

# 1.1 AC – Parkside West Cobb Outparcel Fronting Dallas Hwy-120

Hwy-120 at high traffic Sprouts-anchored



## 1.1 AC Sprouts-Anchored Outparcel for GL

### PROPERTY HIGHLIGHTS

- 1.1 AC Outparcel fronting Dallas Hwy-120
- Dominant West Cobb community center anchored by Sprout's Farmers Market, Crunch Fitness, Marshalls, Petco, Ulta,
- Signalized intersection access in front of site. 3 total access points (2 via Hwy-120 and full access on Casteel Road).
- Zoning – NRC – Neighborhood Retail Commercial
- Utilities onsite
- Traffic counts – 36,500 VPD (Dallas Hwy-120)

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Population Density	3,652	38,464	124,588
Average HH Income	\$139,710	\$153,087	\$143,034

EXCLUSIVE AGENT  
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# Aerial | Outparcel at high traffic Sprouts-anchored center





# Aerial Large | Outparcel at high traffic Sprouts-anchored center

