



CRAWFORD SQUARE
REAL ESTATE ADVISORS



HERITAGE PAVILION

2562 Cobb Parkway, SE · Smyrna, GA 30080



FEATURED TENANTS



LEASING MANAGER

HAMILTON HUBER +1(205) 795-3469

hhuber@crawfordsq.com

PROPERTY HIGHLIGHTS

- Close proximity to The Battery, Cumberland Mall and Cobb Galleria Convention Center which generates over 1.5 million visitors annually
- The Battery, home of the Atlanta Braves, has been an economic driver for Cobb County netting \$18.9M/YR
- Dominant anchors including Sprouts, Ulta, PetSmart and TJ Maxx

POPULATION

3 mile	96,678
5 mile	214,447
10 mile	964,213

DAYTIME POPULATION

3 mile	157,826
5 mile	280,284
10 mile	1,260,655

DEMOGRAPHICS



HOUSEHOLDS

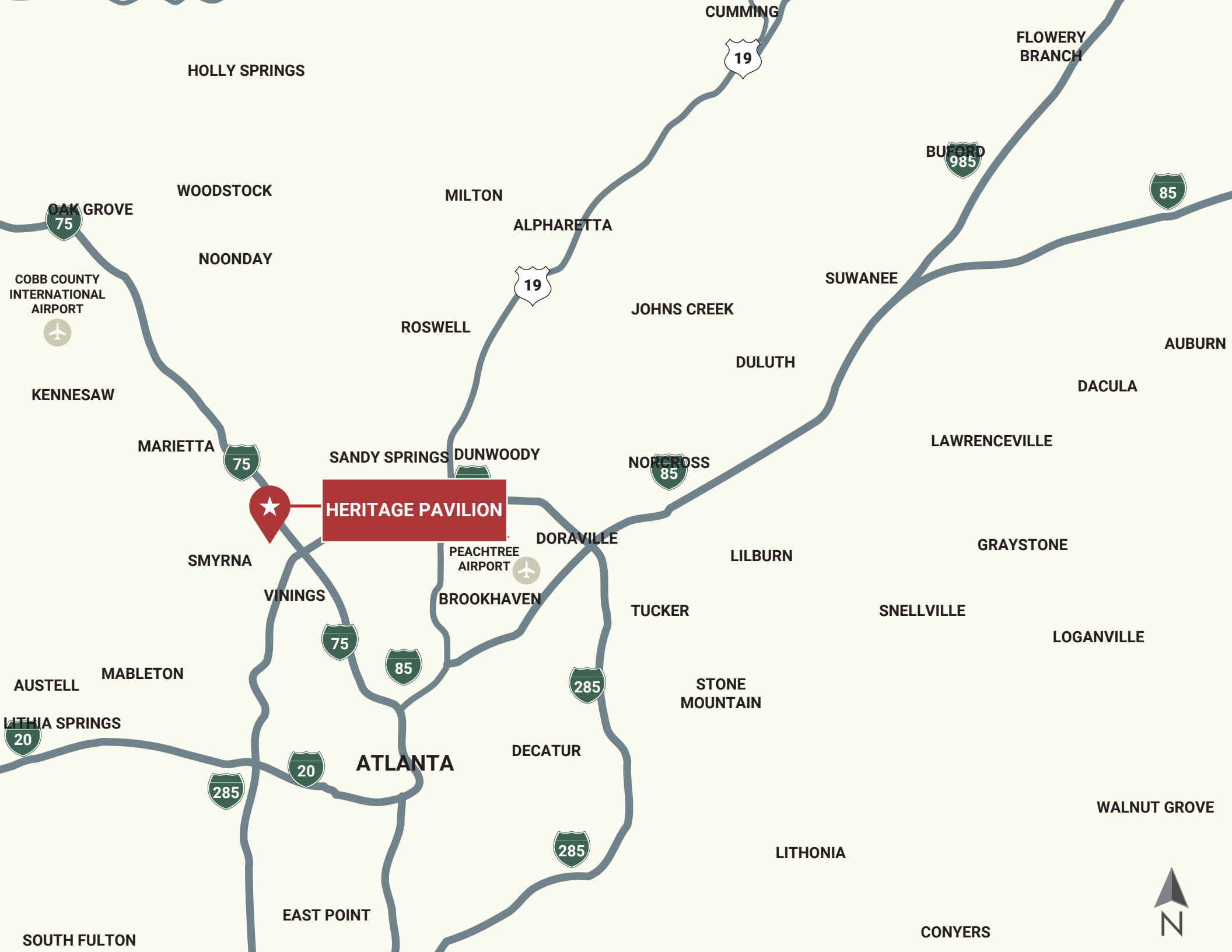
3 mile	48,483
5 mile	94,992
10 mile	421,537

AVG HH INCOME (\$)

3 mile	120,937
5 mile	136,871
10 mile	141,174

MED HH INCOME (\$)

3 mile	82,180
5 mile	88,002
10 mile	92,998



HERITAGE PAVILION

HOLLY SPRINGS

WOODSTOCK

NOONDAY

MILTON

ALPHARETTA

ROSWELL

JOHNS CREEK

SUWANEE

FLOWERY BRANCH

OAK GROVE

COBB COUNTY INTERNATIONAL AIRPORT

KENNESAW

MARIETTA

SANDY SPRINGS

DUNWOODY

NORCROSS

LAWRENCEVILLE

AUBURN

DACULA



SMYRNA

VININGS

BROOKHAVEN

DORAVILLE

LILBURN

GRAYSTONE

PEACHTREE AIRPORT

TUCKER

SNELLVILLE

LOGANVILLE

AUSTELL

MABLETON

75

85

285

STONE MOUNTAIN

LITHIA SPRINGS

20

20

ATLANTA

DECATUR

285

LITHONIA

WALNUT GROVE

285

EAST POINT

SOUTH FULTON

CONYERS



AREA MAP

 **KENNESAW STATE UNIVERSITY**
Students: 45,000

COBB PLACE

WELLSTAR KENNESTONE HOSPITAL



MARIETTA TRADE CENTER

HERITAGE PAVILION

TOWN CENTER AT COBB

AKERS MILL SQUARE


CUMBERLAND MALL


Mercedes-Benz STADIUM
Capacity: 71,000

AREA MAP

HERITAGE PAVILION



CUMBERLAND SQUARE NORTH



TRUIST PARK
HOME OF THE BRAVES
Capacity: 41,084



CUMBERLAND CROSSING SHOPPING CENTER



AKERS MILL SQUARE
Total Wine & More
petco
five BELOW
OLD NAVY
ASHLEY
OfficeMax
LA FITNESS
HOBBY LOBBY



CRAWFORD SQUARE
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CUMBERLAND MALL
HOT TOPIC
DSW
RESIGNER SPACE WAREHOUSE
COSTCO WHOLESALE
claire's
charlotte FUSSE
chico's
macy's
HOLLISTER
H&M Bath & Body Works
AÉROPOSTALE
AMERICAN EAGLE
FOREVER 21
WORKSHOP
Buckle
lululemon
Foot Locker
WYLLA WILD WINGS
Apple



