASE

PROVIDENCE PAVILION

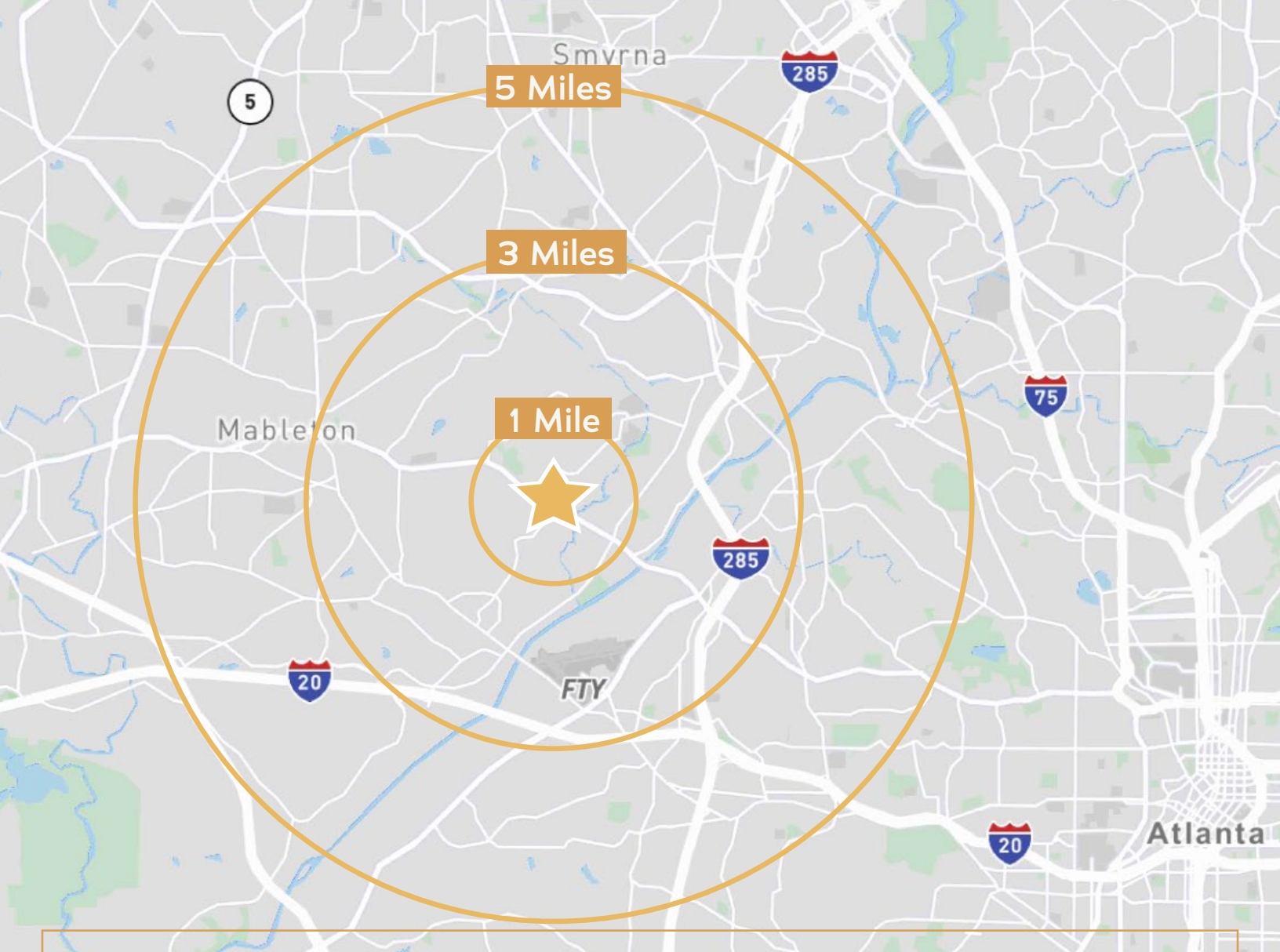
1025 VETERANS MEMORIAL HWY SE | MABLETON | GA

