



ATLANTA COMMERCIAL
REAL ESTATE BROKERS

FOR LEASE- MARIETTA RETAIL

1,271-1,863 SQFT
End cap suite w/drive thru

803 POWDER SPRINGS STREET
MARIETTA, GA 30064

DONALD B. EDWARDS, JR.
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Property Description

Just minutes away from the Marietta Square, this 17,500 sq ft building is home to many businesses from services, entertainment, and restaurants. 803 Powder Springs St. has ample parking (88 or approx 5.06 / 1,000) with prime visibility, large signage, and 26,900 traffic counts. Easy access to GA-120 and I-75.

Available SF: 1,000-4,836

Building SF: 17,500

County: GA - Cobb

Sub-market: City of Marietta

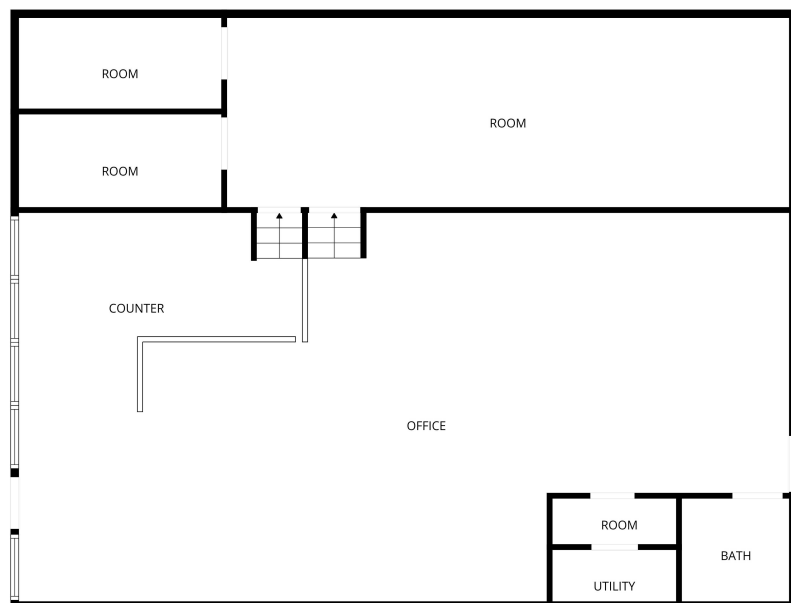
Parking Ratio: 88 spaces

Zoning: PCD, Tier B Overlay

Available Spaces

Suite	Size	Total Rent
8	1,863	\$4,735/mo
16	1,454	\$3,696/mo

SUITE 8 FLOOR PLAN



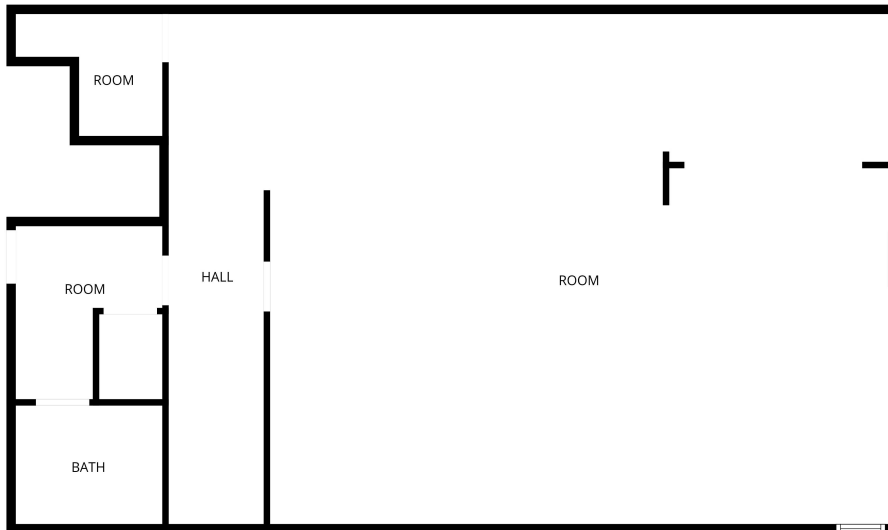
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Suite 8: 1,863 SF

