



RETAIL SPACE ADJACENT
TO LONG TERM TENANT
AVAILABLE

End Unit | \$1,900 per
Month

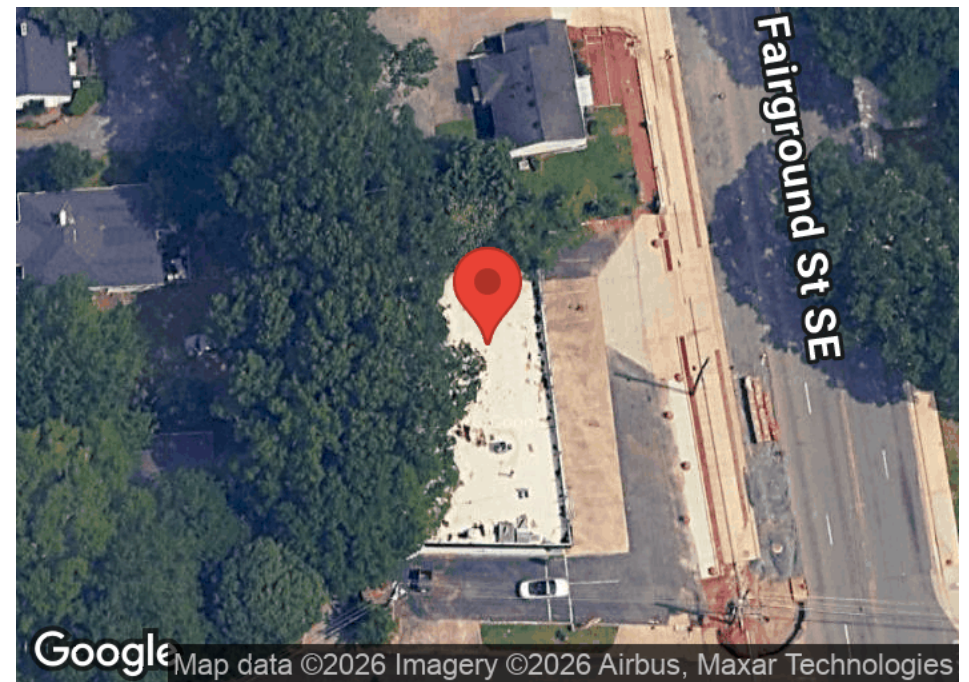
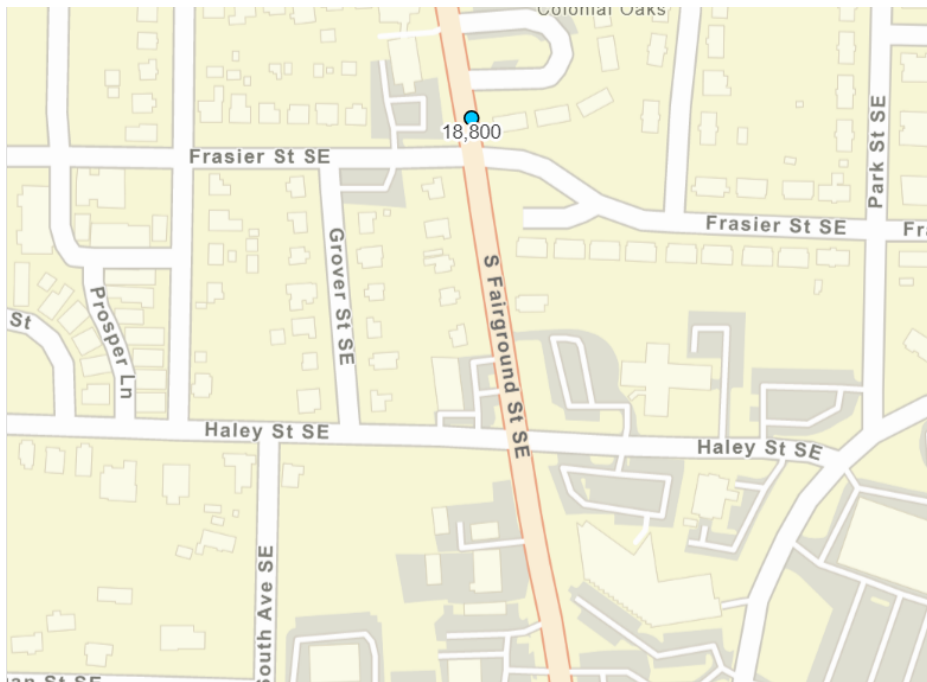
290 S FAIRGROUND ST SE
MARIETTA, GA 30060

