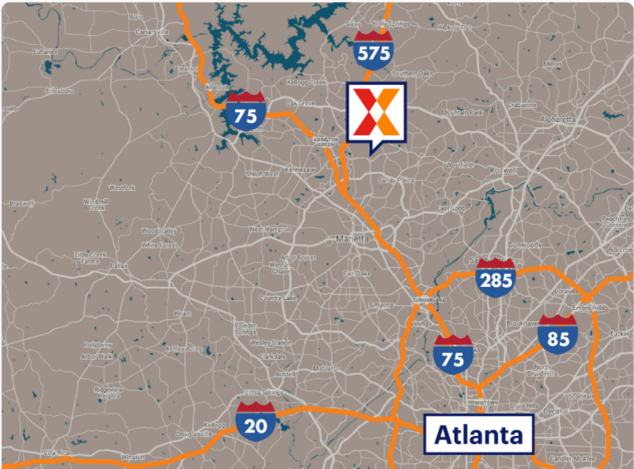


# New Chastain Corners

3595 Canton Road | Marietta, GA 30066

34.0389, -84.5302

Cobb County Atlanta-Sandy Springs-Roswell, GA 113,079 Sq Ft



| Demographics | 1 Mile    | 3 Miles   | 5 Miles   |
|--------------|-----------|-----------|-----------|
| Population   | 6,711     | 69,401    | 198,707   |
| Daytime Pop. | 8,488     | 74,120    | 232,147   |
| Households   | 2,377     | 25,404    | 74,976    |
| Income       | \$145,920 | \$130,203 | \$134,055 |

Source: Synergos Technologies, Inc. 2024

Kroger-anchored center with top national brands including ATI Physical Therapy, Marco's Pizza & The UPS Store

Surrounded by an affluent, educated market with an average household income of \$130K+ and 45% with a college education within a 3-mile radius

Benefits from a strong daytime population of 74K+ within 3 miles

High visibility from 27K+ vehicles daily on Canton Rd NE (Kalibrate 2025)

Located ¼ mile from Blackwell Elementary School with 685 students (Nat'l Ctr for Education Statistics '23-'24)



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### Available Spaces

20A 1,600 Sq Ft FS2 4,700 Sq Ft

### Current Tenants

Space size listed in square feet

|      |                                 |        |
|------|---------------------------------|--------|
| 01   | Express Vets                    | 3,000  |
| 03   | DWMA Ballet Academy             | 2,000  |
| 05   | Wildflower Hair Studio          | 1,000  |
| 06   | Dirty Doggy Self-serve Grooming | 1,000  |
| 07   | Best Fur Ur Pet                 | 1,000  |
| 09   | ATI Physical Therapy            | 2,000  |
| 10   | Kroger                          | 59,569 |
| 11   | Marco's Pizza                   | 1,446  |
| 11A  | Sawsan's Hair & Beauty Supply   | 1,592  |
| 12   | Santorini Nail Lounge           | 2,565  |
| 12A  | Premier Martial Arts            | 2,804  |
| 13   | ASAP Liquor                     | 2,160  |
| 15   | Jennings Music                  | 3,045  |
| 16B  | The UPS Store                   | 1,600  |
| 17   | Spatium Urgent Care             | 2,400  |
| 19   | Essential Bowls                 | 1,200  |
| 20   | Mathnasium                      | 1,600  |
| 21   | Barber Nation Barber Shops      | 1,500  |
| 22   | Hot Nails                       | 900    |
| 23   | Brewster's                      | 4,400  |
| 24   | Mr. Wonton                      | 1,200  |
| 25   | Eighty Dumpling                 | 1,200  |
| 26   | Sinirio Design                  | 1,200  |
| 27   | Vivid Salon Suites              | 6,398  |
| FS2  | Mavis Tire                      | 6,925  |
| FUEL | Kroger Fuel Center              | 0      |

This site plan is for illustrative and information purposes only, showing the general layout of the shopping center; and is not a legal survey. Brixmor makes no representation or warranty that the shopping center is exactly as depicted as site conditions and tenant mix are subject to change over time.

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