



ATLANTA COMMERCIAL  
REAL ESTATE BROKERS

# FOR LEASE- MARIETTA OFFICE SUITES

1,269 SF - 3,981 SF Available  
\$19.75 sf/yr - Modified Gross

3411 AUSTELL ROAD SW  
MARIETTA, GA 30008

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**DON EDWARDS**

Associate Broker/Commercial Director  
(770) 324-3457  
don@dbeproperties.com  
119563, GA





## Property Overview

Discover a well-established building in a prime location offering multiple office space layouts ranging from 1540 to 1800 sq ft. They can be rented as 1 unit or individually. Situated on Austell Road, this property enjoys excellent visibility and accessibility, with convenient highway access. Choose from available spaces featuring private offices, restrooms, a kitchen, and even a full bathroom. Take advantage of street signage for effective advertisement and a parking lot with ample space for your clients/customers.

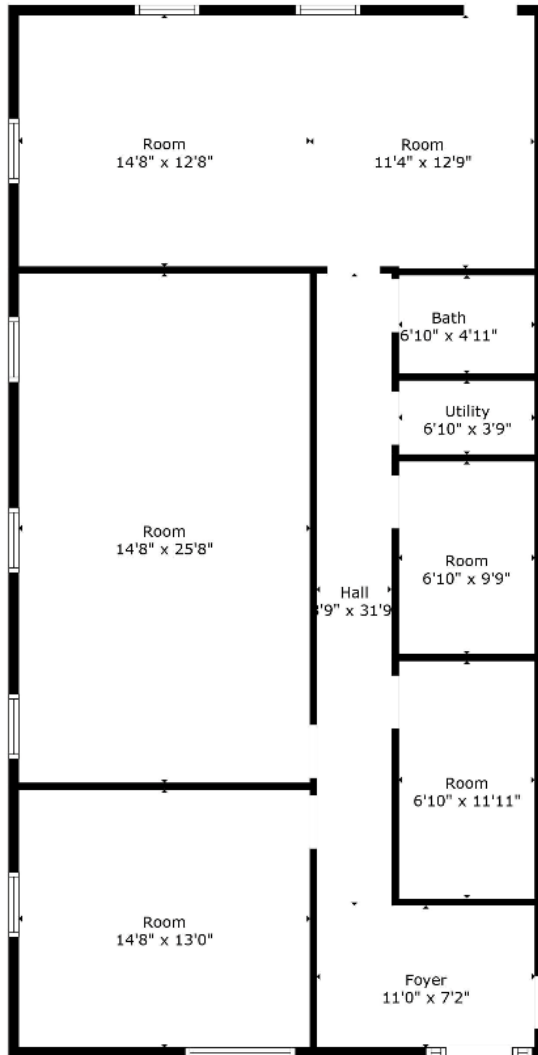
## Highlights

- Highly visible on Austell Rd w/ signage options
- Can be rented as 1 unit or individually
- Surrounded by major retailers, restaurants and shopping
- Conveniently located near the East-West Connector

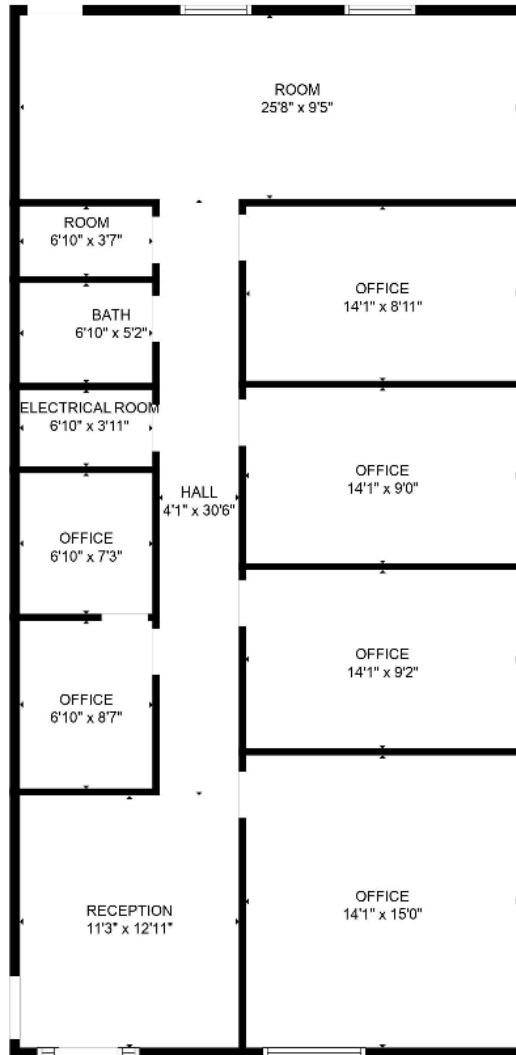
Address:	3411 Austell Road SW Marietta, GA 30008
Building SF:	6,160
County:	GA - Cobb
Price / SF:	Inquire for Details
Available Spaces	3

