


# Sprayberry Square

E. Piedmont Rd & Sandy Plains Rd
2550 Sandy Plains Rd
Marietta, GA 30066

Center Type: Neighborhood
GLA: 128,000
Parking Spaces 700

Leasing Contact

**Jordan Leon**

888-884-6009

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## PROPERTY HIGHLIGHTS

- Key Anchor Tenants: Includes L.A. Fitness, Dollar Tree, Coast Dental, and The British Academy of the Performing Arts.
- Junior Anchor Opportunity: Available space adjacent to L.A. Fitness.
- Affluent Trade Area: Located in the East Cobb neighborhood of Marietta with traffic counts of 55,000 VPD.
- High Visibility Intersection: Positioned at E. Piedmont Rd and Sandy Plains Rd, directly across from Sprayberry High School.

## DEMOGRAPHICS

| | 1M | 3M | 5M |
|---|---|---|---|
| POPULATION | 8,596 | 64,196 | 177,687 |
| HOUSEHOLDS | 3,261 | 23,735 | 66,990 |
| AVG HH INCOME | $117,484 | $126,405 | $123,641 |

## MAJOR TENANTS

LA FITNESS · DOLLAR TREE · BAPA · USA PARTY

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## AVAILABLE SPACES

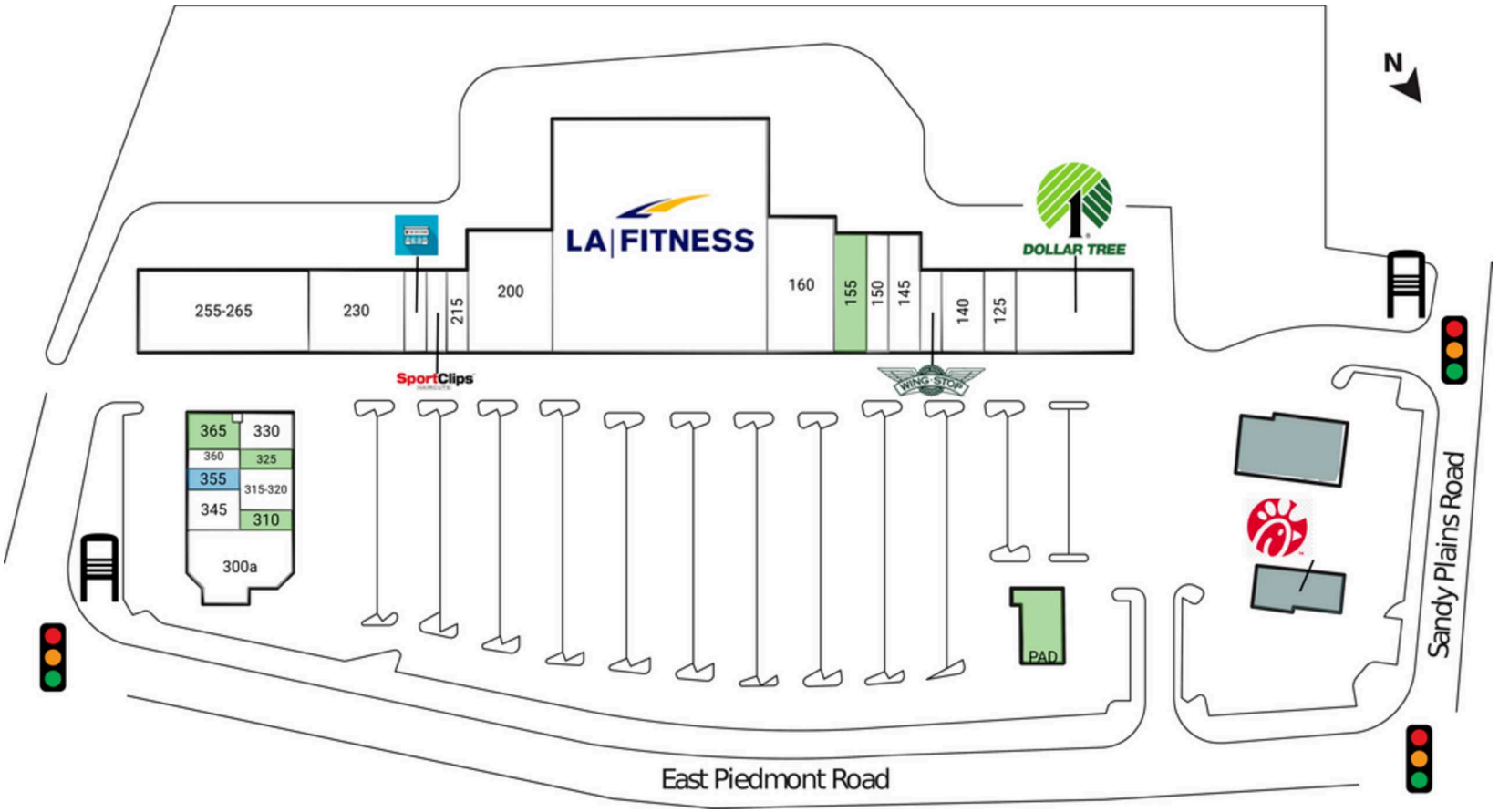
| | |
|---|---|
| PAD | 2,691 SF |
| 155 | 3,300 SF |
| 310 | 982 SF |
| 325 | 972 SF |
| 365 | 1,692 SF |

## COMING AVAILABLE

| | |
|---|---|
| 155 | 3,300 SF |
| 355 | 976 SF |

This site plan indicates the general layout of the shopping center and is not a warranty, representation, or agreement on the part of the landlord that the shopping center will be exactly as depicted herein.

Available  Coming Available




## CURRENT TENANTS

| | | |
|---|---|---|
| 100-120 | Dollar Tree | 8,300 SF |
| 125 | Orthoxpress | 2,250 SF |
| 140 | PT Solutions | 3,000 SF |
| 141 | Wingstop | 1,500 SF |
| 145 | Coast Dental | 3,126 SF |
| 150 | 4EverYoung | 2,310 SF |
| 160 | Total Renal Care, INC | 8,000 SF |
| 170 | LA Fitness | 45,000 SF |
| 200 | USA Party | 8,800 SF |
| 215 | Sandy Paws Veterinary Clinic | 1,500 SF |
| 220 | Sport Clips | 1,453 SF |
| 225 | The UPS Store | 1,607 SF |
| 230 | Sigma Fencing Academy | 6,600 SF |
| 255-265 | The British Academy of Performing Arts | 10,575 SF |
| 300a | Zama Mexican Cuisine | 5,212 SF |
| 315-320 | Nail Bless | 1,944 SF |
| 330 | Beccar Beauty | 1,664 SF |
| 345 | The Dirty Paw Dog Spa | 1,944 SF |
| 355 | Beverly Tailoring | 976 SF |
| 360 | Your CBD Store | 952 SF |