

Village at Old Trace

3405 Dallas Highway
Marietta, GA 30064

RIVERWOOD
PROPERTIES, LLC



Property Highlights

Leasing Contacts

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- Village at Old Trace is strategically located in a main retail corridor along the 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.
- 100% Leased

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

Village at Old Trace

TENANTS

200	Nore Women's Health	2,100
401	Elite Fitness Warriors	5,600
404	Pet Supermarket	5,762
405	Zeena Optical	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	Need For Care Pharmacy	1,325
501	Your CBD Store	1,235
502	Massage Hut	1,236
503	Twisted Cycle	2,442
505	Mac Day Spa & Hair	4,800
600	Into Martial Arts	2,795
601	PT Solutions	2,490

GLA 40,985

Availability 100%
Leased



VILLAGE AT OLD TRACE Site Plan

AREA DEMOGRAPHICS



2023
Population

1 MILE	5,713
3 MILE	42,532
5 MILE	134,403



2023 Daytime
Population

1 MILE	2,898
3 MILE	10,325
5 MILE	39,069



Household 2023

1 MILE	1,974
3 MILE	14,265
5 MILE	46,895



Household
Income

1 MILE	\$112,544
3 MILE	\$185,238
5 MILE	\$163,045



VILLAGE AT OLD TRACE

Trade Area Overview

