

# THE WALK AT MARS HILL

4900 Ivey Road | Acworth, GA



THE WALK AT MARS HILL



## PROPERTY DESCRIPTION

- Welcome to our brand new, state-of-the-art professional office building located in a bustling complex filled with like-minded professionals. Designed with the utmost attention to detail, this modern building offers the perfect environment for medical practitioners and professionals seeking a prestigious office space.
- With its prime location in the heart of Acworth, GA, our office building provides easy access to a wide range of amenities and services, making it an ideal choice for those in the medical field or any other professional industry. The building boasts a sleek design, featuring spacious and well-lit offices that can be customized to suit your specific needs.



## PROPERTY FEATURES

BUILDING SF	12,000
BUILDING CLASS	B
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1



# THE SPACE

Location	4900 Ivey Road, Acworth, GA, 30101
COUNTY	Cobb
APN	20010900100
Cross Street	Mars Hill Road and Cobb Pkwy

# HIGHLIGHTS

- Brand new Office Building Located in the Heart of Acworth Off Mars Hill Road
- Excellent Access to I-75
- Approx. 2 Miles South of Wellstar Acworth Health Park
- Located in a Professional Complex
- 26-Acre Master-Planned Office Development
- Available December 2023



Tenant	Floor	Square Feet	Lease Type
Available	Upper	2,000-6,000	NNN
Available	Lower	2,000-6,000	NNN



POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,804	24,165	79,133
2010 Population	2,346	33,697	111,461
2019 Population	2,608	37,459	126,140
2024 Population	2,782	39,929	136,050
2019 African American	414	7,168	22,657
2019 American Indian	7	101	373
2019 Asian	108	1,710	5,572
2019 Hispanic	221	3,616	11,805
2019 Other Race	96	1,318	4,394
2019 White	1,899	25,974	89,332
2019 Multiracial	80	1,168	3,767
2019-2024: Population: Growth Rate	6.50 %	6.45 %	7.60 %

2019 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	28	601	2,061
\$15,000-\$24,999	31	699	2,043
\$25,000-\$34,999	50	915	2,590
\$35,000-\$49,999	92	1,279	4,047
\$50,000-\$74,999	159	2,418	6,776
\$75,000-\$99,999	156	1,820	6,691
\$100,000-\$149,999	198	2,710	9,124
\$150,000-\$199,999	140	1,589	5,515
\$200,000 or greater	73	986	3,736
Median HH Income	\$89,810	\$81,674	\$87,242
Average HH Income	\$109,594	\$102,363	\$107,605

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	658	8,785	28,547
2010 Total Households	829	11,760	37,897
2019 Total Households	926	13,016	42,584
2024 Total Households	988	13,850	45,775
2019 Average Household Size	2.82	2.88	2.96
2000 Owner Occupied Housing	591	7,330	23,775
2000 Renter Occupied Housing	50	1,158	3,566
2019 Owner Occupied Housing	806	10,431	34,838
2019 Renter Occupied Housing	120	2,585	7,746
2019 Vacant Housing	15	432	1,941
2019 Total Housing	941	13,448	44,525
2024 Owner Occupied Housing	868	11,268	37,972
2024 Renter Occupied Housing	120	2,582	7,802
2024 Vacant Housing	10	394	2,013
2024 Total Housing	998	14,244	47,788
2019-2024: Households: Growth Rate	6.50 %	6.25 %	7.30 %