PROPERTY PHOTOS

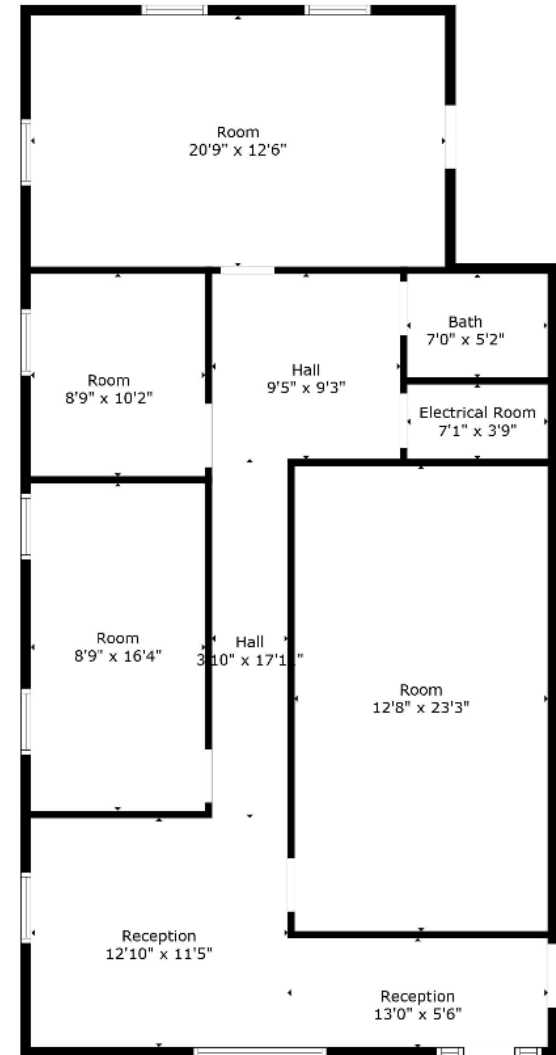




**Suite 100**  
3411 Austell Rd



**Suite 102**  
3411 Austell Rd



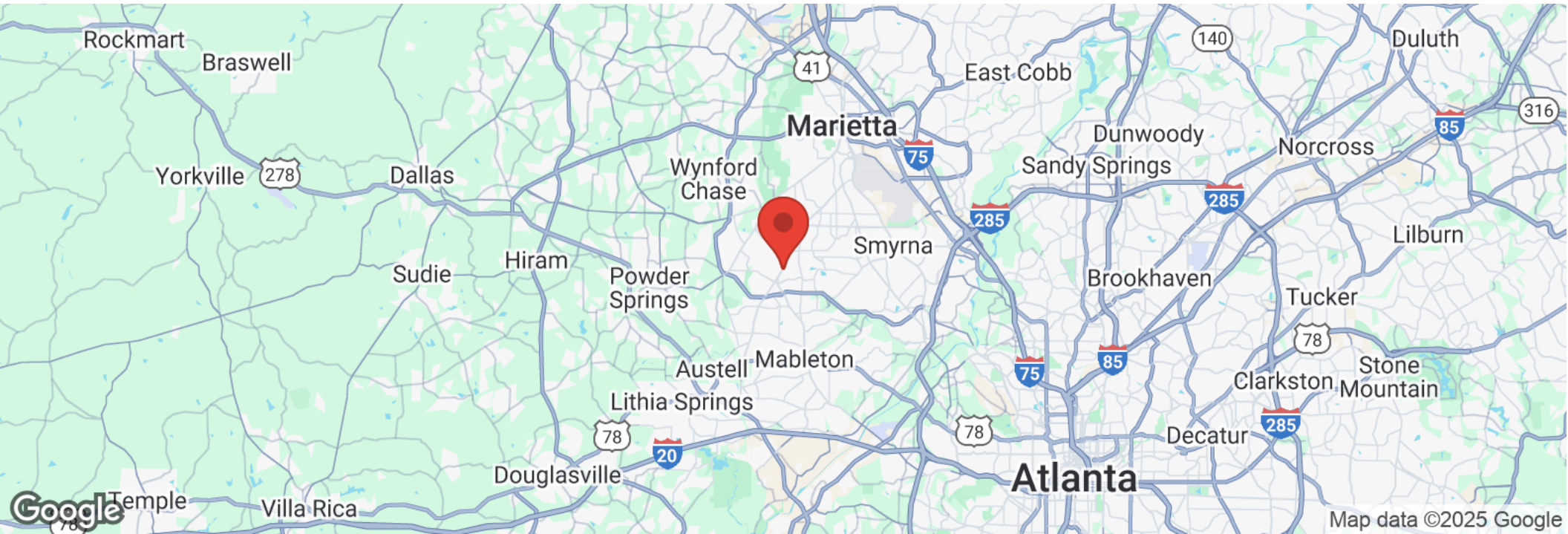
**Suite 200**  
3411 Austell Rd

