

8,379± SF Freestanding Building For Lease



Property Overview

- 8,379± sf freestanding building on 0.98 acres — zoned CRC (City of Marietta), suitable for a variety of retail and office uses
- Former Childcare Facility — Previously Licensed for 166 Children
- Five large classrooms, child-scaled restrooms, and kitchen/break room with a stove, and a large fenced playground area
- 20 parking spaces with a covered drop-off/pick-up canopy
- Situated within the vibrant Franklin Gateway Corridor, known for continued redevelopment and economic initiatives
- Located less than one mile from I-75 and Delk Road, with excellent transportation access
- Demographics:

	1-mile	3-mile	5-mile
2030 Population Proj	16,840	93,919	252,564
2025 Population	16,234	90,634	244,879
Median HH Income	\$57,696	\$77,326	\$87,301
Daytime Employment	7,770	71,245	182,010

Source: CoStar

1060 Franklin Gateway SE
Marietta, GA 30067



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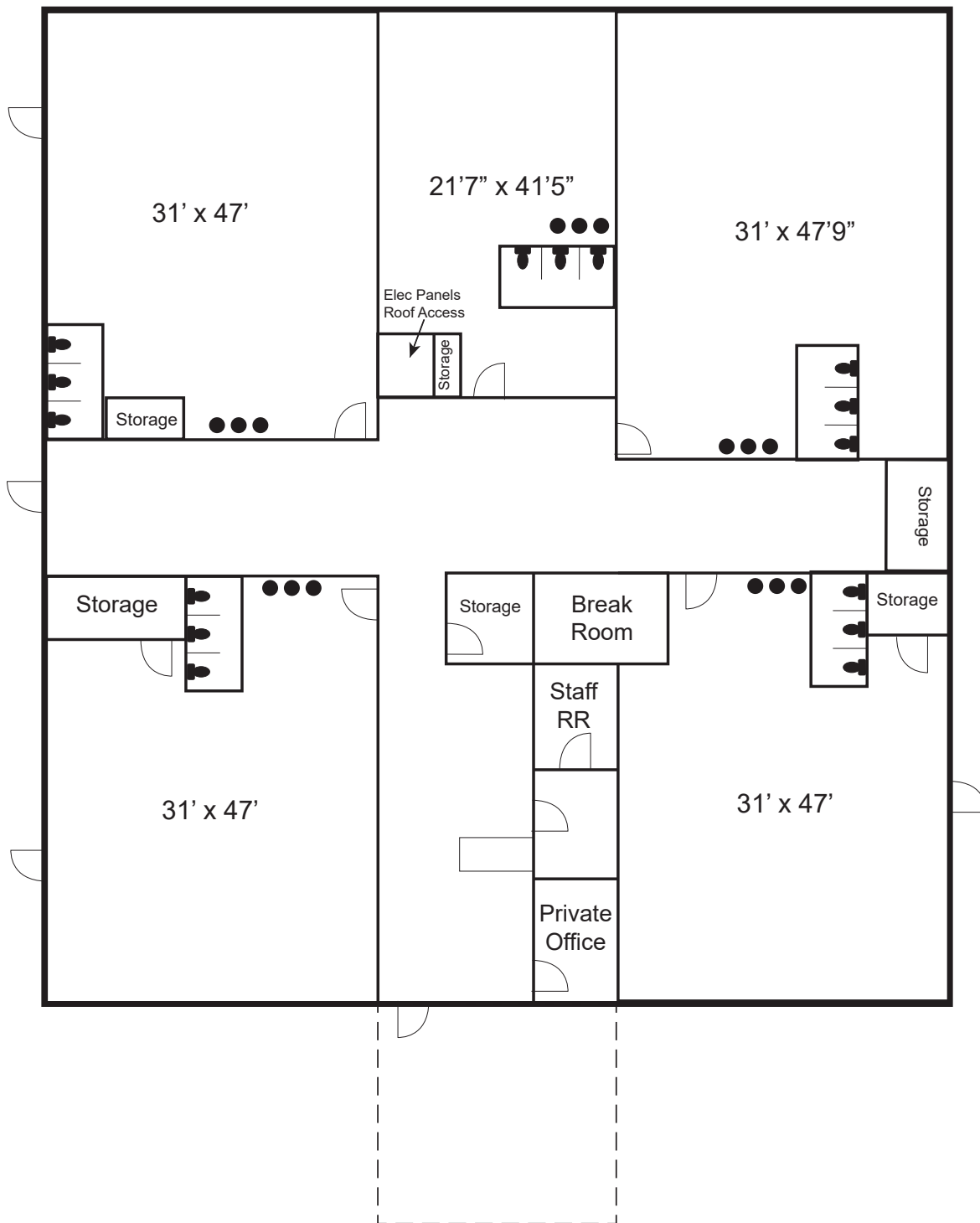
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Floor Plan



