

# MARIETTA OFFICE CONDO FOR SALE/LEASE

## OFFERING MEMORANDUM



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# PROPERTY SUMMARY



## YEAR BUILT

2006



## SQUARE FOOTAGE

15,720



## STORIES

2



## ZONING

PID (Planned Industrial Development)



## PARKING

40 Parking Spaces



## HIGHLIGHTS

- Approximately 1 Mile to I-75
- 548 SF of Warehouse Space
- One (1) 9' x 10' grade, level roll-up door

# INTERIOR PHOTOS



# INTERIOR PHOTOS (CONT.)





# LOCATION SUMMARY

## MARIETTA, GEORGIA (EAST COBB / NORTHWEST METRO ATLANTA)

1880 West Oak Parkway is located in one of Cobb County's most established and strategically positioned business corridors—anchored by strong industrial, flex, and office demand. The surrounding area benefits from exceptional access, a skilled workforce, and proximity to major commercial nodes such as Town Center, East Cobb, and the I-75/I-575 interchange.

### Demographics

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- **Population:** 145,000+ (Marietta trade area, est. 2025)
- **Median Household Income:** \$95,000+ (East Cobb submarket)
- **Workforce:** Diverse and highly skilled, with concentrations in logistics, healthcare, technology, and business services
- **Growth Potential:** Cobb County continues to experience business expansion, residential growth, and strong demand for light industrial and flex space

### Economic & Business Landscape

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Marietta is a major commercial hub within northwest metro Atlanta. The area surrounding West Oak Parkway is a blend of industrial parks, business campuses, and regional retail centers—supporting a balanced and stable economic environment.

#### Major Employers & Business Drivers:

- **Wellstar Health System:** One of Georgia's largest healthcare employers
- **Lockheed Martin Aeronautics:** Major aerospace employer with thousands on-site
- **Kennesaw State University:** The 2nd-largest university in Georgia, supporting a large workforce pipeline
- **Home Depot Corporate Presence:** Significant operations and distribution facilities throughout Cobb
- **Industrial & Flex Clusters:** Numerous logistics, service, engineering, and distribution companies along Cobb Pkwy, Bells Ferry Rd, and Barrett Pkwy
- **Retail Anchors Nearby:** Target, Publix, Whole Foods (East Cobb), Costco, Walmart, and Town Center Mall retailers—all supporting strong daytime and residential spending.

### Commercial Real Estate & Development

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The West Oak Parkway area is part of a high-demand industrial/flex corridor with stable fundamentals and limited supply of small-bay suites.

#### Key Real Estate Drivers:

- **Strong Industrial Demand:** Cobb County maintains one of the lowest industrial vacancy rates in the region for 3,000–10,000 SF flex/warehouse spaces
- **Strategic Location:** Immediate access to I-75, Barrett Parkway, and Cobb Parkway supports logistics, service, and last-mile distribution users
- **Diverse Inventory:** Mix of office/warehouse, R&D, service trades, and small distribution tenants
- **Ongoing Growth:** Barrett Parkway and Town Center areas continue to see new retail, medical, and commercial development