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



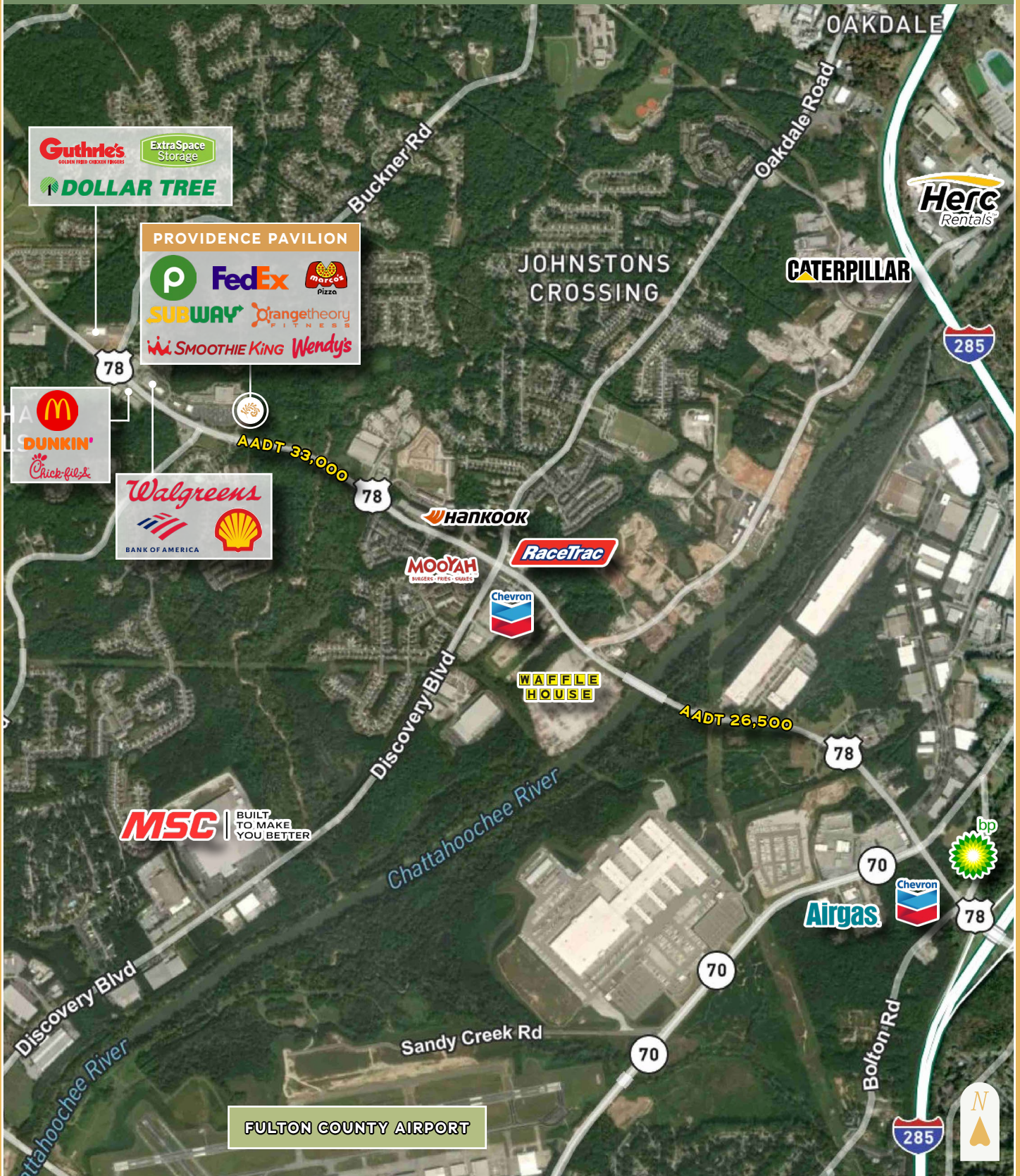
DEMOGRAPHICS 2025

	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



RETAIL AERIAL MAP

PROVIDENCE PAVILION







5,987 SF RETAIL AVAILABLE FOR LEASE

PROVIDENCE PAVILION

1025 VETERANS MEMORIAL HWY SE | MABLETON | GA

AMY FINGERHUT
Senior Vice President

+1 404 812 5156
amy.fingerhut@cbre.com

GRACIE BUSH
Associate

+1 706 325 1491
gracie.bush@cbre.com

CBRE, INC.
+1 404 504 7900

© 2025 CBRE, Inc. All rights reserved. This information has been obtained from sources believed reliable but has not been verified for accuracy or completeness. CBRE, Inc. makes no guarantee, representation or warranty and accepts no responsibility or liability as to the accuracy, completeness, or reliability of the information contained herein. You should conduct a careful, independent investigation of the property and verify all information. Any reliance on this information is solely at your own risk. CBRE and the CBRE logo are service marks of CBRE, Inc. All other marks displayed on this document are the property of their respective owners, and the use of such marks does not imply any affiliation with or endorsement of CBRE. Photos herein are the property of their respective owners. Use of these images without the express written consent of the owner is prohibited.

CBRE