



## PROPERTY HIGHLIGHTS

### ◆ ACCENT MARIETTA

- » Mixed Use Development
- » 236 brand new, Class A apartments delivering 2026
- » Additional 39 Fee Simple Townhomes for Sale
- » Existing Studio Movie Grill
- » Convenient Access to/from I-75 HOV lane
- » Over 27,200 cars per day on Roswell Road
- » Major retailers nearby include Walmart, Sams Club, Chick-Fil-A, Planet Fitness

### ◆ SHOPS @ ACCENT MARIETTA

- » Complete retail redevelopment with 14,500 SF available to lease
- » Delivering Spring 2026
- » Restaurant space with Patio
- » End Cap with Drive thru
- » In-Line opportunities

## LEASING INQUIRIES PLEASE CONTACT

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# SHOPS @ ACCENT MARIETTA

80 Powers Ferry Road, Marietta, GA 30067



*Shops @ Accent Marietta*





# SHOPS @ ACCENT MARIETTA

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## DEMOGRAPHICS

5 Mile

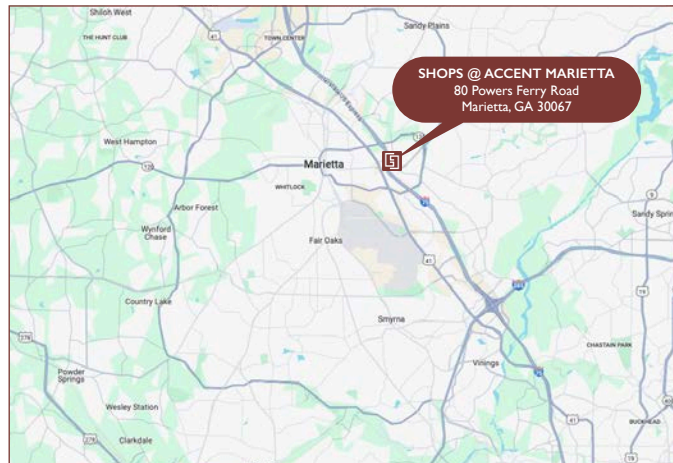
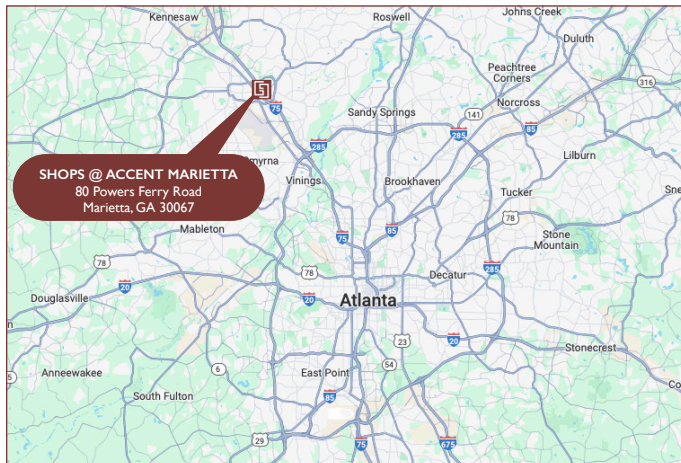
Total Population	222,892
Average Household Income	\$124,846
Traffic Counts (AADT)	27,200 (Roswell Road)



SUITE	TENANT
A1	AVAILABLE (3,515)
A3	AVAILABLE (1,394)
A4	Proposed Tenant
A6	AVAILABLE (1,169)
A7	AVAILABLE (1,199)
A8	AVAILABLE (1,178)
A9	AVAILABLE (1,216)
A10	AVAILABLE (1,455)



Rendering of Proposed Redevelopment



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