

Ground Lease or Build-To-Suit

The intersection of 994 Roswell Street & 25 Dodd Street | Marietta GA 30060

3 Ground-Lease or BTS Opportunitites



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Property Highlights

The intersection of 994 Roswell Street & 25 Dodd Street | Marietta GA 30060

ABOUT THE PROPERTY

994 Roswell Street SE and 25 Dodd Street in Marietta, GA offer prime visibility and access along one of the city's most active retail corridors. Positioned in a dense residential area with strong demographics, these sites are ideal for national and regional tenants such as banks, coffee concepts, urgent care providers, and wireless retailers. With excellent frontage, signalized access, and steady daily traffic, the properties provide an exceptional opportunity for essential service and convenience-driven users looking to establish a presence in Marietta's growing market.

BUILDING 1

2,500 SF

PROPOSED FOOTPRINT

BUILDING 2

4,200 SF

PROPOSED FOOTPRINT

BUILDING 3

3,000 SF

EXISTING BUILDING CAN BE KEPT OR TAKEN DOWN

DRIVE THRU AVAILABLE

NEARBY RETAILERS



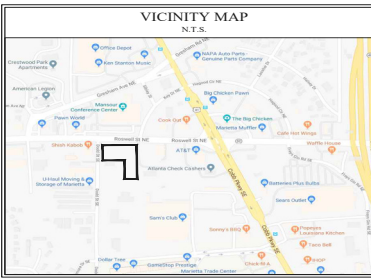
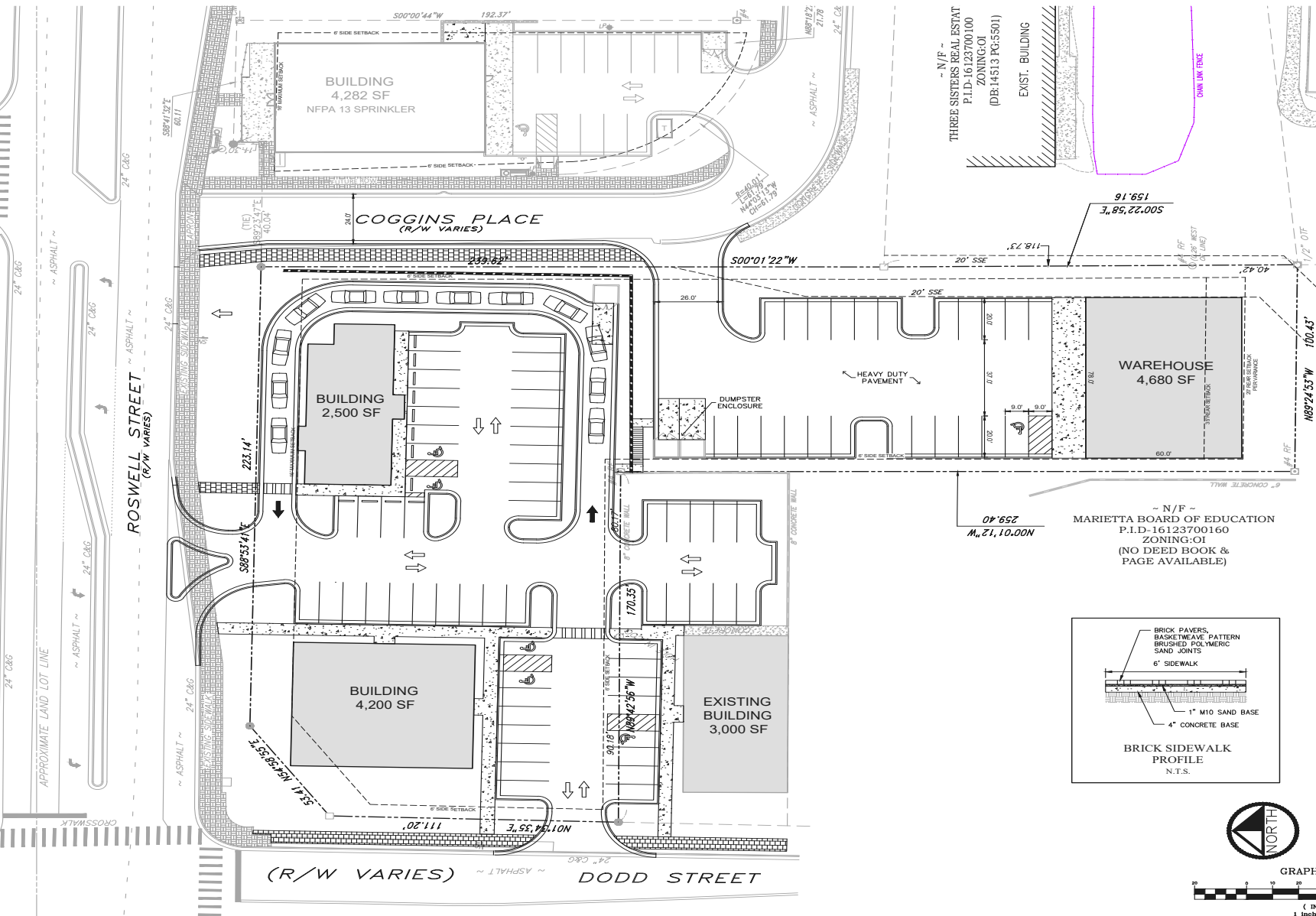
TRAFFIC COUNTS