**Suite 100 - 1,352 SF**  
**= \$2,225 Monthly MG**

**Suite 102 - 1,360 SF**  
**= \$2,238 Monthly MG**

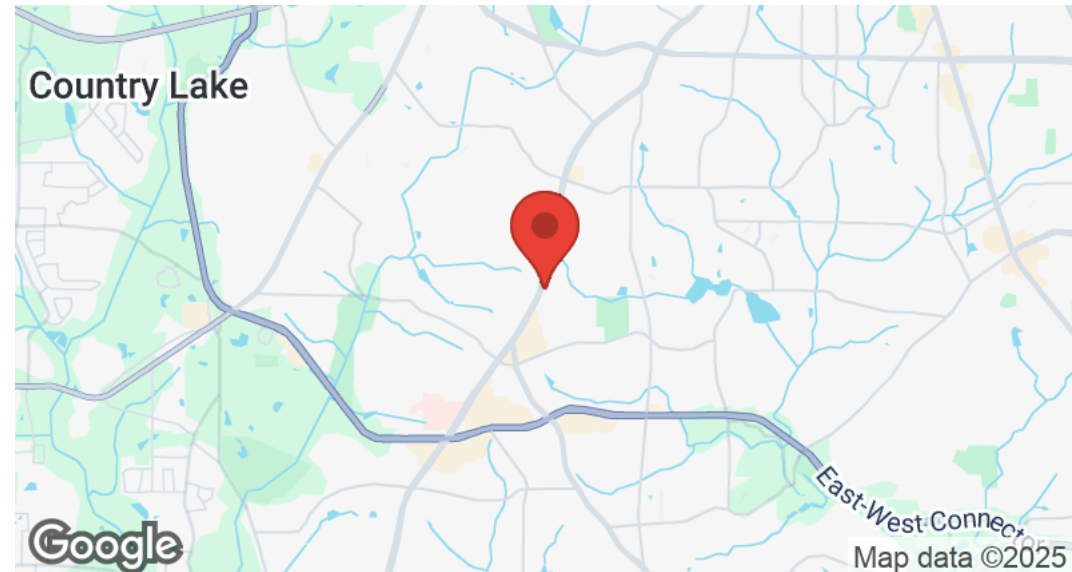
**Suite 201 - 1,269 SF**  
**= \$2,089 Monthly MG**

