

FOR LEASE

Hickory West Crossing



3880 Due West Rd Marietta, GA

Jacob Jordan | 770-861-0675 | jacob@stratuspg.com

PROPERTY OVERVIEW

3880 Due West Rd Marietta, GA

- New Ownership
- Capital Improvements underway
- Ample Parking
- 9,600 SF Building
- 1.2 Acre Lot

MARKET OVERVIEW

- Located in established West Cobb / Marietta retail corridor
- Near Due West Elementary & Harrison High School area
- Minutes from The Avenue West Cobb lifestyle center
- Surrounded by strong residential neighborhoods
- Convenient access to Dallas Hwy (GA-120)
- • Approximately 15–20 minutes to Marietta Square
- Positioned in a high household income trade area



DEMOGRAPHICS

3880 Due West Rd Marietta, GA

1 MILE RADIUS

KEY FACTS



4,210
Population

\$149,636
Median HH Income



2.9
Average HH Size



42.0
Median Age

BUSINESS



204
Total Businesses



1,576
Total Employees

INCOME



\$63,104
Per Capita Income



\$1,126,401
Median Net Worth

3 MILE RADIUS

KEY FACTS



42,552
Population

\$156,910
Median HH Income



2.9
Average HH Size



43.7
Median Age

BUSINESS



1,181
Total Businesses



11,023
Total Employees

INCOME



\$64,766
Per Capita Income



\$1,141,645
Median Net Worth

5 MILE RADIUS

KEY FACTS



129,119
Population

\$133,046
Median HH Income



2.8
Average HH Size



41.7
Median Age

BUSINESS



3,330
Total Businesses



32,107
Total Employees

INCOME



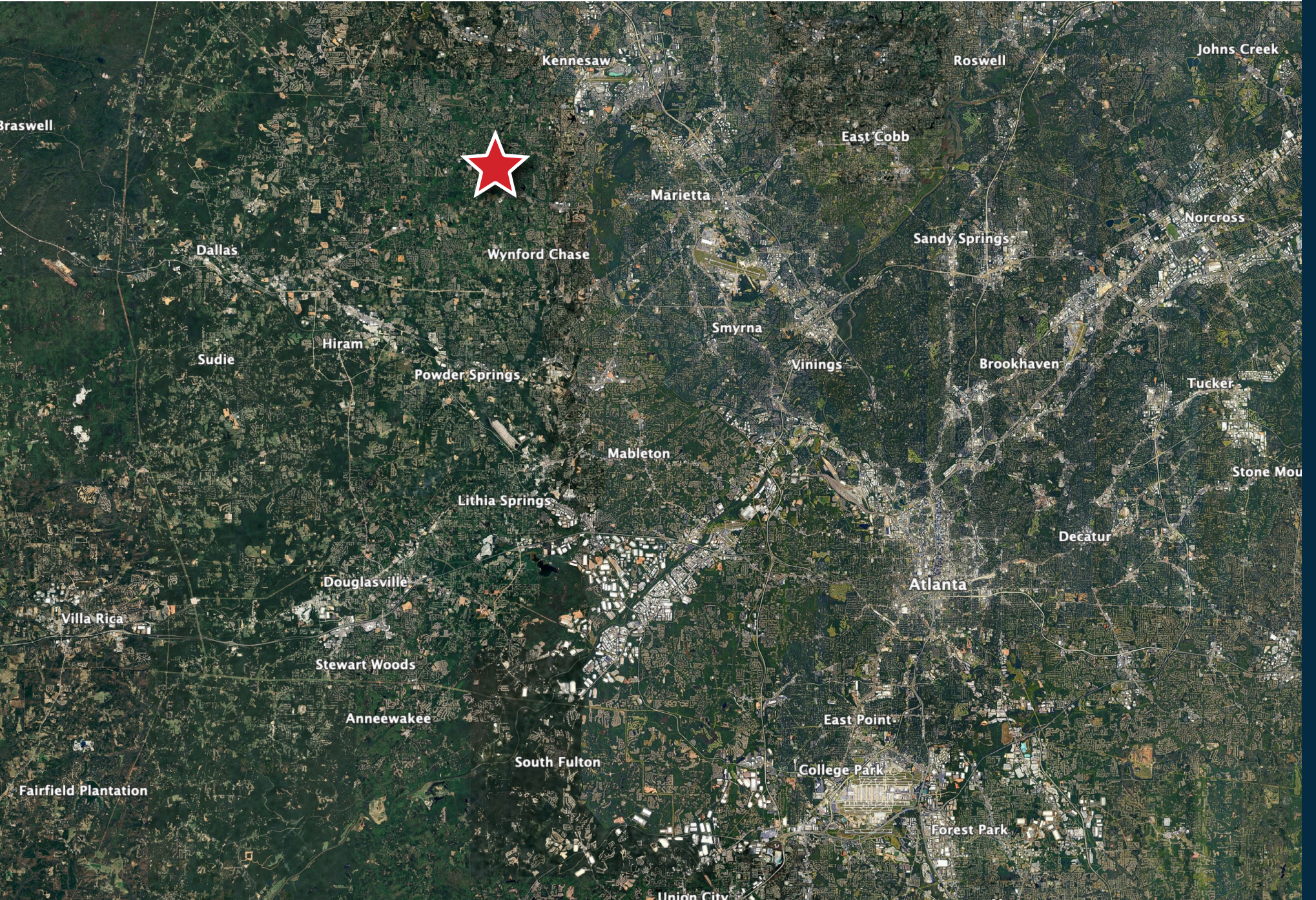
\$58,340
Per Capita Income



\$771,352
Median Net Worth

AERIAL MAP

3880 Due West Rd Marietta, GA





DUE WEST
ELEMENTARY

CVS libertyX

China Moon

DAILY
Grind

WEST ATLANTA
ENDODONTICS

NaturalSmiles
DENTISTRY

Lost Mountain Dental
at Due West

MPC
MARGHERITA PIZZA CO.

unWine'd & Tap

Domino's
Pizza

THE TACO FACTORY

GREAT HARVEST
BAKERY - CAFE

HOT WOK
Asian Cuisine

BRU-STER'S
real ice cream.

