

501 JOHNSON FERRY

501 Johnson Ferry Rd, Bldg F, Suite 450 | Marietta, GA
OFFERING MEMORANDUM



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501 Johnson Ferry

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Exclusively Marketed by:



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501 JOHNSON FERRY

01

Executive Summary

Investment Summary

OFFERING SUMMARY

ADDRESS	501 Johnson Ferry Rd, Bldg F, Suite 450 Marietta GA 30068
COUNTY	Cobb
MARKET	Atlanta
SUBMARKET	Marietta
NET RENTABLE AREA (SF)	2,178 SF
YEAR BUILT	2000
YEAR RENOVATED	2021
APN	01007000780

FINANCIAL SUMMARY

PRICE	\$540,000
PRICE PSF	\$247.93

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2026 Population	7,272	65,690	231,437
2026 Median HH Income	\$138,142	\$148,243	\$119,824
2026 Average HH Income	\$203,783	\$203,071	\$176,482

501 Johnson Ferry Road, Marietta, GA

- Prime Investment Opportunity: This stunning and versatile office property boasts a spacious 2178 square feet that can easily be transformed into two separate suites, offering endless potential for maximizing returns. Situated in a highly sought-after office park just off Johnson Ferry Road in vibrant East Cobb, this location provides convenient access to Marietta, Galleria, Sandy Springs, and beyond. With move-in ready features including exquisite carpeting and fresh paint, this open and luminous space is primed for success.



501 JOHNSON FERRY

02

Location

Location Summary

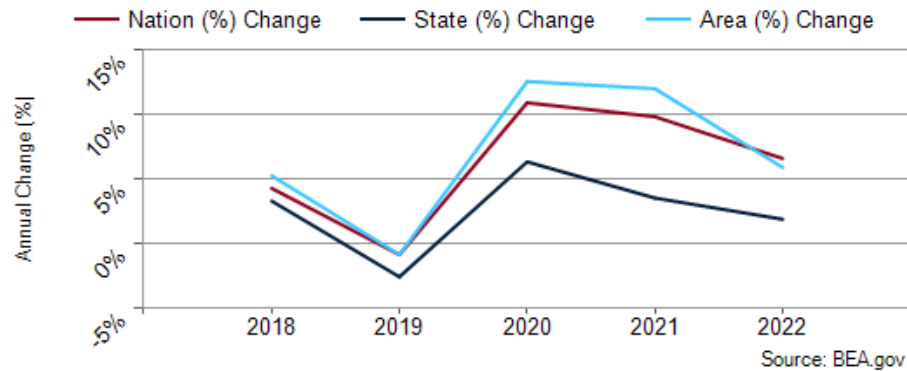
East Cobb Location

- Convenient to all of East Cobb, North Fulton and the Galleria areas.

Largest Employers

FedEx Corp	200,000 to 250,000
Helton & Johnson CPAs LLC	5 to 10
Baxter Enterprises Inc.	55
Empor Inc	1 to 4
Benefits South	13
Independent Security Products	4
Pci Technologies	Not specified
E Vestment Alliance	Not specified

Cobb County GDP Trend



501 JOHNSON FERRY

03

Property Description

Property Features

Property Images

PROPERTY FEATURES

NET RENTABLE AREA (SF)	2,178
YEAR BUILT	2000
YEAR RENOVATED	2021
# OF PARCELS	1
ZONING TYPE	NS
BUILDING CLASS	B
LOCATION CLASS	A
TOPOGRAPHY	Flat
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1
NUMBER OF PARKING SPACES	6
PARKING RATIO	4:1000
TYPICAL FLOOR SF	21,781
NUMBER OF INGRESSES	1
NUMBER OF EGRESSES	1
ADA COMPLIANT	no
ELEVATOR	no
SUBTERRANEAN PARKING	no
CEILING HEIGHT	9