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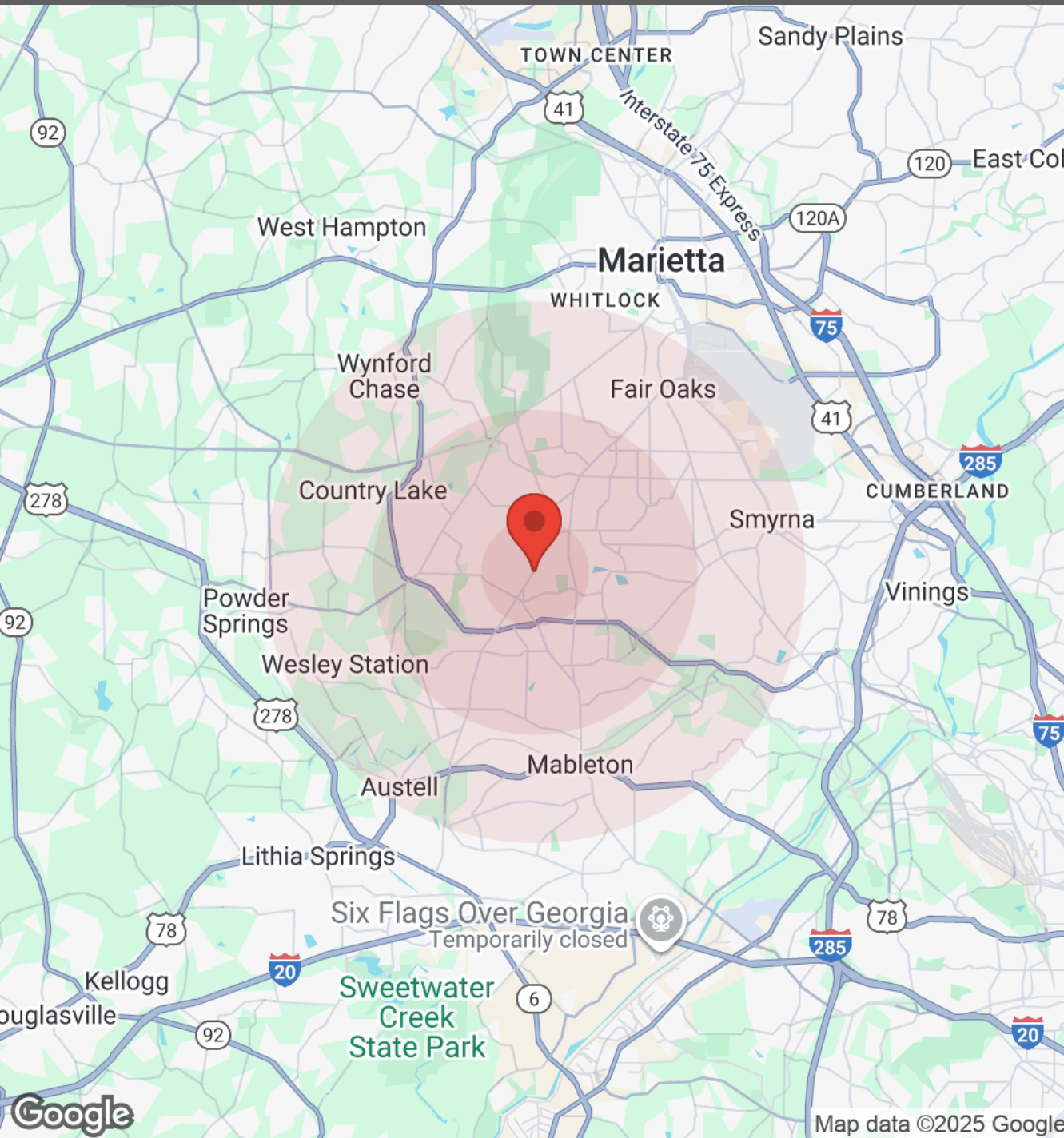


## Marietta, GA

Located in 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



Population	1 Mile	3 Miles	5 Miles
Male	5,137	38,985	94,461
Female	5,630	40,516	98,799
Total Population	10,767	79,501	193,260

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,973	14,868	37,084
Ages 15-24	1,360	10,457	24,654
Ages 25-54	4,525	34,592	84,395
Ages 55-64	1,335	9,406	22,681
Ages 65+	1,574	10,179	24,445