**\$25 psf + \$5.50 CAM psf =
\$4,735.00 monthly**

Former Grocery Store



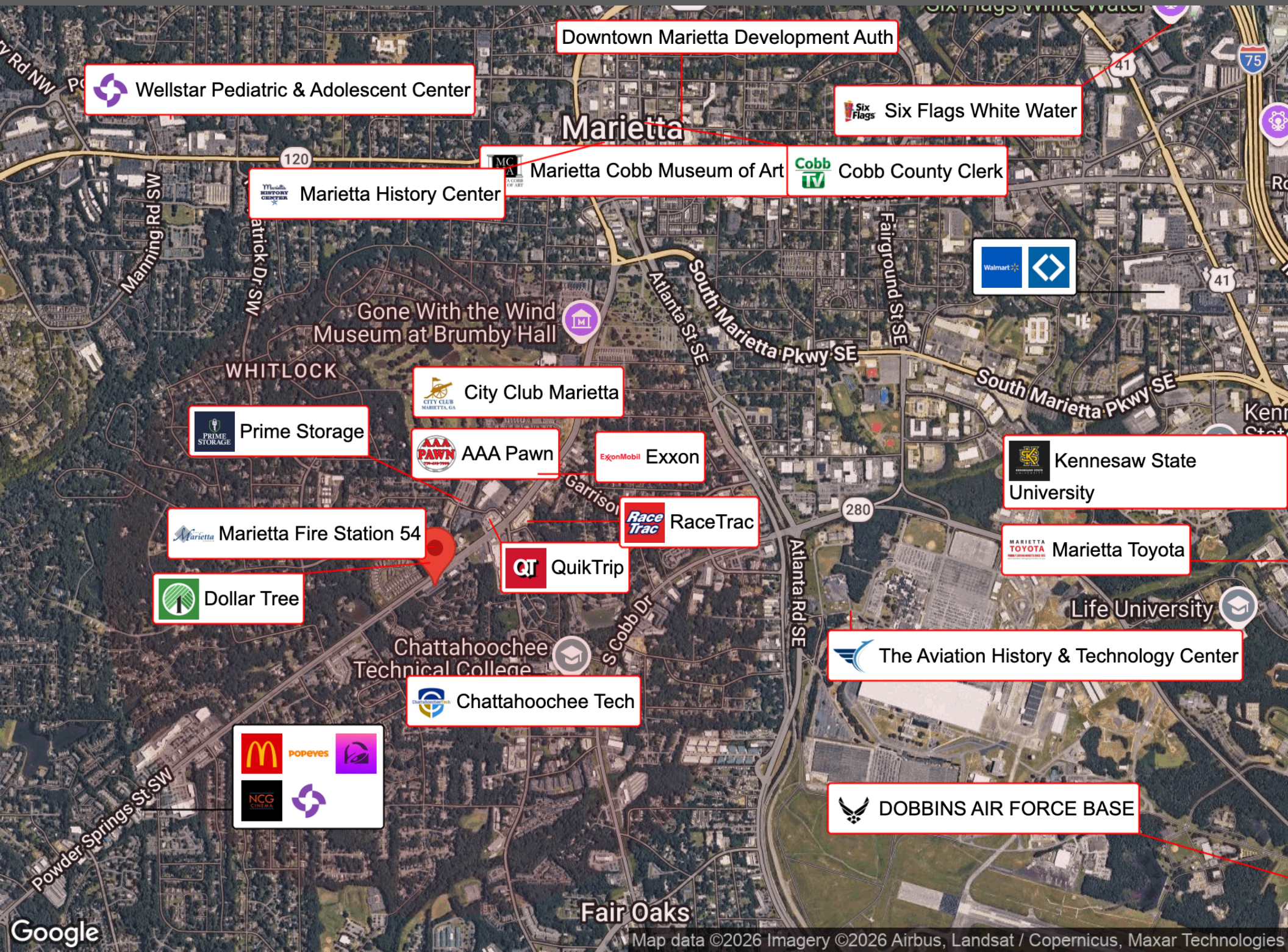


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Ste 16: 1,454 SF

**\$25 psf + \$5.50 CAM psf
= \$3,695.00 monthly**

End cap w/ drive-thru



Downtown Marietta Development Auth

 Wellstar Pediatric & Adolescent Center

 Six Flags White Water

Marietta

 Marietta History Center

 Marietta Cobb Museum of Art

 Cobb County Clerk

 Walmart

Gone With the Wind Museum at Brumby Hall

 Prime Storage

 City Club Marietta

 AAA Pawn

 ExxonMobil Exxon

 Kennesaw State University

 Marietta Fire Station 54

 RaceTrac

 Marietta Toyota

 Dollar Tree

 QuikTrip

 Life University

Chattahoochee Technical College

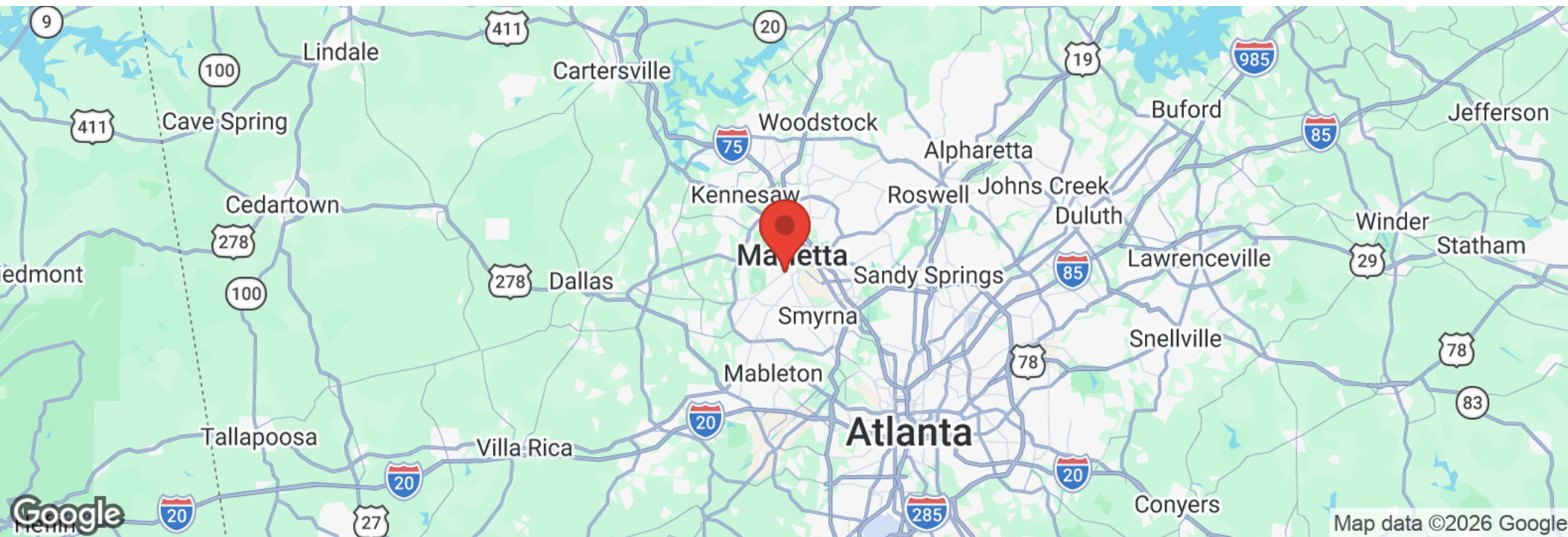
 Chattahoochee Tech

 The Aviation History & Technology Center

 DOBBINS AIR FORCE BASE

Fair Oaks

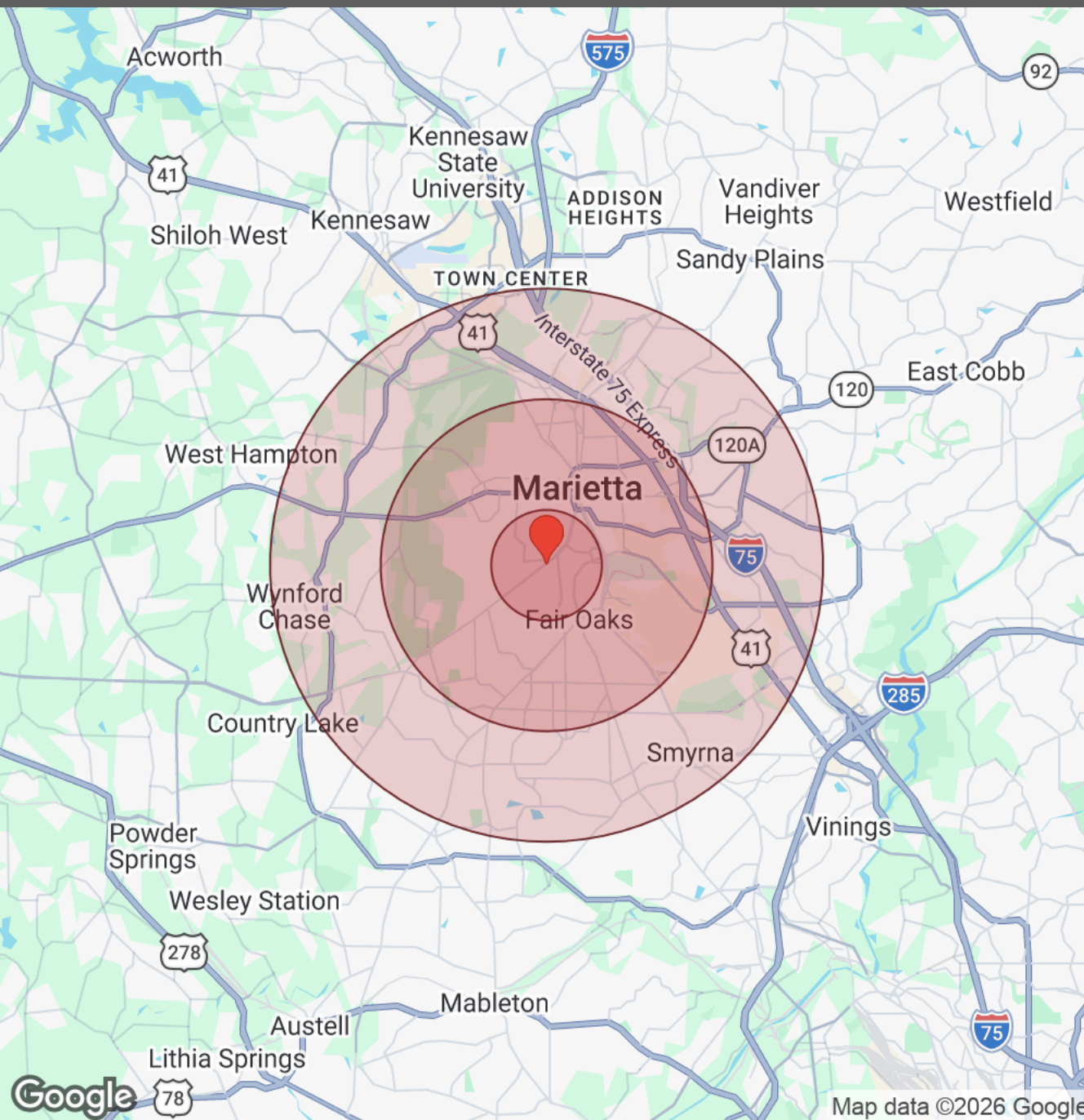


City of Marietta, GA

The City of Marietta is located in the center of Cobb County and is the county seat. As one of Atlanta's largest suburbs, Marietta is the fourth largest city in the Atlanta metropolitan area. Top employers in Marietta consist of Cobb County School District, Lockheed Martin, and WellStar Kennestone