

FOR SALE

2142 SW AUSTELL RD, MARIETTA, GA 30008
2,706 SF OF SPECIALIZED RETAIL SPACE ON 0.34 AC



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Bio

A Tusculum University graduate with a Business Management major and a minor in Economics, Mason Bierster is an Investment Sales Associate at Partners Real Estate in Atlanta. A former NCAA D2 basketball athlete, Mason brings a diverse background to the table, having started in residential real estate with Century 21 in 2018 before exploring commercial office spaces at WeWork. Specializing in industrial properties across the Southeast, Mason focuses on advising clients with tailored investment strategies, conducting comprehensive property analyses, and fostering strong industry relationships. With a commitment to market expertise and innovative approaches, Mason delivers exceptional value to 1031 buyers, sellers, and value-add investors, aligning with Partners' dedication to strategic, risk-adjusted opportunities.

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Executive Summary

PROPERTY ADDRESS 2142 SW AUSTELL RD, MARIETTA, GA 30008

PRICE \$799,000.00

LOT SIZE 0.34 AC | 2,706 SF BUILDING

YEAR BUILT 1977

ZONING NEIGHBORHOOD RETAIL COMMERCIAL (NRC)

Property Description

Partners Real Estate is pleased to present the opportunity to acquire a fee simple interest in this value-add retail property located at 2142 SW Austell Rd, Marietta, GA 30008.

The subject property offers approximately 2,706 square feet of specialized retail space, previously configured as a successful veterinary hospital/kennel (Fair Oaks Veterinary Hospital), and sits on 0.34 acres of land in the Powder Springs/Austell submarket. Zoned for neighborhood retail commercial (NRC) uses, this single-tenant building provides excellent potential for continued veterinary/kennel operations, medical service conversion, or other service-oriented retail users. Strategically positioned on Austell Road with strong frontage (196' with two curb cuts), the asset benefits from high visibility and accessibility in a suburban Marietta location, serving a growing residential population with solid demographics (median household income around \$66K-\$70K within 3 miles).

Investment Highlights

Prime Value-Add Retail Opportunity in the Powder Springs/Austell Submarket | 2,706 SF on 0.34 AC of Land | Specialized Veterinary/Kennel Configuration with Proven History

Brand New Roof Installed in 2024 | Significantly reduces near-term capex and enhances appeal for owner-users or investors

Excellent Visibility & Accessibility | 196' Frontage on SW Austell Rd with Two Curb Cuts | Convenient Suburban Location Serving Marietta's Growing Communities

Significant Value-Add Potential by Re-Leasing Vacant Space, Updating Interiors, or Repositioning for Veterinary, Medical, or Service Retail Use

Strong Local Demand for Pet Care & Service Properties | Proximity to Residential Population Growth - Thriving Atlanta Retail Market with Tight Fundamentals (Low Vacancy ~4.2-4.5%, Rising Rents)

Ideal for Owner-User (Veterinarian, Grooming/Boarding, or Similar) or Investor Seeking Stabilized Cash Flow in a Resilient Suburban Retail Corridor

Property Photos



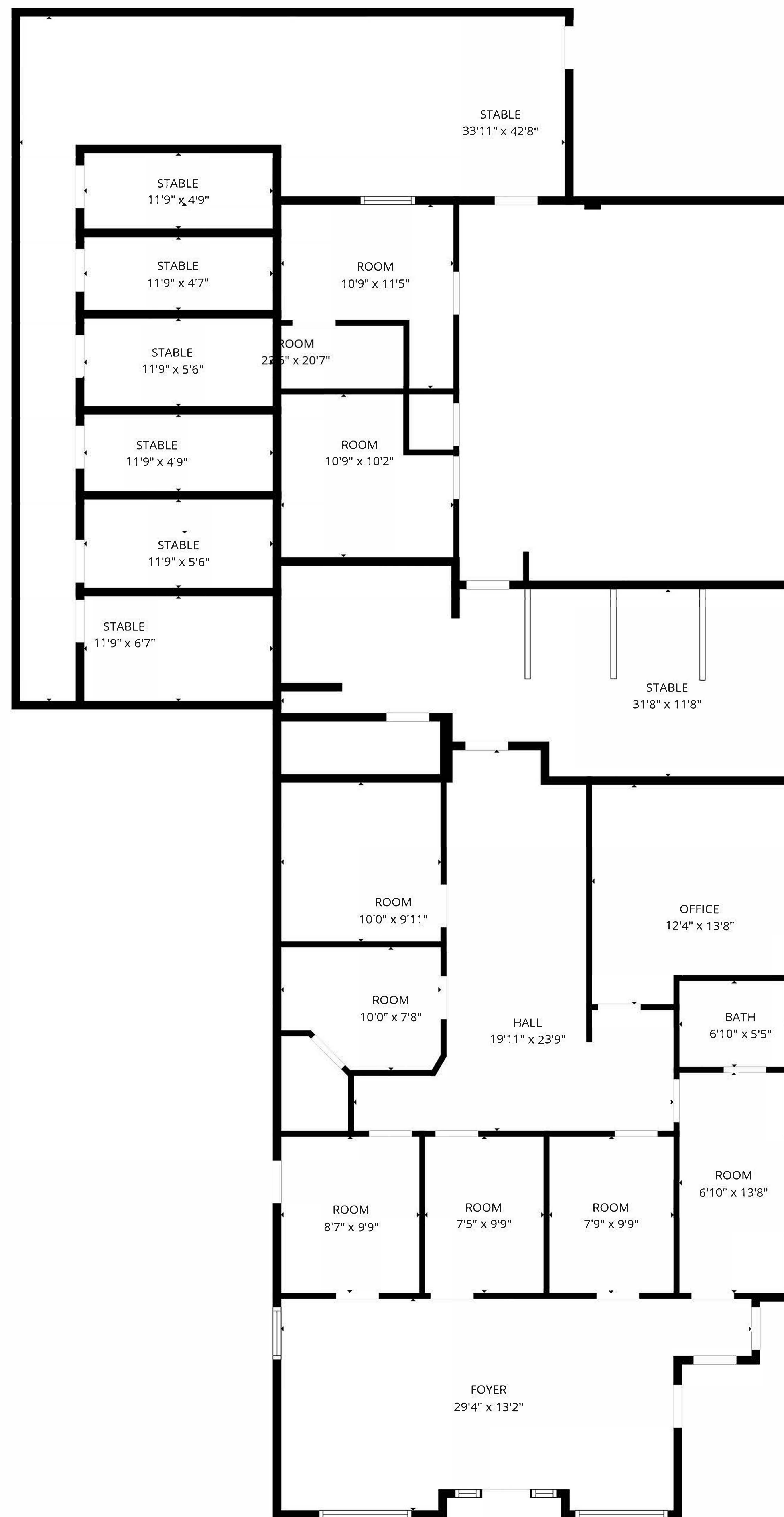
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Retail Amenity Map



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