Roswell St	20,000 VPD
Cobb Pkwy S	29,700 VPD
S Fairground St SE	20,400 VPD
S Marietta Pkwy SE	25,900 VPD

Year: 2025 | Source: GDOT

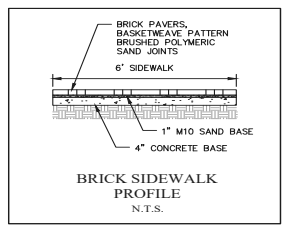
Property Site Plan

The intersection of 994 Roswell Street & 25 Dodd Street | Marietta GA 30060



LEGEND	
	PROPOSED MOVEMENT
	PROPOSED LIGHT POLE
	PROPERTY LINE
	MODULAR BLOCK WALL
	POURED CONCRETE WALL
	EXISTING CURB & GUTTER
	PROPOSED CURB & GUTTER

~ N/F ~
 MARIETTA BOARD OF EDUCATION
 P.I.D. 16123700160
 ZONING: OI
 (NO DEED BOOK & PAGE AVAILABLE)

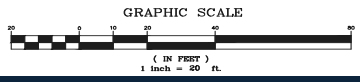


- NOTES**
1. THIS INFORMATION WAS TAKEN FROM THE ALTA SURVEY BY THE HARDY SURVEY GROUP, DATED JANUARY 15, 2019.
 2. WATER SERVICE PROVIDED BY THE CITY OF MARIETTA.
 3. SANITARY SEWER SERVICE PROVIDED BY THE CITY OF MARIETTA.

NO STREET TREE SHALL BE PLANTED WITHIN 10 FEET OF A LIGHT OR UTILITY POLE

CAUTION

THE UTILITIES SHOWN HEREON ARE FOR THE CONTRACTORS CONVENIENCE ONLY. THERE MAY BE OTHER UTILITIES NOT SHOWN ON THESE PLANS. THE ENGINEER ASSUMES NO RESPONSIBILITY FOR THE LOCATIONS SHOWN AND IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY ALL UTILITIES WITHIN THE LIMITS OF THE WORK. ALL DAMAGE MADE TO EXISTING UTILITIES BY THE CONTRACTOR SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR.



GEORGIA 811
 Utilities Protection Center, Inc.
 Know what's below
 Call 811 or (800) 252-7411

Demographics

The intersection of 994 Roswell Street & 25 Dodd Street | Marietta GA 30060

1 Mile

7,966 Population	14,957 Total Daytime Population	\$86,949 Average Household Income	2,720 Total Households
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3 Mile

71,409 Population	110,231 Total Daytime Population	\$107,194 Average Household Income	29,448 Total Households
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5 Mile

217,619 Population	250,214 Total Daytime Population	\$120,489 Average Household Income	88,976 Total Households
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> **Want more?** Contact us for a complete demographic, foot-traffic, and mobile data insights report.

