

SALE

EAST COBB WALK RETAIL/OFFICE PARCEL

2658 Sandy Plains Road Marietta, GA 30066



SALE PRICE \$1,250,000

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Lakisha Smith

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Andrea Paulinelli

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SALE

2658 SANDY PLAINS ROAD
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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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LOCATION INFORMATION

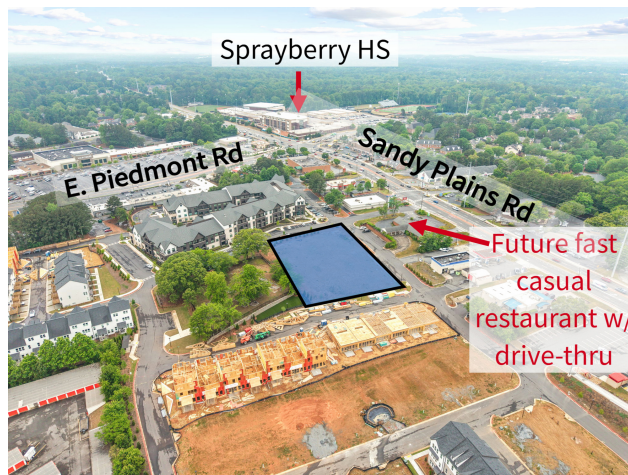
Street Address	2658 Sandy Plains Road
City, State, Zip	Marietta, GA 30066
County	Cobb
Market	Atlanta
Sub-market	East Cobb/Marietta

PROPERTY INFORMATION

Property Type	Land
Property Subtype	Retail-Pad
Zoning	NS
Lot Size	1.744 Acres
APN #	16059600370

NEAR PAD READY - UTILITIES ONSITE OR NEARBY

THE PROMINENT BANK PARCEL FRONTING THE DEVELOPMENT IS CURRENTLY BEING REPOSITIONED FOR A FAST-CASUAL RESTAURANT CONCEPT.



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LOCATION DESCRIPTION

LOCATED WITHIN THE THOUGHTFULLY PLANNED EAST COBB WALK MIXED-USE DEVELOPMENT, STRATEGICALLY POSITIONED BETWEEN POST OAK TRITT, SANDY PLAINS RD. AND E. PIEDMONT RD. IN MARIETTA, GA, THE SITE BENEFITS FROM IMMEDIATE PROXIMITY TO EVOQ EAST COBB, A NEWLY DELIVERED UPSCALE SENIOR HOUSING COMMUNITY FEATURING 122 LUXURY ACTIVE-ADULT APARTMENTS WITH RESORT-STYLE AMENITIES, AS WELL AS TOLL BROTHERS AT EAST COBB WALK, A BOUTIQUE LUXURY TOWNHOME COMMUNITY PLANNED TO INCLUDE APPROXIMATELY 125 TOWNHOMES ACROSS ITS EMERALD AND SAPPHIRE COLLECTIONS. AT FULL BUILDOUT, THE BROADER EAST COBB WALK DEVELOPMENT IS EXPECTED TO DELIVER ROUGHLY 247 RESIDENTIAL UNITS, CREATING A SUBSTANTIAL BUILT-IN CUSTOMER BASE AND LONG-TERM DEMAND DRIVERS FOR MEDICAL, WELLNESS, PROFESSIONAL SERVICES, AND NEIGHBORHOOD RETAIL USES.

VIDEO

- LOCATED WITHIN THE EAST COBB WALK MIXED-USE ENVIRONMENT
- STRONG, ESTABLISHED EAST COBB DEMOGRAPHICS WITH HIGH HOUSEHOLD INCOMES
- EXCELLENT ACCESS TO MAJOR CORRIDORS AND SURROUNDING RESIDENTIAL COMMUNITIES

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PROPERTY HIGHLIGHTS

- ±1.74 Acres
- Asking Price: \$1,250,000
- Ideal for Office, Medical, or Retail Development
- Located within the East Cobb Walk mixed-use environment
- Adjacent to EVOQ East Cobb (luxury senior housing)
- Surrounded by new Toll Brothers luxury townhomes
- Strong, established East Cobb demographics with high household incomes