Source: esri

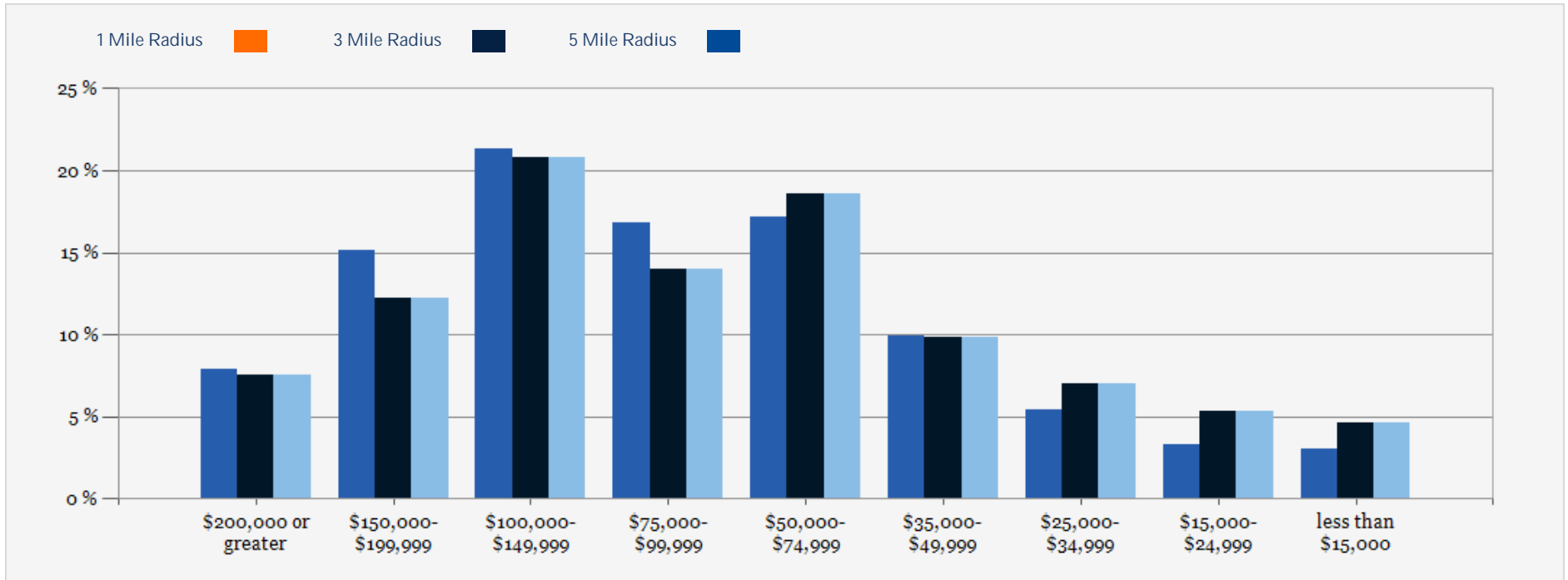
2019 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2019 Population Age 30-34	158	2,526	8,689
2019 Population Age 35-39	171	2,379	8,613
2019 Population Age 40-44	184	2,449	8,736
2019 Population Age 45-49	207	2,931	9,860
2019 Population Age 50-54	207	2,985	9,800
2019 Population Age 55-59	197	2,935	9,265
2019 Population Age 60-64	167	2,242	7,092
2019 Population Age 65-69	129	1,676	5,238
2019 Population Age 70-74	87	1,214	3,621
2019 Population Age 75-79	62	764	2,212
2019 Population Age 80-84	33	453	1,227
2019 Population Age 85+	31	367	1,002
2019 Population Age 18+	1,968	28,621	94,463
2019 Median Age	40	39	37

2019 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$77,954	\$69,493	\$75,678
Average Household Income 25-34	\$96,986	\$87,678	\$89,101
Median Household Income 35-44	\$106,138	\$98,254	\$103,551
Average Household Income 35-44	\$122,743	\$109,536	\$116,966
Median Household Income 45-54	\$104,256	\$103,137	\$108,374
Average Household Income 45-54	\$124,665	\$122,069	\$129,845
Median Household Income 55-64	\$94,994	\$89,141	\$92,688
Average Household Income 55-64	\$115,785	\$110,965	\$115,983
Median Household Income 65-74	\$78,124	\$66,636	\$67,242
Average Household Income 65-74	\$99,484	\$89,973	\$88,431
Average Household Income 75+	\$63,252	\$54,384	\$56,694