### Quality of Life & Rankings

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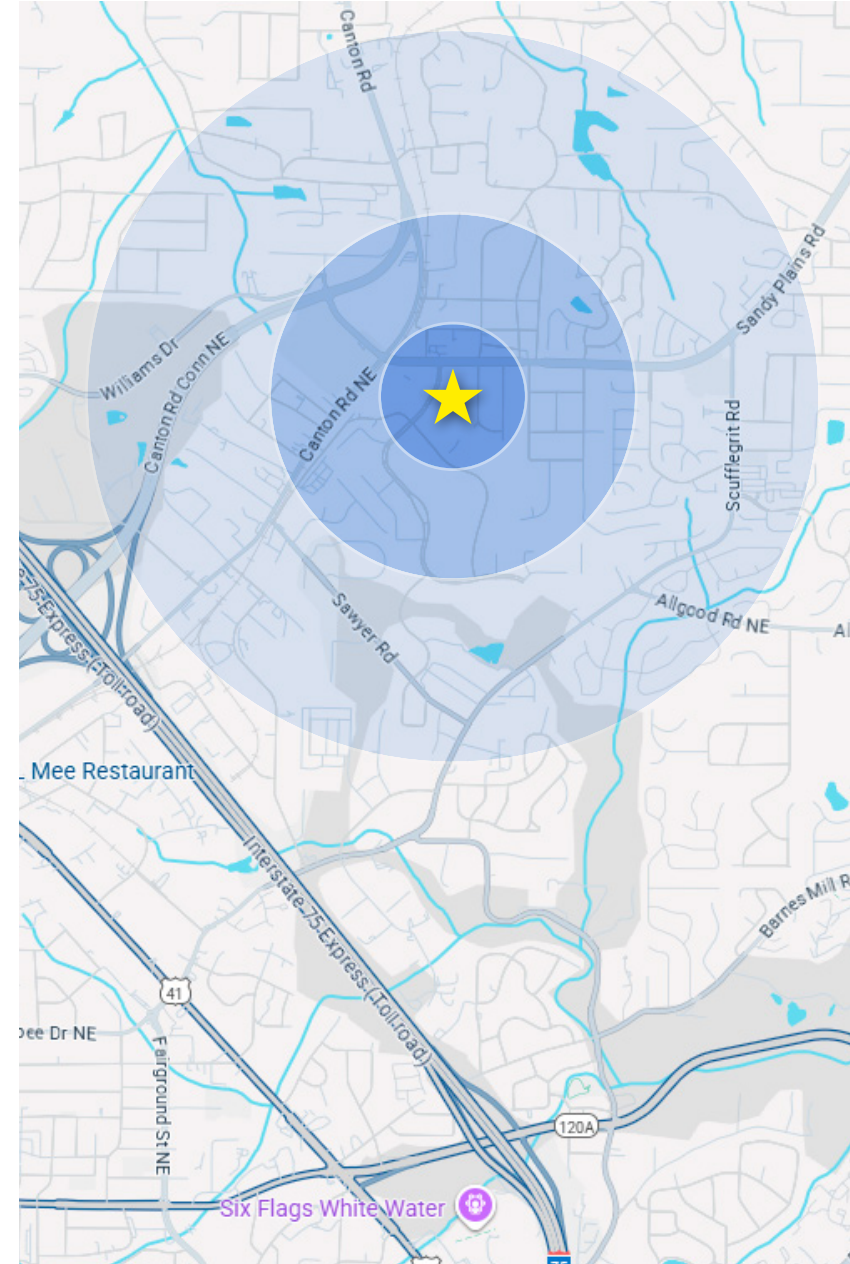
Marietta and East Cobb offer one of the most balanced lifestyle environments in metro Atlanta—supporting strong workforce attraction and business stability.