NEIGHBORING PROPERTIES

NORTH	Building
SOUTH	Building
EAST	Building
WEST	Building

MECHANICAL

HVAC	Yes
FIRE SPRINKLERS	No
ELECTRICAL / POWER	Yes
LIGHTING	Yes

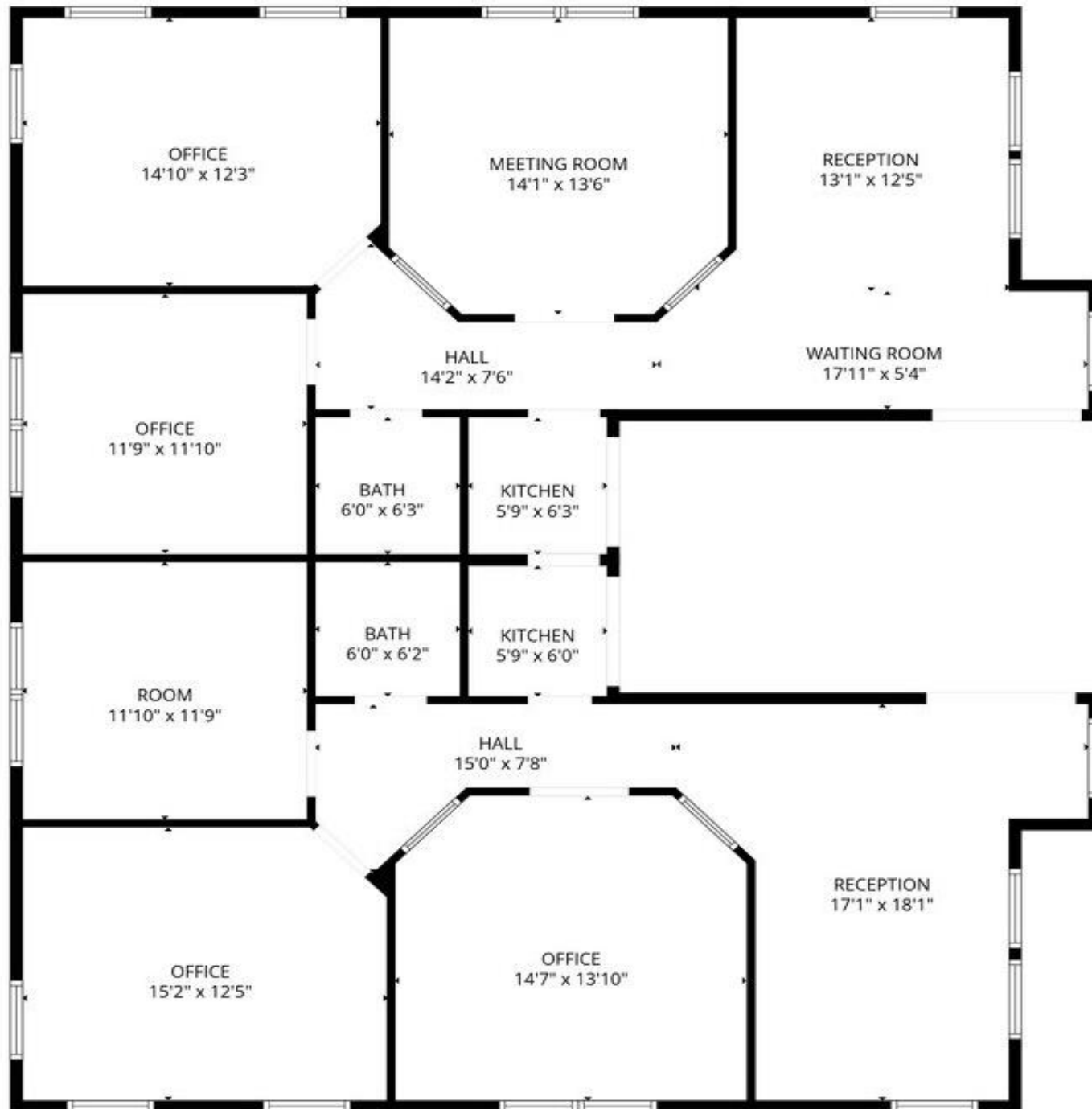
CONSTRUCTION

FOUNDATION	Slab
FRAMING	frame
EXTERIOR	Brick
PARKING SURFACE	Asphalt
ROOF	Composition
LANDSCAPING	Professional
WINDOWS	Insulated









FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

501 JOHNSON FERRY

04

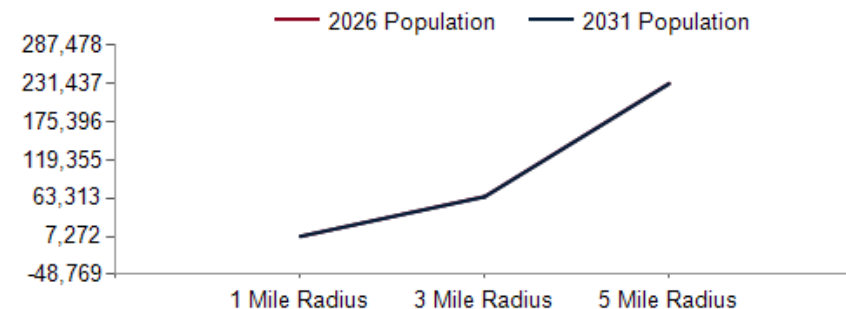
Demographics

General Demographics

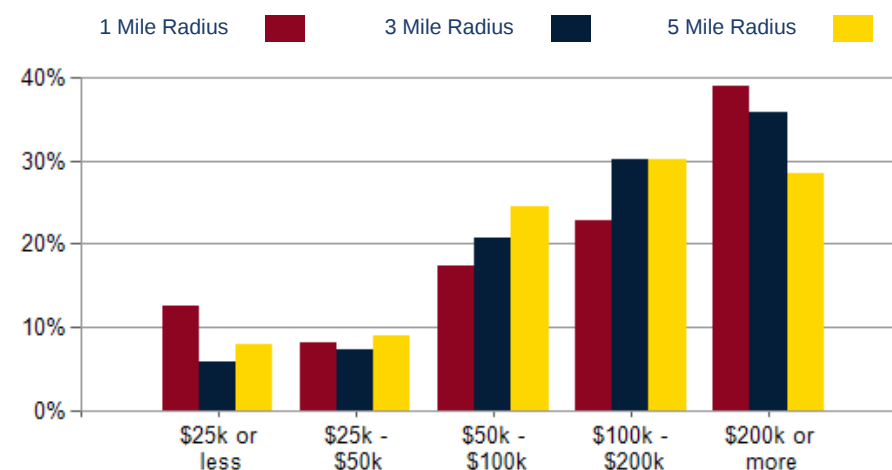
Race Demographics

POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	6,013	60,827	191,007
2010 Population	5,991	60,529	201,072
2026 Population	7,272	65,690	231,437
2031 Population	7,275	65,296	230,888
2026 African American	253	6,500	34,467
2026 American Indian	21	136	776
2026 Asian	1,351	8,503	30,180
2026 Hispanic	367	4,690	23,702
2026 Other Race	92	1,629	11,008
2026 White	4,995	43,268	133,088
2026 Multiracial	557	5,637	21,813
2026-2031: Population: Growth Rate	0.05%	-0.60%	-0.25%