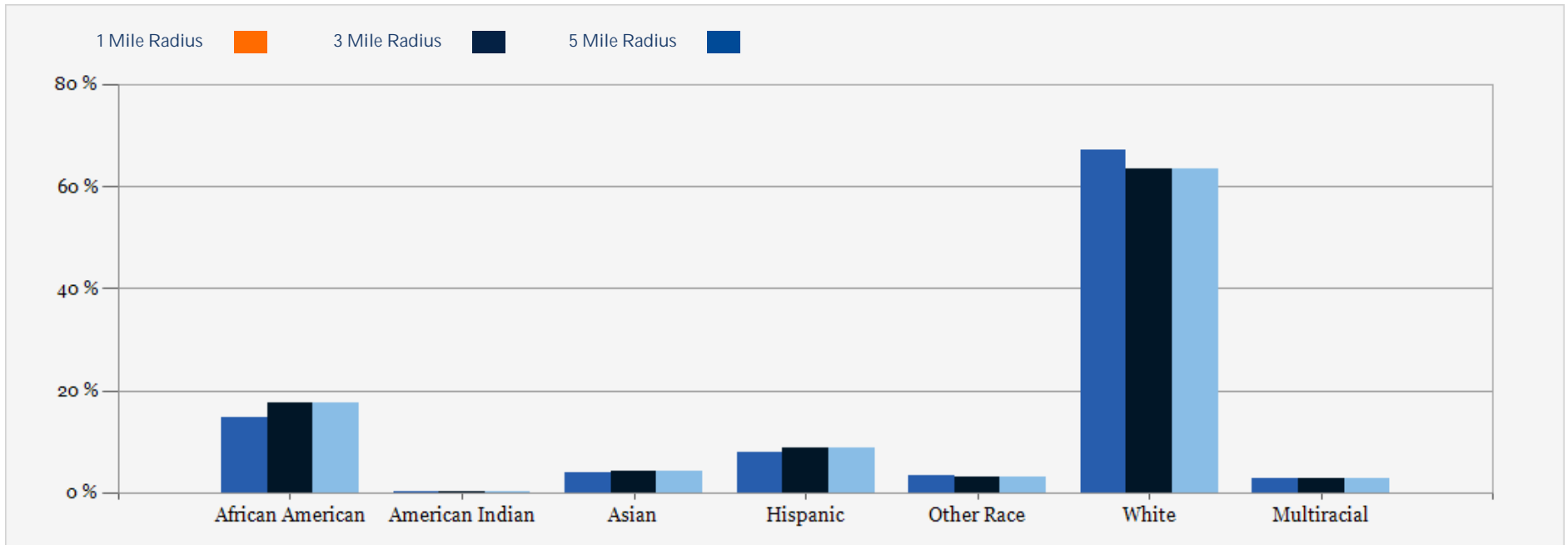
2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	193	3,106	10,885
2024 Population Age 35-39	202	3,031	10,817
2024 Population Age 40-44	204	2,631	9,562
2024 Population Age 45-49	199	2,559	8,854
2024 Population Age 50-54	205	2,972	9,747
2024 Population Age 55-59	189	2,912	9,220
2024 Population Age 60-64	196	2,819	8,733
2024 Population Age 65-69	151	2,139	6,674
2024 Population Age 70-74	108	1,539	4,587
2024 Population Age 75-79	82	1,094	3,182
2024 Population Age 80-84	46	614	1,706
2024 Population Age 85+	39	469	1,260
2024 Population Age 18+	2,107	31,006	103,181
2024 Median Age	41	40	38

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$89,161	\$79,794	\$83,880
Average Household Income 25-34	\$112,073	\$101,154	\$101,608
Median Household Income 35-44	\$116,248	\$107,627	\$111,358
Average Household Income 35-44	\$140,726	\$126,384	\$132,075
Median Household Income 45-54	\$119,977	\$110,926	\$117,433
Average Household Income 45-54	\$143,579	\$134,350	\$142,804
Median Household Income 55-64	\$108,623	\$102,694	\$103,318
Average Household Income 55-64	\$134,983	\$128,174	\$130,739
Median Household Income 65-74	\$92,514	\$77,764	\$77,259
Average Household Income 65-74	\$118,876	\$106,443	\$103,168
Average Household Income 75+	\$76,894	\$63,885	\$66,453