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280, 286, 290 Fairground St is a 4,449 square foot freestanding strip shopping center, zoned NRC, consisting of three suites, one being home to its current tenant for over 30 years.

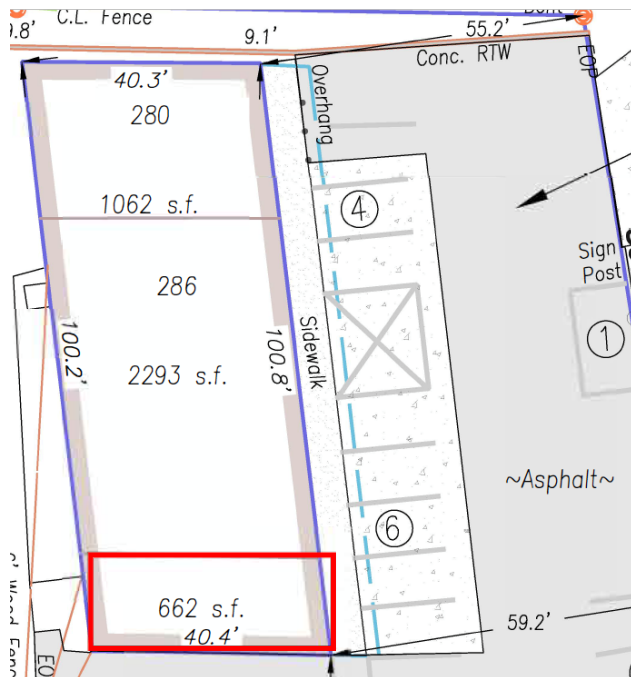
The shopping center is accessible from both Fairground St and Haley St and has ample parking with approximately twelve parking spaces. This property is located just one block north of S Marietta Pkwy and across the street from the Cobb County DCFS office.