#### Key Real Estate Drivers:

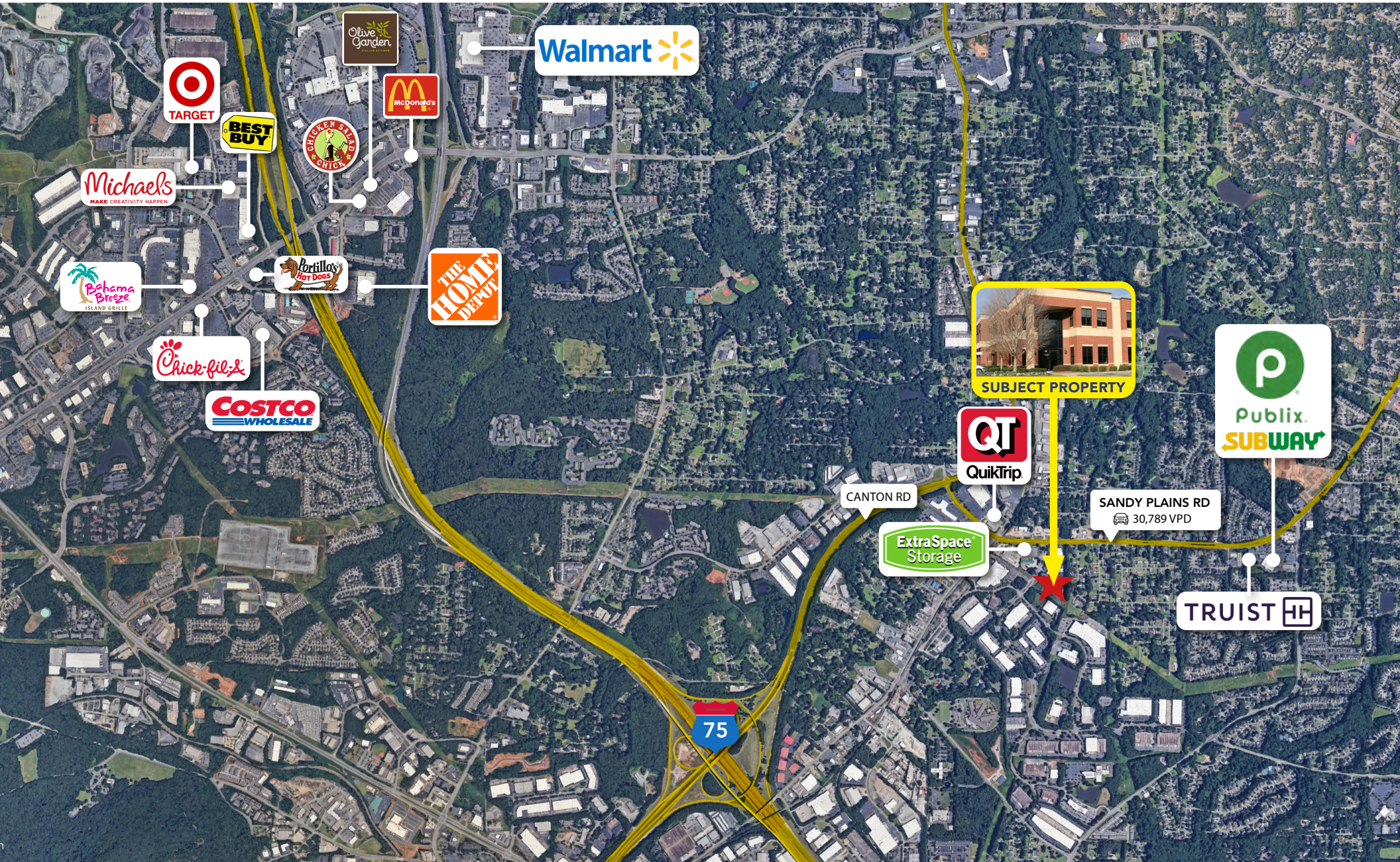
- **Excellent Schools:** Cobb County School District repeatedly ranks among Georgia's best, recognized for strong academics, dedicated staff, and robust student support.
- **Parks & Recreation:** Close to Kennesaw Mountain National Battlefield, Noonday Creek Trail, and numerous greenways
- **Safe, Established Communities:** East Cobb is known for high home values and long-term residential stability
- **Regional Access:** Fast connectivity to Atlanta, Kennesaw, Cumberland, and major interstate corridors

# AREA DEMOGRAPHICS

POPULATION	1 MILES	3 MILES	5 MILES
2020 Population	5,376	66,166	183,933
2024 Population	5,647	66,461	189,007
2029 Population Projection	5,776	67,430	192,566
Annual Growth 2020-2024	1.30%	0.10%	0.70%
Annual Growth 2024-2029	0.50%	0.30%	0.40%
HOUSEHOLDS			
2020 Households	2,050	26,698	70,178
2024 Households	2,144	26,755	72,244
2029 Households Projection	2,192	27,139	73,647
Annual Growth 2020-2024	2.30%	0.40%	1.10%
Annual Growth 2024-2029	0.40%	0.30%	0.40%
INCOME			
Avg Household Income	\$109,990	\$107,879	\$113,046
Median Household Income	\$89,816	\$84,134	\$87,278



# LOCATION MAP





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