SOURCE



The Neighborhood

The intersection of 994 Roswell Street & 25 Dodd Street | Marietta GA 30060

1 Dobbins Air Reserve Base

2 Kennesaw Mountain

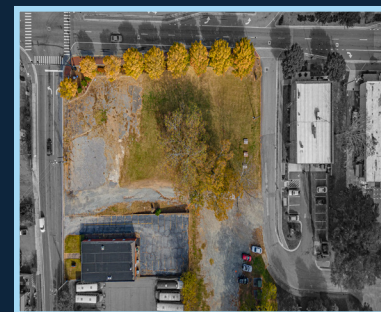
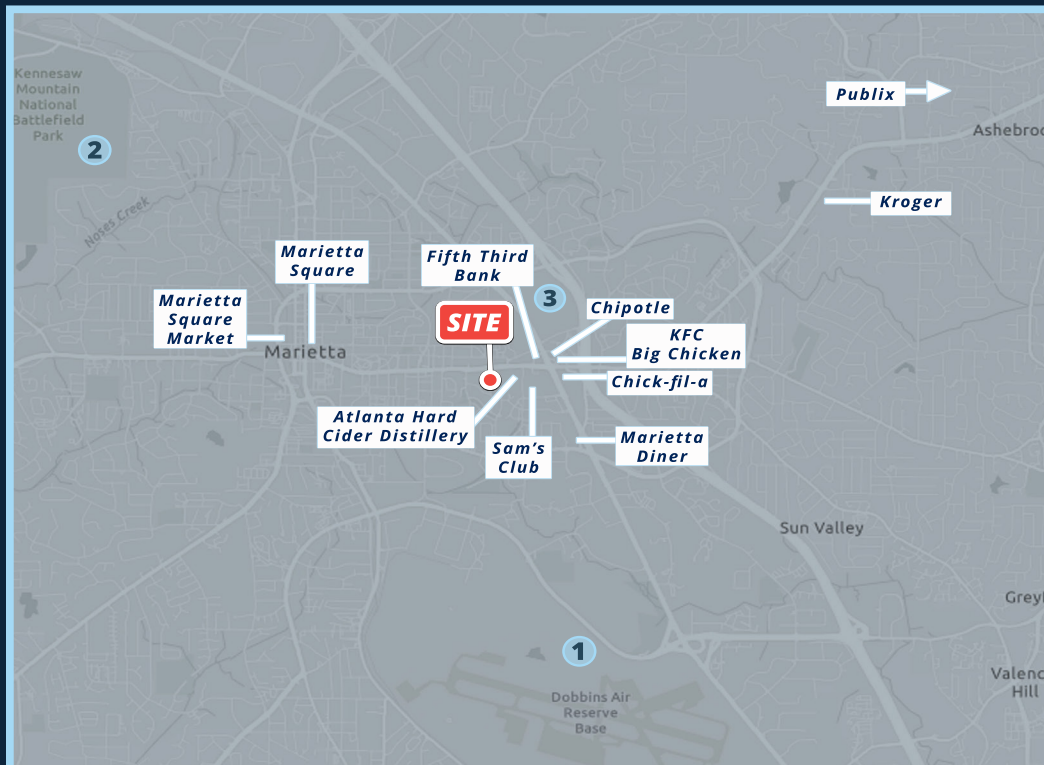
3 Six Flags White Water

WHY MARIETTA?

Marietta, Georgia is one of Metro Atlanta's most dynamic retail markets, combining historic charm with robust modern growth.

- Positioned just 20 minutes from downtown Atlanta, with easy access to I-75, I-285, and major commuter corridors.
- Strong local economy anchored by Kennesaw State University, Wellstar Health System, and Lockheed Martin.
- Growing population with high household incomes and steady residential development fueling retail demand.
- Revitalized downtown and Marietta Square attract consistent year-round foot traffic and tourism.
- Supportive business climate and city initiatives that encourage mixed-use and retail investment.

Marietta offers the perfect balance of accessibility, affluence, and authenticity, making it a smart bet for commercial retail growth.





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