



retail specialists

Your Retail Real Estate Experts

# Former Texas Roadhouse

2475 Barrett Creek Parkway NW Marietta, GA 30066



## FOR LEASE

### Property Highlights

- 7,096 SF former Texas Roadhouse available for lease
- Excellent opportunity to occupy second gen restaurant space
- Great visibility and access
- Located in a main retail hub in Marietta and directly across from multi-family development, The Barrett
- Surrounded by national retail
- Site is down the street from Town Center at Cobb Shopping Mall



SQ FT  
7,096



TRAFFIC  
59,509 VPD



ACCESS  
Interstate

### Demographics

	1 mile	3 mile	5 mile
Population	10,483	57,379	184,639
Households	3,943	22,798	70,976
Daytime Pop	11,283	96,722	236,205
Med HH Income	\$75,863	\$83,820	\$94,352

IN COOPERATION WITH:

THE  
RMR  
GROUP

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**2475 Barrett Creek Pkwy NW** Marietta, GA 30066

**Barrett Place**  
 ALDI, BEST BUY, Michaels, PETSMART, RACK, FRIDAYS, buybuyBABY, COLD STONE, FIRST WATCH  
 15,169 VPD

**Barrett Pavilion**  
 target, ULTA, Total Wine & More, SHOE CARNIVAL, CVS pharmacy, OLD NAVY  
 21,101 VPD

**Cobb Place**  
 WORLD MARKET, Bassett, DSW, Petland, ASHLEY, CHUCK E. CHEESE'S, AMERICAN SIGNATURE FURNITURE  
 32,014 VPD

**Town Center at Cobb**  
 JCPenney, macy's, belk, H&M, FOREVER 21, SHOE DEPT., Rainbow, aerie, SEPHORA, FINISH LINE, HOLLISTER, Foot Locker, Bath & Body Works, VICTORIA'S SECRET, JD, francesca's, HIBBETT, AÉROPOSTALE, HOT TOPIC, CHAMPS, rue21, PLACE, EXPRESS, PACSUN, zumiez, VANS, LANE BRYANT, TORRID, claire's, Abercrombie & Fitch, Buckle, BOX LUNCH, WORKSHOP  
 47,763 VPD

**Towne Center Prado**  
 Publix, DICK'S, BARNES & NOBLE, ROSS, Party City, petco  
 29,509 VPD

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