3- MILE DEMOGRAPHICS

2025 Households Within 3 Miles - 23,834
Avg Household Income - \$156,996
Median Home Value - \$461,200

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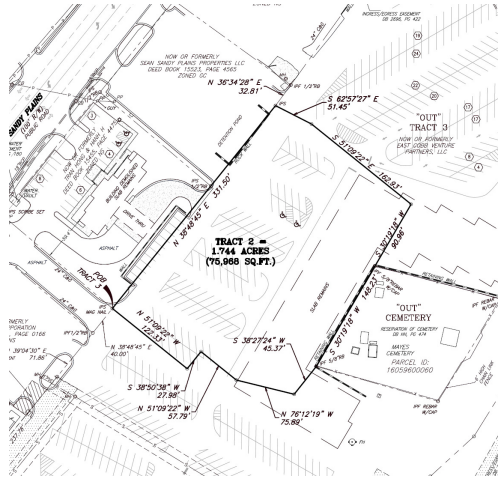
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EAST COBB WALK, MARIETTA, GA

THE PARCEL IS WELL-POSITIONED FOR DEVELOPMENT, WITH UTILITIES AVAILABLE ADJACENT TO THE SITE AND ONLY MINIMAL GRADING ANTICIPATED TO ACHIEVE PAD-READY CONDITION, ALLOWING FLEXIBILITY FOR A VARIETY OF USER PROTOTYPES AND SITE PLANS.

COMBINED GROWTH IMPACT: POPULATION, DEMOGRAPHICS & TRAFFIC

STRATEGICALLY POSITIONED WITHIN THE HIGHLY DESIRABLE EAST COBB SUBMARKET, EAST COBB WALK OFFERS EXCEPTIONAL VISIBILITY AND ACCESSIBILITY ALONG THE SANDY PLAINS ROAD CORRIDOR, BENEFITING FROM STRONG SURROUNDING TRAFFIC PATTERNS AND CONVENIENT REGIONAL CONNECTIVITY TO KENNESAW, WOODSTOCK, ROSWELL AND INTERSTATE 75. THE MIXED-USE ENVIRONMENT COMBINES LUXURY RESIDENTIAL, ACTIVE-ADULT HOUSING, AND COMMERCIAL USES WITHIN A DENSE, AFFLUENT TRADE AREA CHARACTERIZED BY HIGH HOUSEHOLD INCOMES, STRONG DAYTIME POPULATION, AND SIGNIFICANT CONSUMER SPENDING POWER.