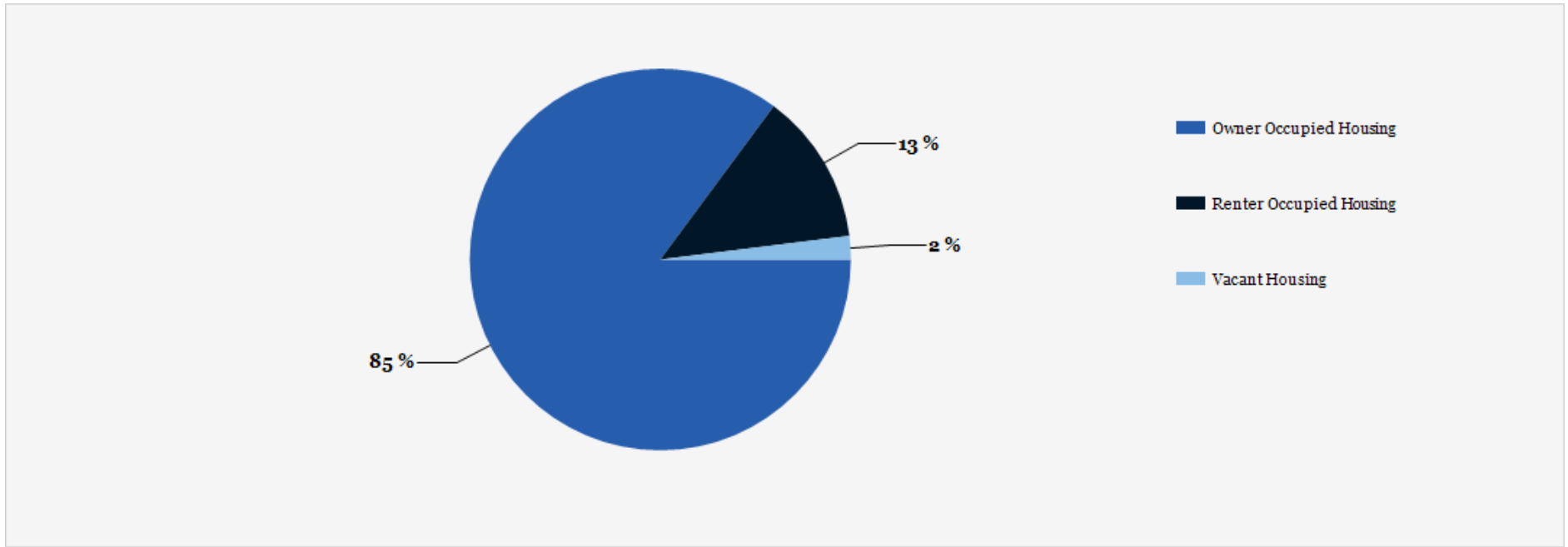
## 2019 Household Income



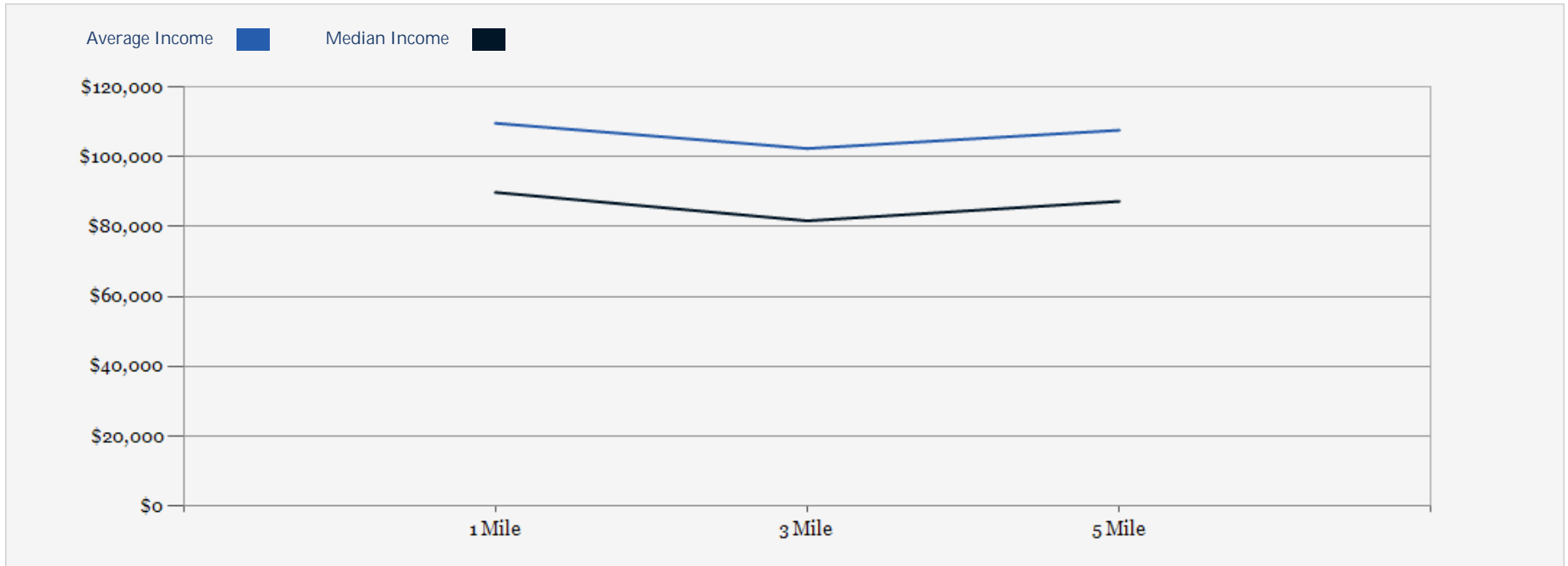
## 2019 Population by Race



## 2019 Household Occupancy - 1 Mile Radius



## 2019 Household Income Average and Median



# The Walk at Mars Hill

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**Debra Sever**

Broker

(678) 849-6884

Debra@severcmg.com

