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Retail Real Estate Specialists™

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For Lease

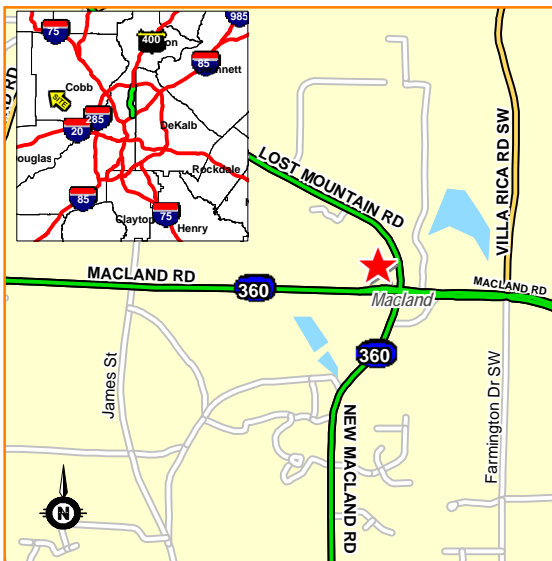
Varner Crossing

4150 Macland Road

KROGER ANCHORED CENTER



Powder Springs, GA - Cobb County



PROPERTY HIGHLIGHTS

- **CO-TENANTS:** Kroger, Planet Beach, Baskin Robbins
- Located in upper income residential area
- **GLA:** 80,466 SF
- **AVAILABLE:** 1,000 SF to 5,750 SF
- Traffic signal at intersection
- **Traffic Counts**** - Macland Rd.- 20,970 AADT
Lost Mountain Rd.- 9,970 AADT

For More Information Call:

Primary **Brett Fuller**

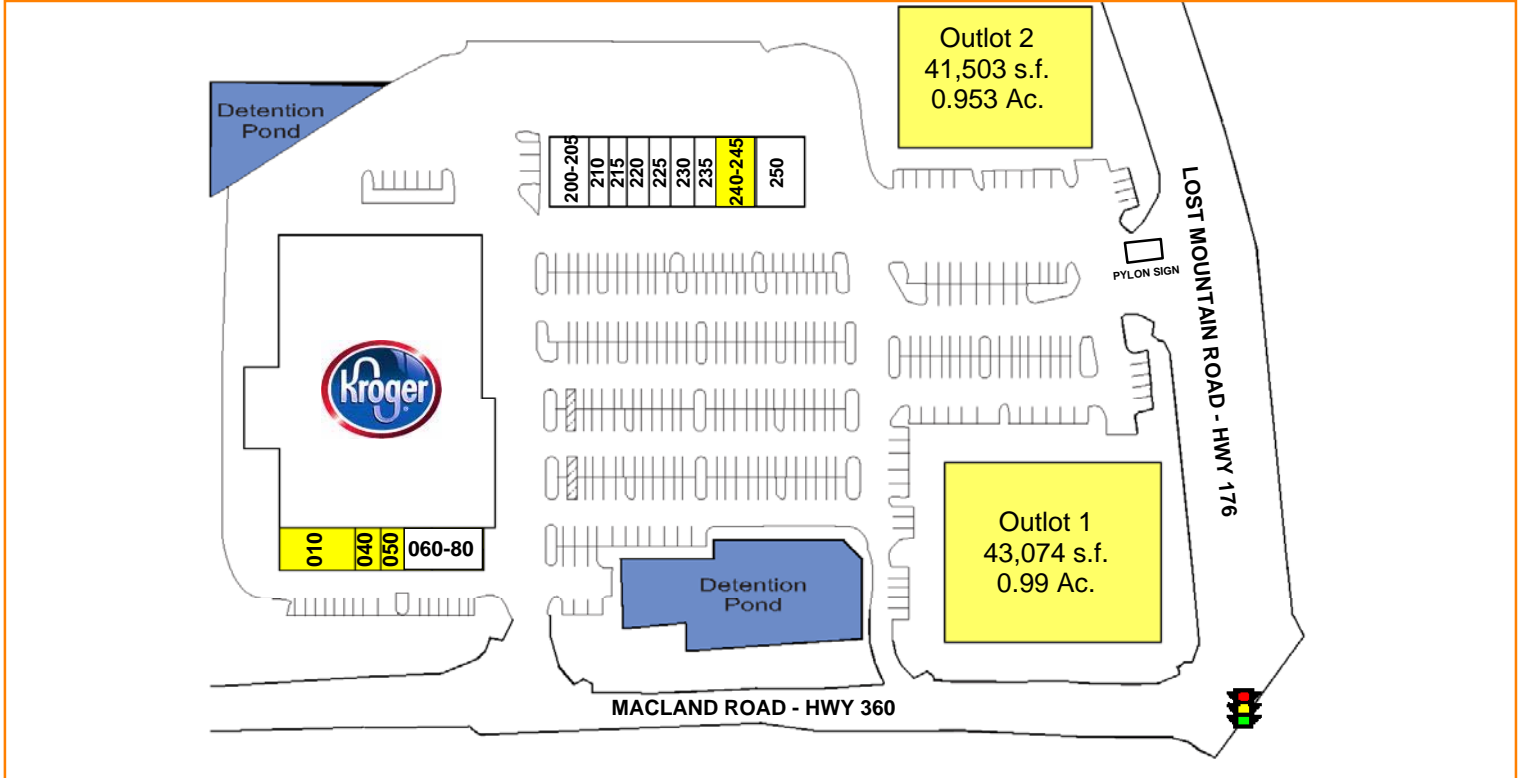
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Varner Crossing



Suite	Tenant	SF
010	AVAILABLE	3,750
040	AVAILABLE	1,000
050	AVAILABLE	1,000
060-80	Big AI's Liquor Store	3,750
100	Kroger	54,166
200-205	Dentist	2,800
210	Salon & Day Spa	1,400
215	Planet Beach	1,400
220	Chinese Restaurant	1,400
225	Nail Salon	1,400
230	Fantastic Sams	1,400
235	Baskin Robbins	1,400
240-245	AVAILABLE	2,800
250	Mexican Restaurant	2,800
TOTAL		80,466

DEMOGRAPHICS*	1-Mile	3-Miles	5-Miles
Population	2,517	40,050	109,343
Med. HH Income	\$78,166	\$88,008	\$83,086
Number of Households	856	12,799	37,034



For More Information Call:

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*Applied Geographic Solutions, 2009 Estimates. 2008 USPS Postal Counts
 **GDOT 2007 AADT Estimates VarnerCrossing.wor Rev. 01/28/2010