

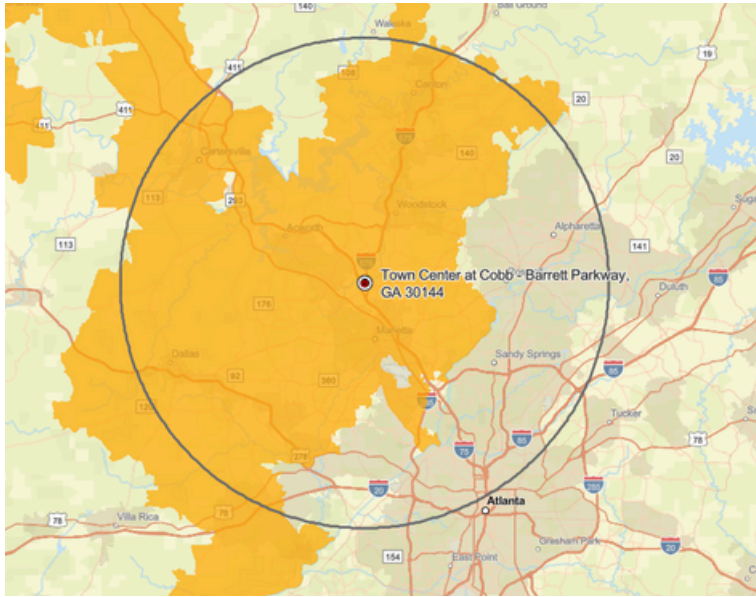
Town Center at Cobb

Kennesaw, Georgia



The great market opportunity

Town Center at Cobb is strategically located just northwest of Atlanta in Kennesaw, Georgia at the confluence of I-75 and I-575 off Barret Parkway.



top 75% of observed trips — 20 miles



Largest enclosed mall in NW Georgia featuring 2 levels and almost 1.23M SF



Under NEW management as of 2025



Daytime population of 373,154 with 139,129 households



Anchored by Macy's, JCPenney, and Macy's Furniture Gallery, with a new major retailer coming soon



Located less than a mile from Kennesaw State University with 42K+ enrollment



46.5% of the market have bachelor degree or higher



Consumer Spending



Apparel

Spending Index: 119
Avg. Spent: \$2,846
Total: \$395,977,175



Watches + Jewelry

Spending Index: 114
Avg. Spent: \$258
Total: \$36,021,893



Sports/Rec Equipment

Spending Index: 127
Avg. Spent: \$386
Total: \$53,795,431



Eating Out

Spending Index: 121
Avg. Spent: \$4,721
Total: \$656,863,371



Furniture

Spending Index: 119
Avg. Spent: \$1,181
Total: \$164,325,887

Demographics	3 mile radius	5 mile radius	7 mile radius
Total population	61,114	182,466	373,154
Daytime population	86,604	209,931	381,462
Households	24,456	69,837	139,129
Average HH income	\$106,605	\$131,270	\$133,141
Median home value	\$377,730	\$396,393	\$415,464
Median age	33.3	37.5	37.9

Join our growing mix of tenants

Abercrombie & Fitch

Bath
& Body
Works

Chick-fil-A

GARAGE

H&M

HOLLISTER

JCPenney

JOURNEYS

Locker Room
by Lids

★macy's

P A C S U N

PANDORA

SEPHORA

zumiez



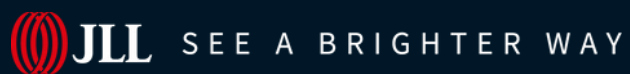


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