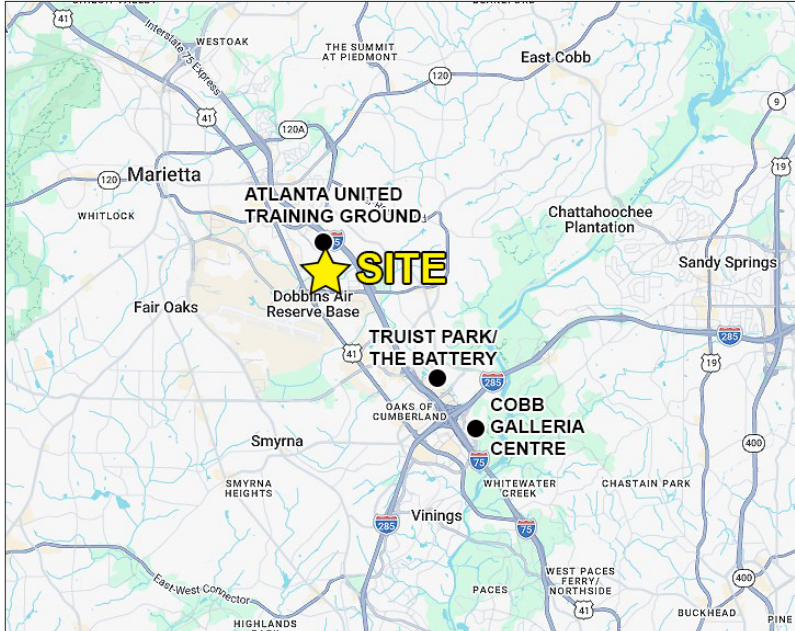
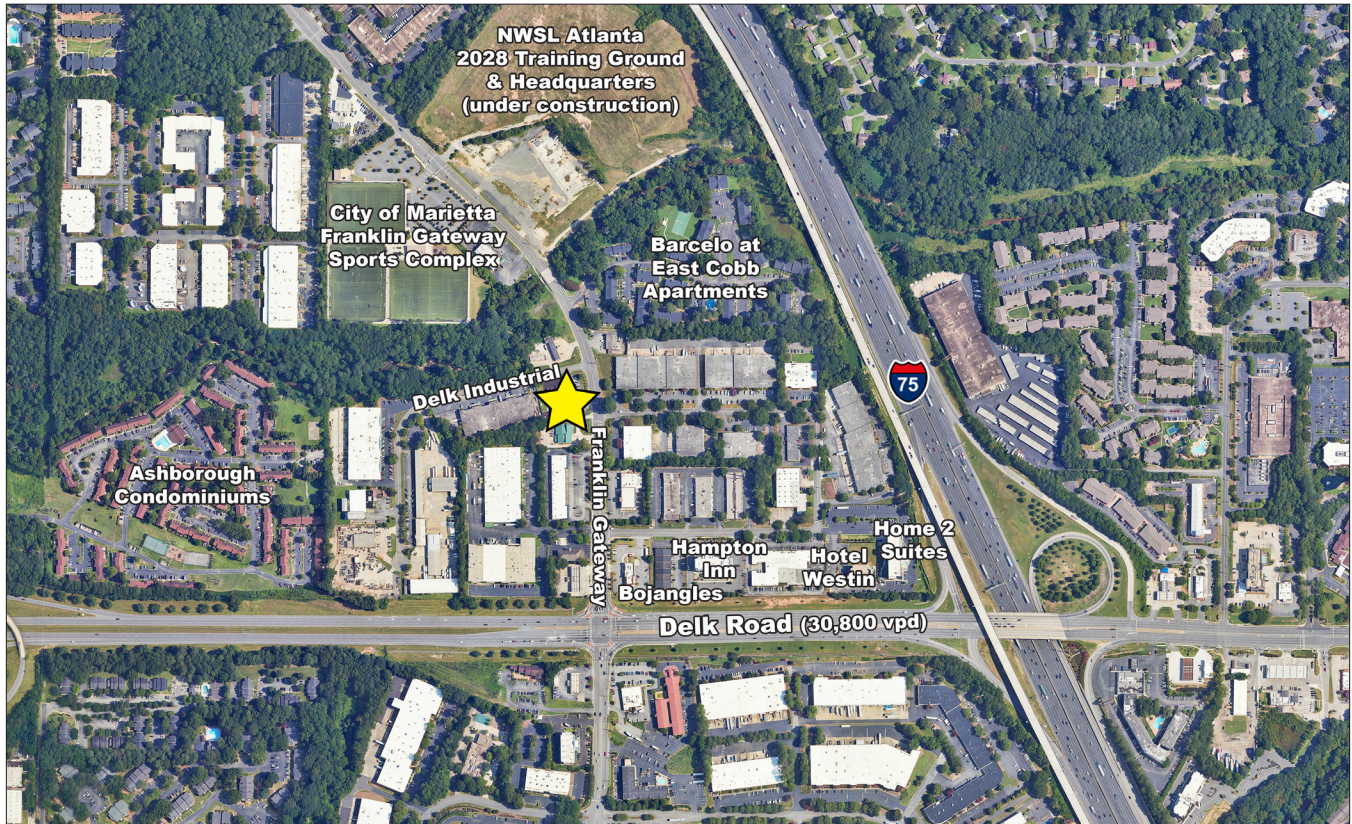
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