

1577 MARIETTA RD NW

ATLANTA, GA 30318

FOR SALE
1 +/- ACRE INDUSTRIAL LOT

Marietta Rd NW

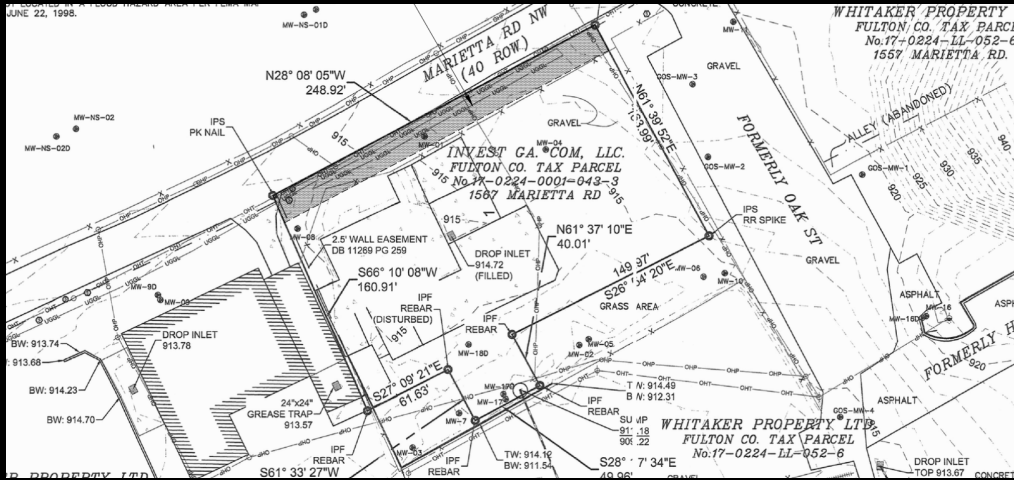
Marietta

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**SWARTZCO**
COMMERCIAL REAL ESTATE

// PROPERTY OVERVIEW



OFFERING

Swartz Co Commercial Real Estate is proud to present the opportunity to acquire 1577 Marietta Rd NW, a strategically located industrial land site in the heart of Atlanta.

Positioned in one of the city's most active industrial submarkets, the property benefits from I-2 Industrial zoning, offering exceptional flexibility for a variety of industrial and commercial uses. Its prime infill location provides outstanding access to major transportation corridors, making it an attractive opportunity for owner-users, developers, and investors seeking a well-positioned asset in a supply-constrained market.

The property is offered at \$899,000, a price supported by recent comparable land sales, current market conditions, and the site's strong development potential. As demand for infill industrial land throughout Metro Atlanta continues to grow, this offering represents an excellent opportunity to secure a high-quality industrial site in a premier location.

For additional information or to schedule a property tour, please contact Ryan Swartzberg or Esty Hoffman at Swartz Co Commercial Real Estate.

HIGHLIGHTS

- \$899,000.00
- 1 +/- Acres
- Zoned Heavy Industrial
- Ideal for Investor or Owner-User
- Fulton County
- Excellent Access to I-75, I-285 & Downtown Atlanta

// LOCATION OVERVIEW



ABOUT THE AREA: ATLANTA, GA

Atlanta is one of Georgia's premier industrial real estate markets, offering strong fundamentals for land investors, developers, and owner-users. With limited infill industrial land remaining, properties in the county continue to benefit from increasing demand and long-term value appreciation. Its strategic location provides excellent connectivity to I-75, I-85, I-285, Downtown Atlanta, Midtown, and Hartsfield-Jackson Atlanta International Airport, making it ideal for industrial, logistics, manufacturing, and service-related operations. Continued economic growth, infrastructure investment, and a diverse business base make Fulton County one of the most competitive and resilient industrial land markets in the Southeast.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Tot. Population	33,200	216,500	447,000
Number of Employees	30,900	190,500	384,300
Avg. Household Income	\$86,700	\$87,900	\$90,600

// BROKER PROFILES



Ryan Swartzberg

Founder/CEO

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Ryan Swartzberg, a native of Atlanta, Georgia, has been passionate about real estate for as long as he can remember. He launched his real estate career in 2015, and by 2018, had already become a top commercial producer at his firm. To date, Ryan has successfully sold over \$100M in commercial real estate, establishing himself as a skilled negotiator with extensive experience in a wide range of transactions. He specializes in industrial and flex-space markets, bringing expertise and insight to each deal.

Ryan represents a diverse clientele, including landlords, tenants, buyers, and sellers. His clients range from large national companies to small businesses and individuals. Regardless of the size or scope of the transaction, Ryan is dedicated to providing exceptional service and delivering outstanding results for every client he works with.



Esty Hoffman

Listing Agent

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Esty Hoffman is a results-driven real estate professional specializing in land acquisition for developers and sourcing multifamily opportunities for investor groups. With a strong understanding of market dynamics and strategic investment potential, Esty plays a key role in connecting clients with high-value opportunities across the greater Atlanta area.

Esty's approach is straightforward: provide tailored solutions, communicate transparently, and execute with precision. Whether identifying development-ready land or underwriting multifamily assets, her commitment to excellence and client success remains constant.

// DISCLAIMER & LIMITING CONDITIONS

At Swartz Co Commercial Real Estate, we have one focus:
to understand and progress the commercial real estate market in Atlanta.
Every day we strive to better understand the Atlanta market so that we can better serve and
advise our clients on new developments, investments, leasing, value add opportunities,
innovative solutions, and rewarding real estate opportunities.

Our clients' needs are at the center of everything we do.
We look forward to working with you soon.



[swartzcocre.com](https://www.swartzcocre.com)