290 S Fairground Street

662 square feet

\$1,900 Total Monthly
Modified Gross Lease
Tenant Pays Utilities

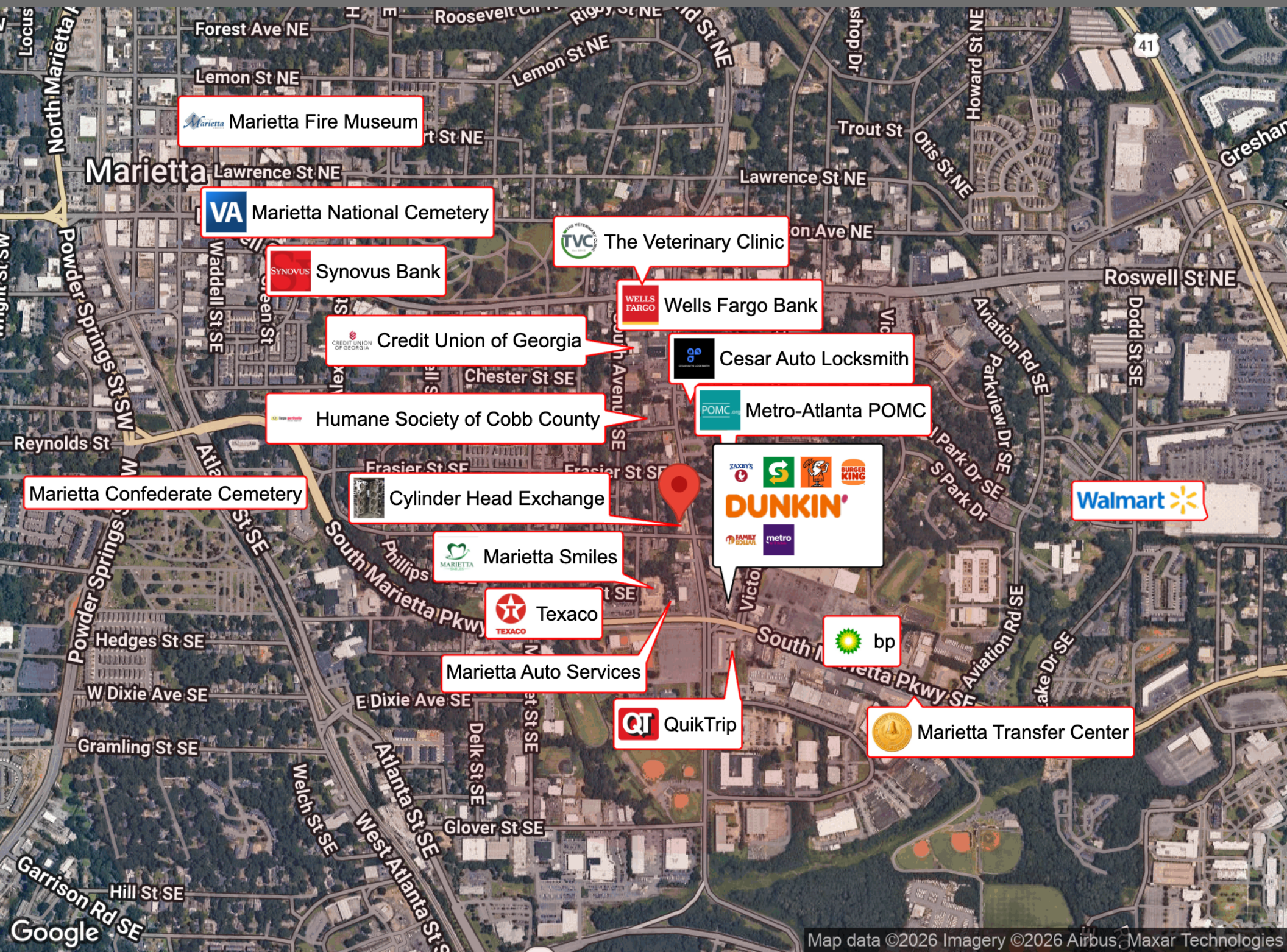




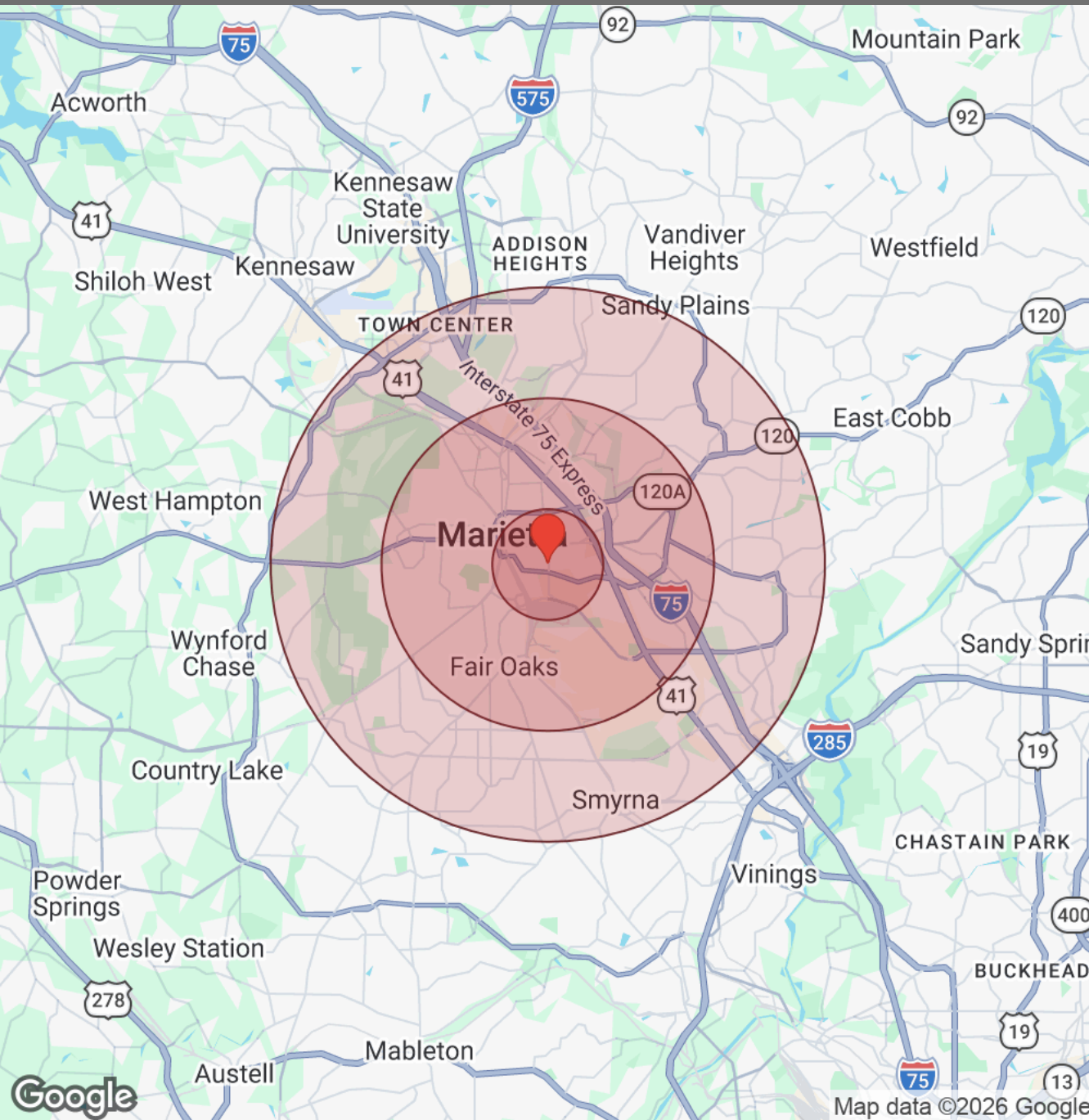
City of Marietta

The City of Marietta is located in the center of 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.

COBB CIVIC CENTER	0.3 MILES
KSU MARIETTA	1.0 MILE
MARIETTA SQUARE	1.2 MILES
LIFE UNIVERSITY	1.4 MILES
WELLSTAR KENNESTONE HOSPITAL	2.8 MILES
DOBBINS AIR RESERVE BASE	3.0 MILES



DEMOGRAPHICS



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	4,980	40,927	109,033
Female	3,772	38,779	110,201
Total Population	8,752	79,706	219,234

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,458	31,484	90,938
Black	2,030	21,768	63,139
Am In/AK Nat	17	104	197
Hawaiian	11	40	66
Hispanic	2,810	21,744	45,688
Asian	213	2,527	13,154
Multiracial	180	1,754	5,174
Other	33	295	877

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,423	33,458	94,909
Occupied	3,281	32,112	91,245
Owner Occupied	1,432	13,511	43,651
Renter Occupied	1,849	18,601	47,594
Vacant	141	1,346	3,664

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,333	14,330	38,626
Ages 15 - 24	2,063	12,417	30,015
Ages 25 - 54	3,502	34,858	99,057
Ages 55 - 64	859	7,994	23,029
Ages 65+	994	10,108	28,506

Income	1 Mile	3 Miles	5 Miles
Median	\$84,804	\$78,577	\$91,912
Under \$15k	426	2,708	6,334
\$15k - \$25k	153	1,353	3,619
\$25k - \$35k	271	1,876	4,960
\$35k - \$50k	343	3,325	7,997
\$50k - \$75k	309	6,228	14,998
\$75k - \$100k	353	3,959	11,403
\$100k - \$150k	400	5,603	16,488
\$150k - \$200k	454	2,658	9,613
Over \$200k	572	4,403	15,833

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



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