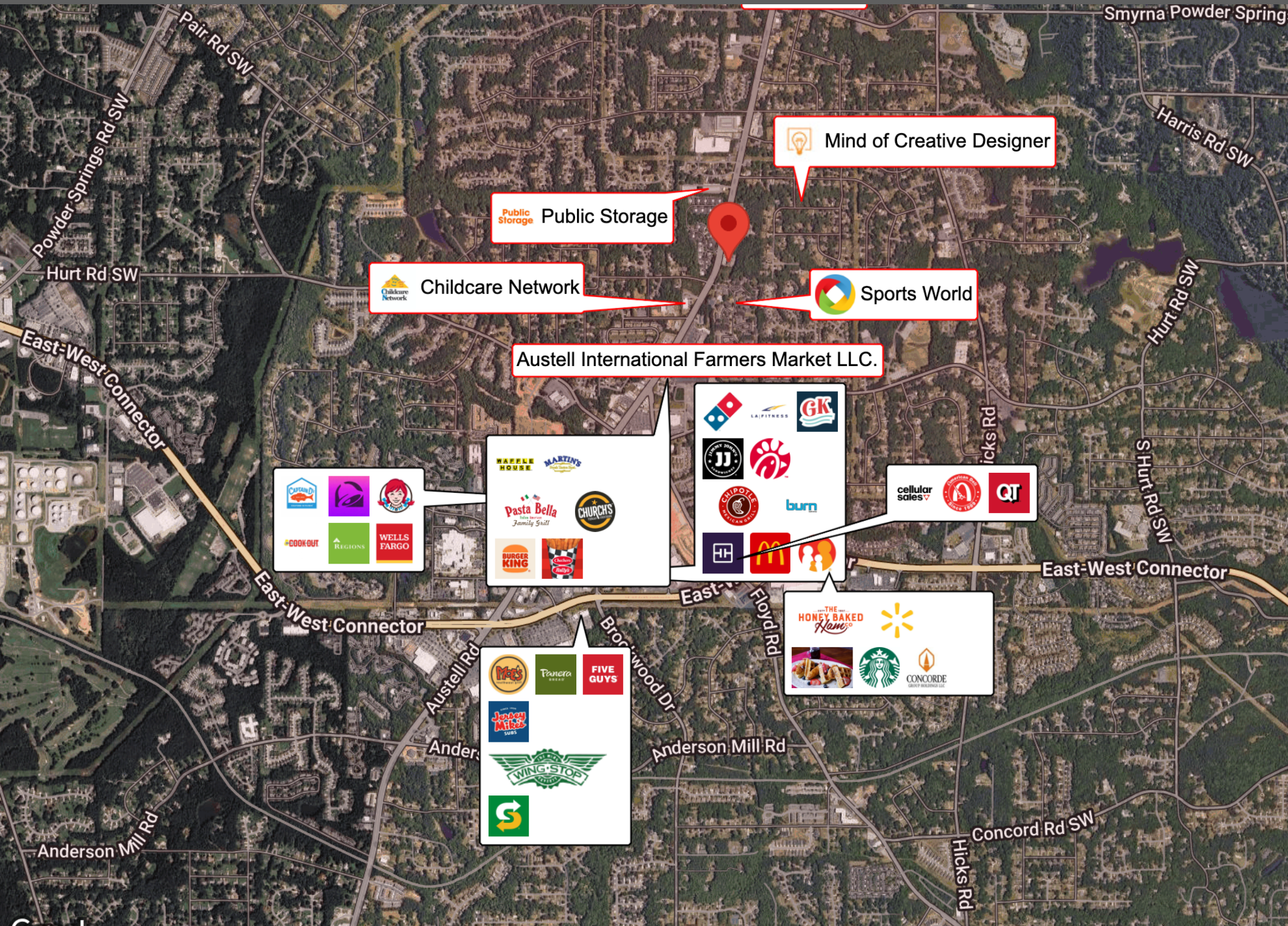
Race	1 Mile	3 Miles	5 Miles
White	3,198	24,033	66,655
Black	4,458	31,069	70,579
Am In/AK Nat	12	56	135
Hawaiian	9	24	39
Hispanic	2,424	19,772	45,126
Asian	411	2,814	6,474
Multi-Racial	219	1,423	3,633
Other	38	326	618


Income	1 Mile	3 Miles	5 Miles
Median	\$88,585	\$87,809	\$91,622
< \$15,000	271	1,937	4,217
\$15,000-\$24,999	87	1,434	3,500
\$25,000-\$34,999	371	1,773	3,947
\$35,000-\$49,999	211	2,489	6,115
\$50,000-\$74,999	690	4,646	11,822
\$75,000-\$99,999	726	4,310	9,154
\$100,000-\$149,999	955	5,941	13,779
\$150,000-\$199,999	416	2,966	8,094
> \$200,000	323	3,480	10,747


Housing	1 Mile	3 Miles	5 Miles
Total Units	4,240	30,170	74,349
Occupied	4,053	28,978	71,374
Owner Occupied	2,653	18,192	45,400
Renter Occupied	1,400	10,786	25,974
Vacant	188	1,192	2,975


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 Mind of Creative Designer







 Public Storage











 Childcare Network

 Sports World







Austell International Farmers Market LLC.


**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 warehouse and zoning. As a past president of the Association of Georgia Real Estate Exchangers, I have experience in 1031 exchanges. In addition, I have passed all the CCIM course work.



**Cell: 770.324.3457**  
**Office: 770-240-2004**  
**don@DBEProperties.com**

**Administrative/  
 Additional Contacts:  
 Admin@DBEProperties.c  
 om**

**Showing Contact:  
 Markie Clary  
 239-529-8774  
 markie@atlmetrocre.com**

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