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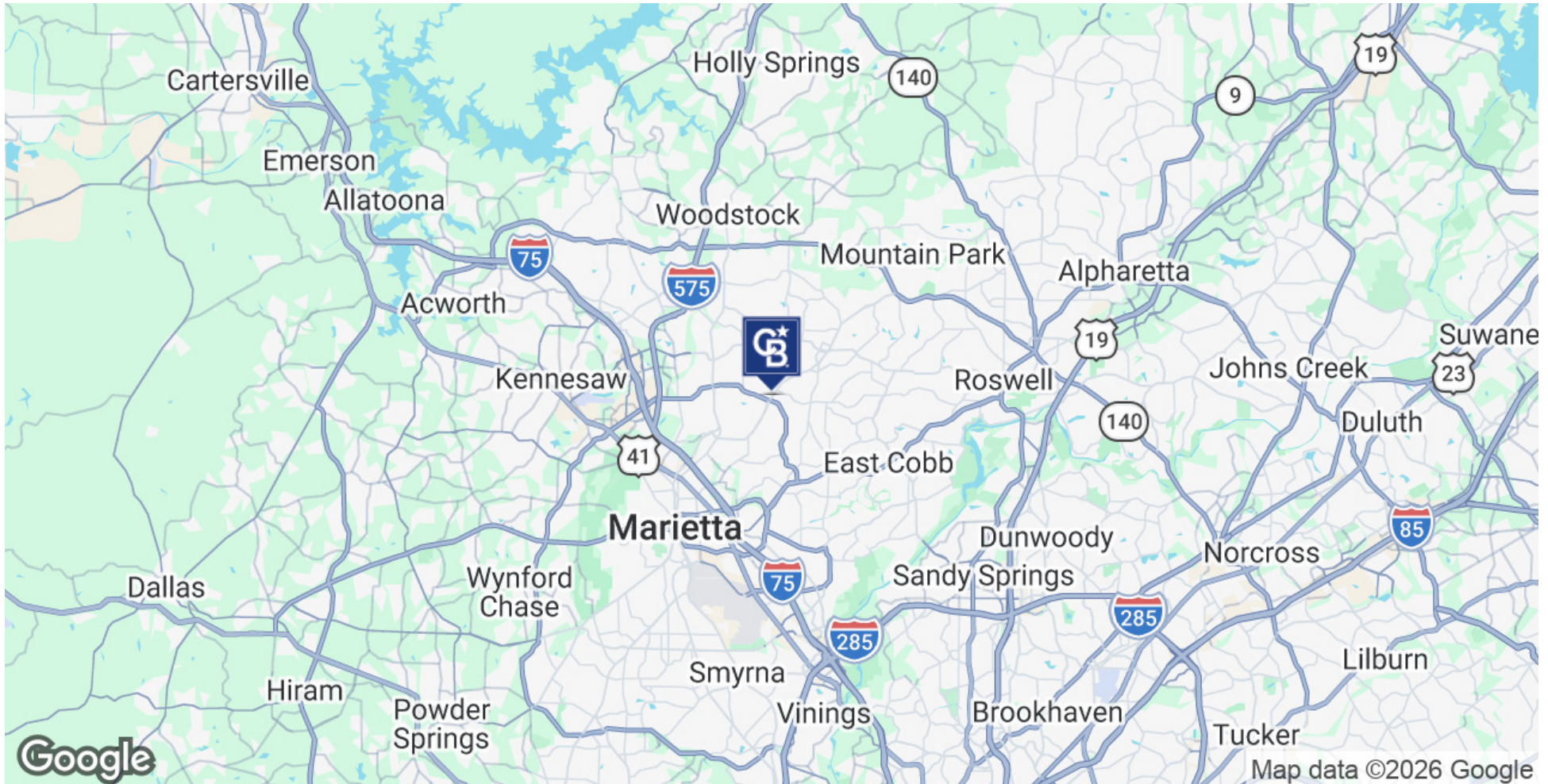


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LAKISHA SMITH

Commercial Sales & Leasing

lakisha.smith@cbcmetrobrokers.com

Direct: (678) 320-4800 | Cell: (404) 414-0680

GA #283772

PROFESSIONAL BACKGROUND

Lakisha has been a licensed Realtor serving clients in and around Metro Atlanta since 2005. She moved from her hometown of Dallas, TX because of the opportunities and possibilities this great city offers. She has had a long and successful career in sales and hospitality, which has been instrumental in leveraging her negotiation and people skills. Her success in the hospitality industry coupled with her love of real estate has helped her to pursue her passion by assisting clients with their real estate and business needs. She offers clients a high level of service, knowledge, and has a proven record of success. The key to Lakisha's success is her personalized service and dedication. She takes pride in working to ensure her clients' needs are met and that she walks them through each step of the process with integrity, honesty, & tenacity.

Lakisha resides in Cobb County with her beautiful family. As a family they love to travel, give back to the community, and explore all that is great about the city of Atlanta.

Metro Brokers

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Atlanta, GA 30328
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ANDREA PAULINELLI

Associate Broker

andrea.paulinelli@cbcmetrobroskers.com

Direct: (678) 320-4800 | Cell: (678) 313-9260

GA #324417

PROFESSIONAL BACKGROUND

Andrea Paulinelli is a commercial real estate broker with 9 years of specialized experience and 19 years in real estate overall, known for executing complex transactions with precision and professionalism. A 2022 Century Club Award recipient and consistent Bronze and Silver Award winner, she brings expertise in finance, marketing, and negotiation to support clients across acquisitions, dispositions, and leasing. Originally from Nürnberg, Germany, Andrea enjoys hiking with her rescue Doberman, staying active at the gym, and traveling.

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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,334

Affiliated Professionals

Based upon sales professionals designated as commercial in dash as of 12/31/24.

Presence in

158 OFFICES, 45 COUNTRIES

OVER 18,400

Transactions

\$7.67 BILLION

Sales Volume

\$1.01 BILLION

Lease Volume

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