LOT LINE

3880 Due West Rd Marietta, GA



PHOTOS

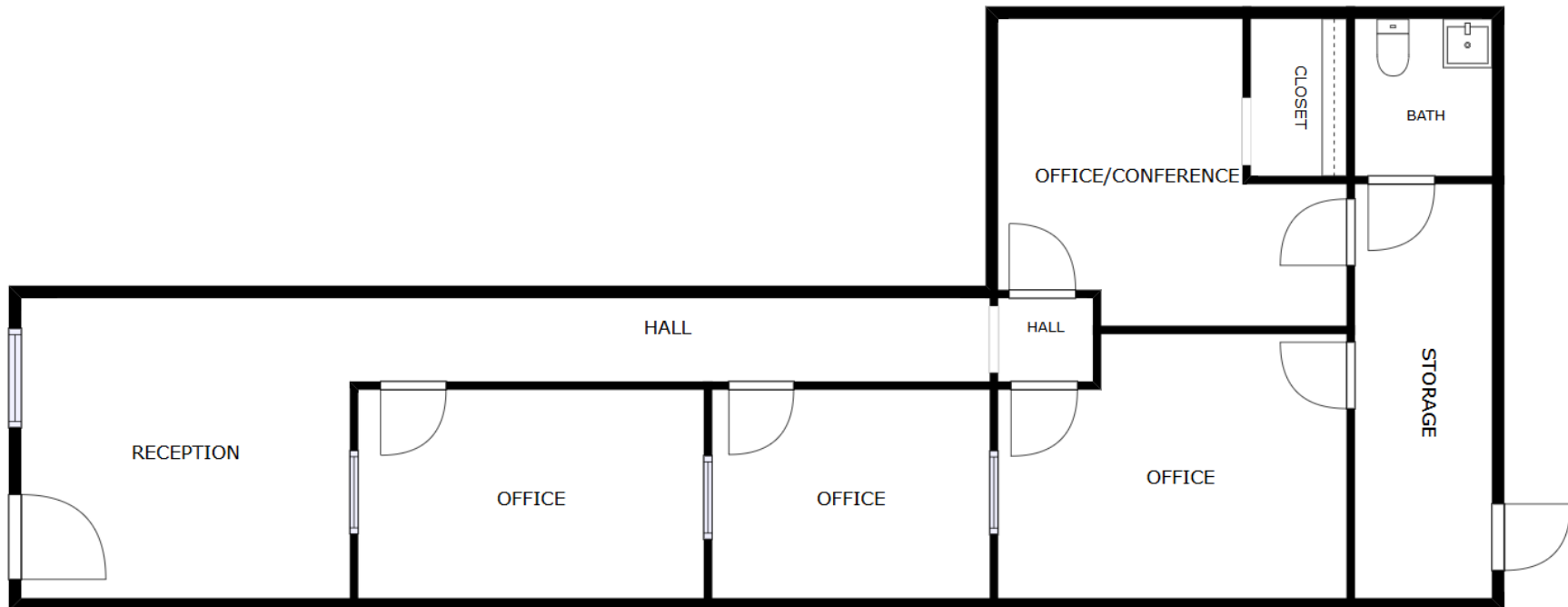
3880 Due West Rd Marietta, GA



FLOOR PLAN

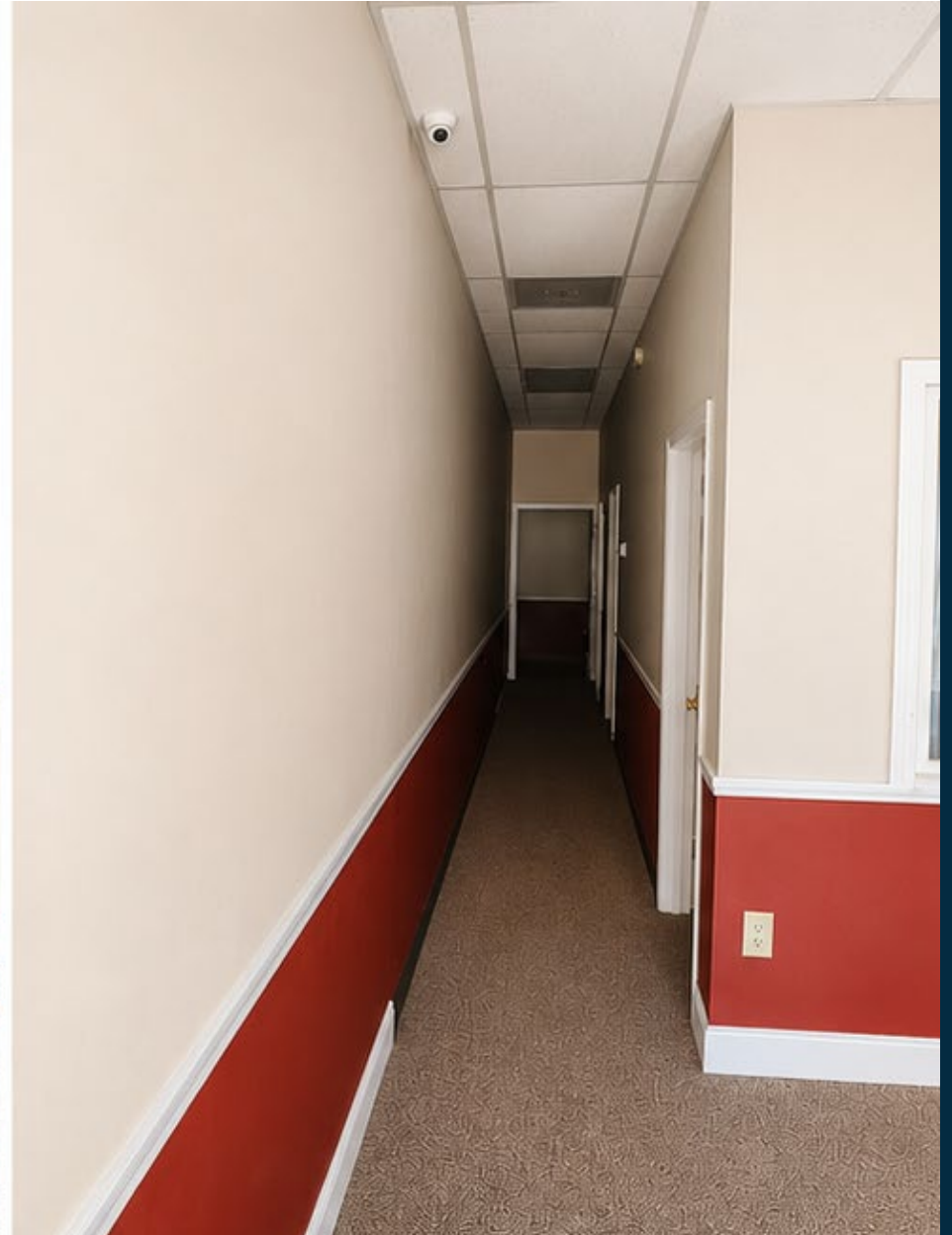
3880 Due West Rd Marietta, GA

- Suite 104: 1,040 SF
- Turnkey office build out
- 3 offices
- Conference room
- Reception
- Private restroom



PHOTOS

3880 Due West Rd Marietta, GA



PHOTOS

3880 Due West Rd Marietta, GA





FOR LEASE

Hickory West Crossing

3880 Due West Rd Marietta, GA



Jacob Jordan

770-861-0675

jacob@stratuspg.com

This marketing package is for informational purposes only. The information within this packet is not guaranteed and may not cover all material facts. Stratus Property Group, LLC is not responsible for any errors in respect to property information. Any recipients or third parties are required to ensure accuracy of the information provided within this and any other marketing materials provided by Stratus Property Group, LLC. Buyers shall be responsible to conduct their own due diligence on the property and shall verify all information and representations relating to the same, including but not limited to: financial statements, current operations, vendor contracts, title, adverse environmental conditions, leases, building condition, and current zoning.

This offering is confidential in nature. No tours may be scheduled without the prior, written consent of Stratus Property Group, LLC. Additionally, no vendor, tenant, property manager, or owner shall be contacted directly without the express, written consent of Stratus Property Group, LLC.