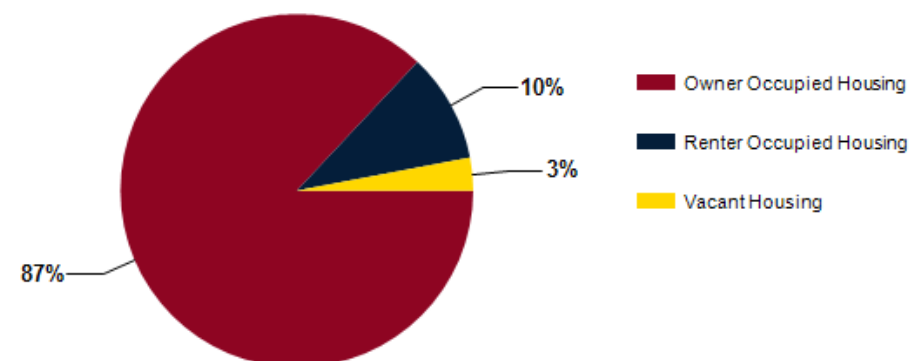
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	286	987	4,948
\$15,000-\$24,999	59	486	2,770
\$25,000-\$34,999	74	640	3,096
\$35,000-\$49,999	154	1,220	5,598
\$50,000-\$74,999	231	2,639	12,456
\$75,000-\$99,999	251	2,605	11,290
\$100,000-\$149,999	400	4,147	17,503
\$150,000-\$199,999	234	3,470	11,610
\$200,000 or greater	1,082	9,030	27,465
Median HH Income	\$138,142	\$148,243	\$119,824
Average HH Income	\$203,783	\$203,071	\$176,482



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

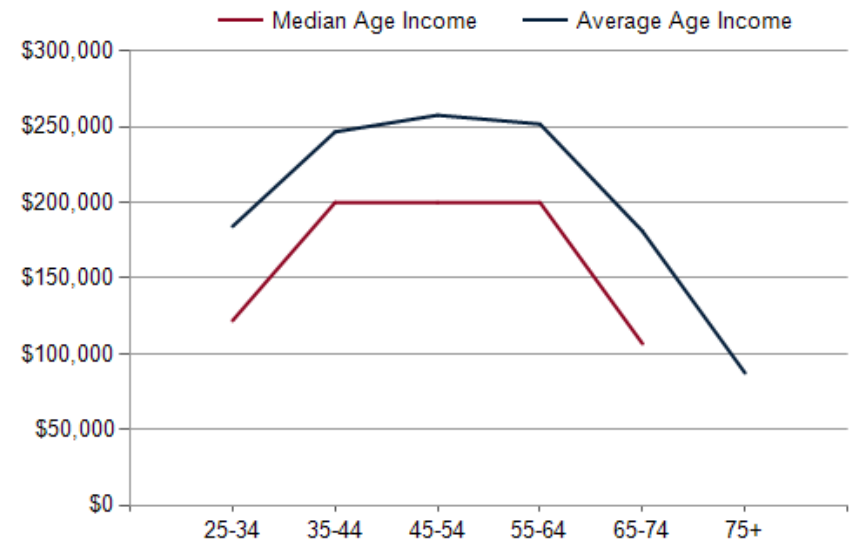
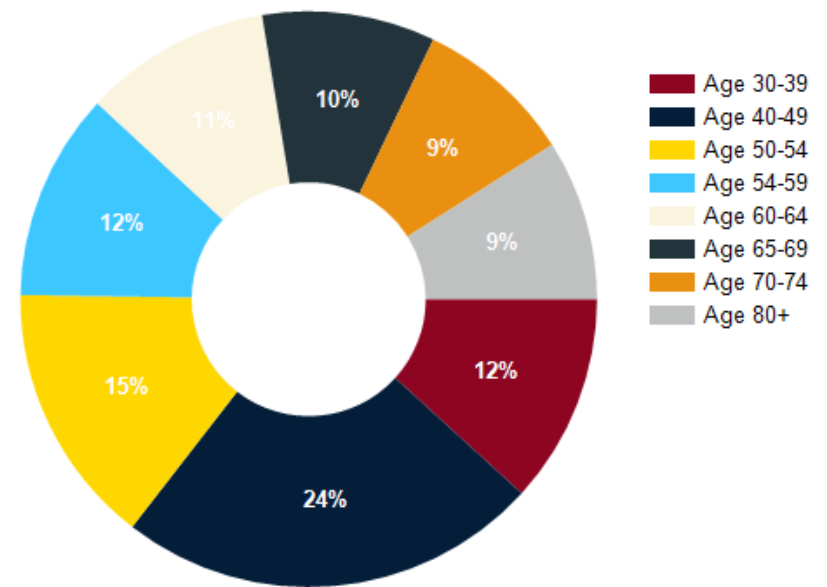


