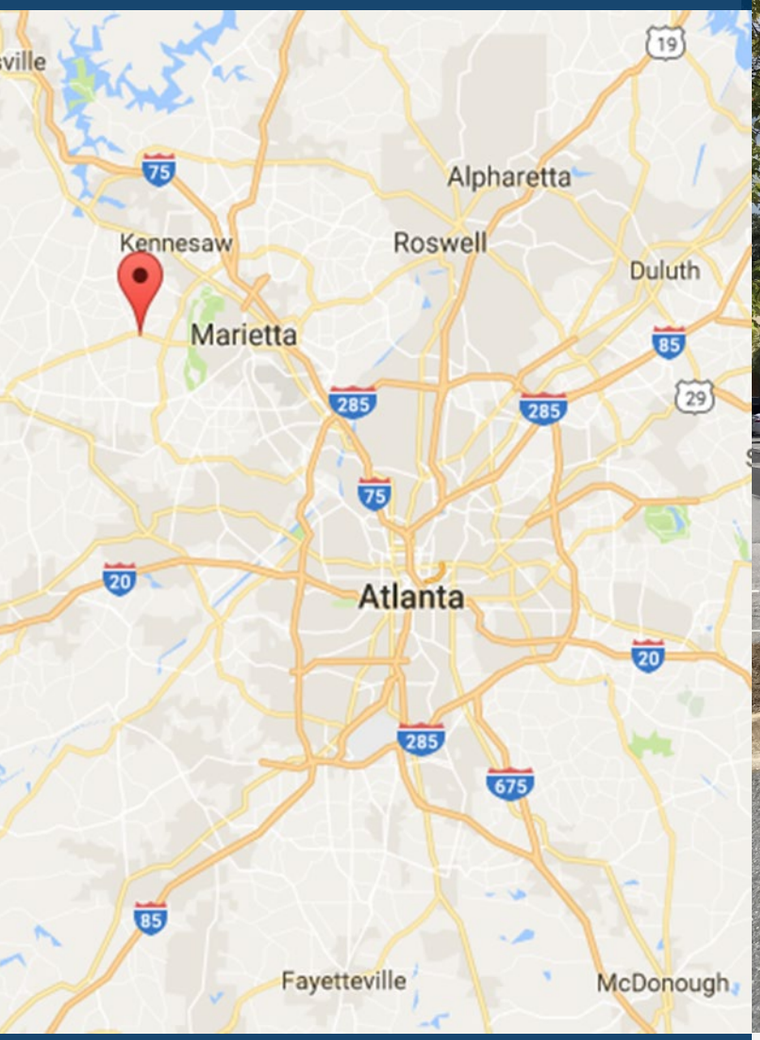
Village At Old Trace

3405 Dallas Highway
Marietta, Georgia 30064



RIVERWOOD PROPERTIES,LLC
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Village at Old Trace is strategically located in a main retail corridor along the extremely busy Dallas Highway with high visibility signage and great tenant exposure. The area is also one of the most desirable residential areas in the country, being consistently ranked one of the top 100 wealthiest counties in the nation. Built in 2006, Village at Old Trace is a newer development perfectly poised to ensure the success of both national and regional tenants.

Intersection: Dallas Hwy & Bob Cox Rd

Daily Traffic Counts: 35,516 Vehicles Per Day

Site Access: Property is accessible from Dallas Highway via the signalized intersection directly in front of the property.

Village at Old Trace

200	Nore Women's Health	2,100
401	Warrior Pride Crossfit	5,600
404	Pet Supermarket	5,762
405	*Retail Space Available*	*1,400*
406	Leslie's Poolmart	2,800
408	Honey Baked Ham	2,800
409	The Ballroom Dance Institute	2,626
412	Perfect by Design Pediatric Chiropractic	1,400
500	Coles Cleaners	1,325
501	Supercuts	1,235
502	Cedar Massage	1,236
503	Twisted Cycle	2,442
505	Sandra Gane Salon	4,800
600	Into Martial Arts	2,795
601	PT Solutions	2,490

GLA: 40,985 SF

Availability:
1,400 SF

AREA DEMOGRAPHICS

2020 Population
- 1 MILE 5,257
- 3 MILE 40,109
- 5 MILE 130,888

Est. Population Growth
- 1 MILE 4.17%
- 3 MILE 4.18%
- 5 MILE 3.90%

Household 2020
- 1 MILE 1,912
- 3 MILE 14,148
- 5 MILE 46,111

Household Income
- 1 MILE $139,727
- 3 MILE $151,905
- 5 MILE $136,251

VILLAGE AT OLD TRACE

Trade Area Overview

RIVERWOOD PROPERTIES, LLC

VILLAGE AT OLD TRACE

Site Plan

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VILLAGE AT OLD TRACE

Property Pictures

RIVERWOOD PROPERTIES, LLC