Hospital. Major Marietta thoroughfares are US 41 and Interstate 75 with a total area of 23.2 square miles. Marietta has six historic districts with many on the National Register of Historic Places.



DEMOGRAPHICS



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	5,851	37,567	104,331
Female	5,922	34,355	105,202
Total Population	11,773	71,922	209,533

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,369	26,647	82,577
Black	3,558	19,541	64,285
Am In/AK Nat	13	72	210
Hawaiian	N/A	29	63
Hispanic	4,340	22,332	47,480
Asian	263	1,741	9,492
Multiracial	211	1,273	4,652
Other	20	280	775

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,832	27,948	87,790
Occupied	4,634	26,848	84,398
Owner Occupied	2,068	13,077	41,886
Renter Occupied	2,566	13,771	42,512
Vacant	198	1,099	3,392

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	2,391	13,116	37,500
Ages 15 - 24	1,626	11,302	29,530
Ages 25 - 54	5,392	30,489	93,877
Ages 55 - 64	1,164	7,468	22,526
Ages 65+	1,198	9,547	26,100

Income	1 Mile	3 Miles	5 Miles
Median	\$73,380	\$81,089	\$90,419
Under \$15k	317	1,997	5,745
\$15k - \$25k	305	1,397	3,519
\$25k - \$35k	430	1,753	4,499
\$35k - \$50k	485	2,853	7,450
\$50k - \$75k	826	4,608	14,221
\$75k - \$100k	691	3,348	10,968
\$100k - \$150k	884	4,316	15,832
\$150k - \$200k	288	2,524	8,591
Over \$200k	410	4,051	13,574

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



DONALD B EDWARDS JR

Commercial Director and Associate Broker

Raised in Atlanta Georgia and licensed in 1984, my first transaction was an industrial lease for a Canadian firm seeking space in the Atlanta area. Since then I have done industrial, retail, office, multifamily, land and residential sales, as well as landlord and tenant rep, property management and site selection for national franchises. As head of the trust real estate, department for all the South Trust Banks, I was responsible for a staff and a \$750M portfolio of diverse assets including retail, office, land, mining, timber, farms, leases, mortgages, property inspections and asset management from coast to coast. In addition, I have over 18 years of commercial and residential construction experience. My land deals have included assemblages, out parcels, mini warehouses and zoning. As a past president of the Association of Georgia Real Estate Exchangors, I have experience in 1031 exchanges. In addition, I have passed all the CCIM course work.



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