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	224	3,673	17,924
2026 Population Age 35-39	278	3,765	17,062
2026 Population Age 40-44	486	4,789	17,121
2026 Population Age 45-49	526	4,599	15,507
2026 Population Age 50-54	629	4,958	15,715
2026 Population Age 55-59	498	4,244	13,621
2026 Population Age 60-64	448	3,779	12,168
2026 Population Age 65-69	414	3,338	10,550
2026 Population Age 70-74	379	3,063	9,458
2026 Population Age 75-79	384	2,824	8,304
2026 Population Age 80-84	229	1,629	5,059
2026 Population Age 85+	184	1,193	4,172
2026 Population Age 18+	5,638	51,050	183,869
2026 Median Age	46	42	39
2031 Median Age	46	42	40

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$121,957	\$109,054	\$97,012
Average Household Income 25-34	\$184,221	\$156,802	\$136,836
Median Household Income 35-44	\$200,001	\$166,063	\$132,464
Average Household Income 35-44	\$246,622	\$224,628	\$189,692
Median Household Income 45-54	\$200,001	\$200,001	\$169,322
Average Household Income 45-54	\$257,652	\$253,634	\$224,453
Median Household Income 55-64	\$200,001	\$196,732	\$167,327
Average Household Income 55-64	\$251,803	\$248,791	\$221,542
Median Household Income 65-74	\$106,725	\$124,688	\$113,022
Average Household Income 65-74	\$180,975	\$189,404	\$173,354
Average Household Income 75+	\$87,356	\$116,781	\$116,448

Population By Age



DIVERSITY INDEX	1 MILE	3 MILE	5 MILE
Diversity Index (+5 years)	56	62	71
Diversity Index (current year)	54	59	69
Diversity Index (2020)	51	57	67
Diversity Index (2010)	30	45	55

POPULATION BY RACE



1 MILE



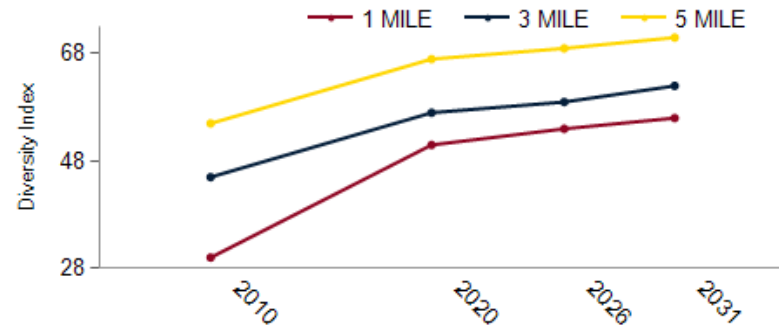
3 MILE



5 MILE

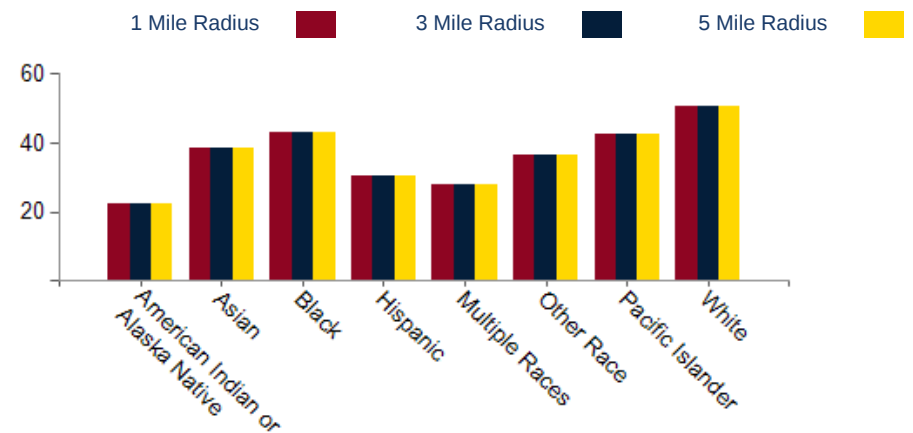
2026 POPULATION BY RACE	1 MILE	3 MILE	5 MILE
African American	3%	9%	14%
American Indian	0%	0%	0%
Asian	18%	12%	12%
Hispanic	5%	7%	9%
Multiracial	7%	8%	9%
Other Race	1%	2%	4%
White	65%	61%	52%

POPULATION DIVERSITY



2026 MEDIAN AGE BY RACE	1 MILE	3 MILE	5 MILE
Median American Indian/Alaska Native Age	23	30	33
Median Asian Age	38	36	34
Median Black Age	43	35	34
Median Hispanic Age	30	31	30
Median Multiple Races Age	28	28	30
Median Other Race Age	36	33	31
Median Pacific Islander Age	43	40	36
Median White Age	51	47	46

2026 MEDIAN AGE BY RACE



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05

Company Profile

Company Bio
Advisor Profile

McEachern Real Estate Group, Commercial real estate specialists.

Specializing in retail sales, office, land sales and leasing. Established in 2006, team lead is Commercial Director for KW Chattahoochee North. In 2023, was #1 with Georgia Legacy Group, #7 in KW Southeast Commercial and #44 out of 2100 KW Commercial nationally. Offering full listing services with professional photography, videography and offering memorandums along with exposure on Costar, Crexi and over 35 national office listing sites.

McEachern Real Estate Group

Commercial Real Estate Specialists

About Us:

Established in 2006, McEachern Real Estate Group is a premier commercial real estate firm specializing in retail sales, office spaces, land sales, and leasing. Our experienced team, led by the Commercial Director for KW Chattahoochee North, is dedicated to providing exceptional service and expertise in the commercial real estate market.

Achievements:

2023 Rankings:

#1 with Georgia Legacy Group

#7 in KW Southeast Commercial

#44 out of 2,100 KW Commercial nationally

Services:

We offer comprehensive listing services, including:

Professional photography and videography

Detailed offering memorandums

Extensive exposure on top platforms such as Costar, Crexi, and over 35 national office listing sites

Our commitment to excellence and our proven track record make McEachern Real Estate Group the trusted choice for all your commercial real estate needs.



David McEachern
Realtor

David McEachern, a prominent figure in Atlanta's real estate sector, boasts a career marked by dedication, expertise, and community leadership. A native of Atlanta, Georgia, he honed his skills and passion for real estate at Auburn University, where he graduated with distinction.

McEachern's professional journey spans over 19 years with Keller Williams, a testament to his enduring commitment and success in the industry. He currently serves as the Team Lead for the esteemed McEachern Real Estate Group, a role where he leverages his extensive experience to drive exceptional client outcomes and team performance.

Beyond his role at Keller Williams, McEachern is actively involved in Atlanta's real estate community. He is a respected member of the Atlanta Commercial Board of Realtors, where he contributes insights and expertise to further the industry's standards and practices. Additionally, his affiliation with KW Commercial underscores his proficiency in commercial real estate transactions, enhancing his ability to serve a diverse clientele with varying needs.

McEachern's dedication to client satisfaction and excellence in service has earned him the prestigious Cultural Icon Ambassador in Client Services award not once, but twice. This accolade underscores his commitment to personalized, client-centric service that exceeds expectations and builds lasting relationships.

In summary, David McEachern's biography is a testament to his Atlanta roots, his academic foundation at Auburn University, and his prolific career with Keller Williams. His leadership within the McEachern Real Estate Group, coupled with his active roles in professional organizations like the Atlanta Commercial Board of Realtors and KW Commercial, highlights his influence and expertise in the real estate industry. His consistent recognition as a Cultural Icon Ambassador underscores his unwavering commitment to client satisfaction and service excellence, making him a trusted figure in Atlanta's real estate landscape.

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