



Rosetta Dillard – 404.680.1895
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For Sale

+/- 4.36 Acres

Prime
Commercial
Development
Opportunity

3602 Ernest Barrett Parkway
Marietta GA 30064

+/- 520' of Frontage

Asking \$2,400,000.00



Executive Summary

3602 Earnest Barrett Parkway Cobb County, Marietta, GA

This property presents a strategic opportunity in the heart of Cobb County's dynamic commercial corridor. Located along Ernest Barrett Parkway—a high-traffic arterial route connecting major retail, residential, and institutional hubs—the site offers prime visibility and accessibility for a range of development or investment uses.

Location Highlights:

- Situated in Marietta's thriving West Cobb submarket, near major intersections and retail anchors
- Surrounded by national brands, shopping centers, and medical facilities
- Easy access to I-75, Dallas Highway (GA-120), and major residential communities

Investment Potential:

- Ideal for retail, medical office, or mixed-use redevelopment
- Located within a corridor experiencing steady commercial growth and residential expansion
- Potential eligibility for special use permits or zoning variances to optimize site utilization





Property Highlights

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Property Overview:

Lot Size: +/- 4.36 acres

Zoning: Commercial, LRO (Low Rise Office)

Traffic Count: Exceeds 38,800 vehicles per day

Access: Curb cut located at median break with turning lanes

Utilities & Infrastructure: All on-site, sewer next door at Target, existing sidewalk

Additional Information Available: Surveys, Geotechnical Exploration Reports, Phase I Environmental Site Assessment Reports



Submarket Aerial

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Kennesaw Mountain
National Battlefield Park

Dallas Highway/GA 120

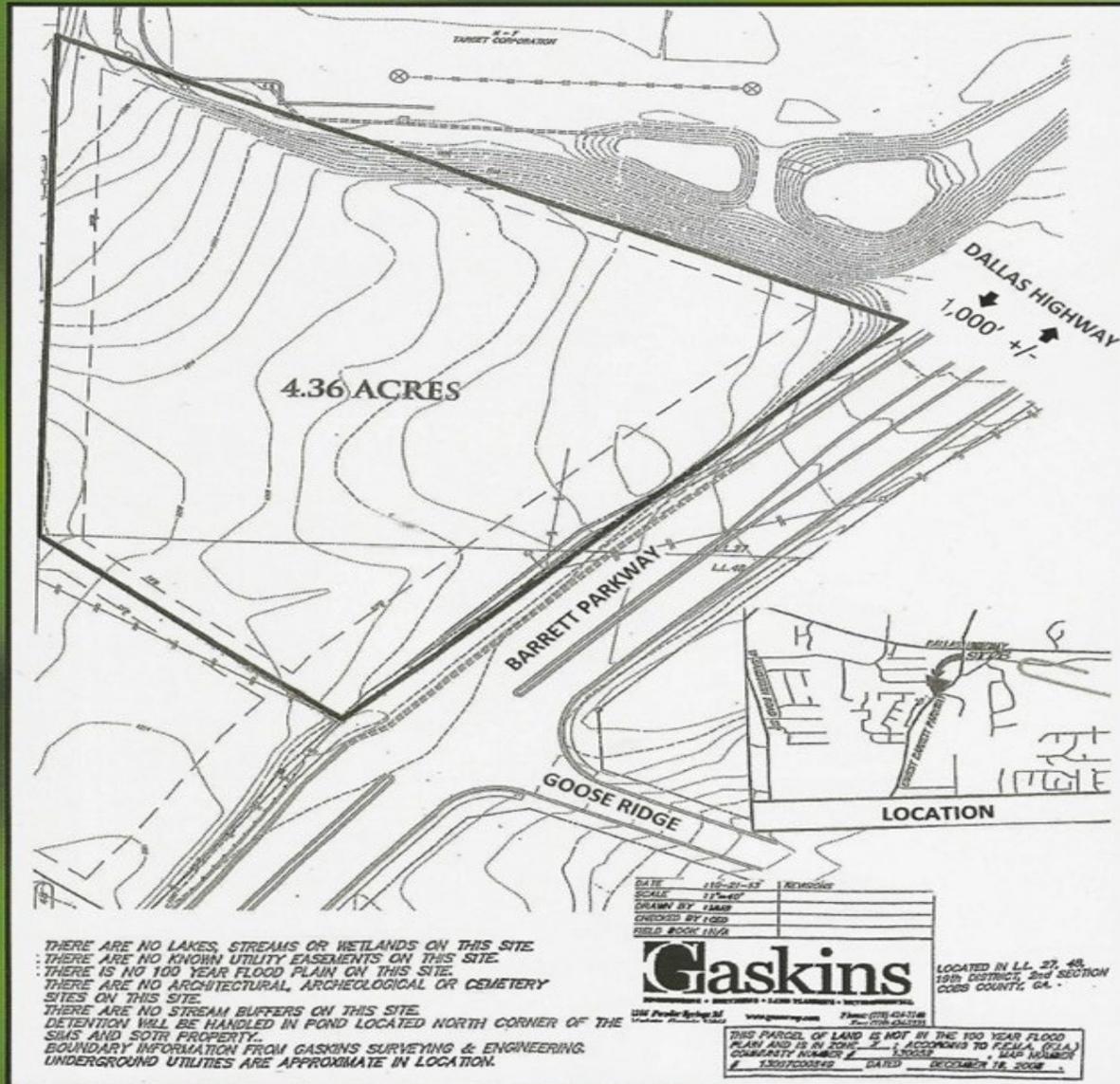
Subject Property

Ernest Barrett Parkway

3602 Ernest Barrett Parkway NW

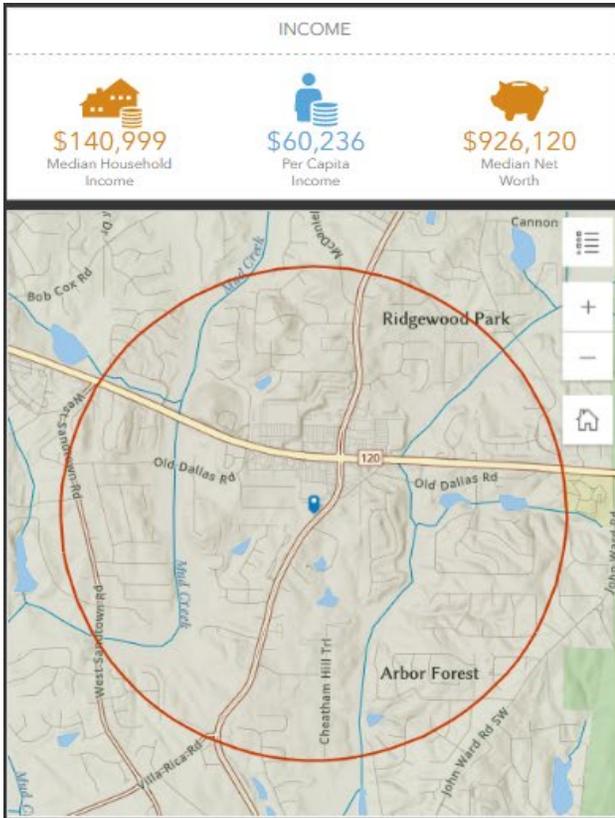
Property Survey

4.36 ACRES ±

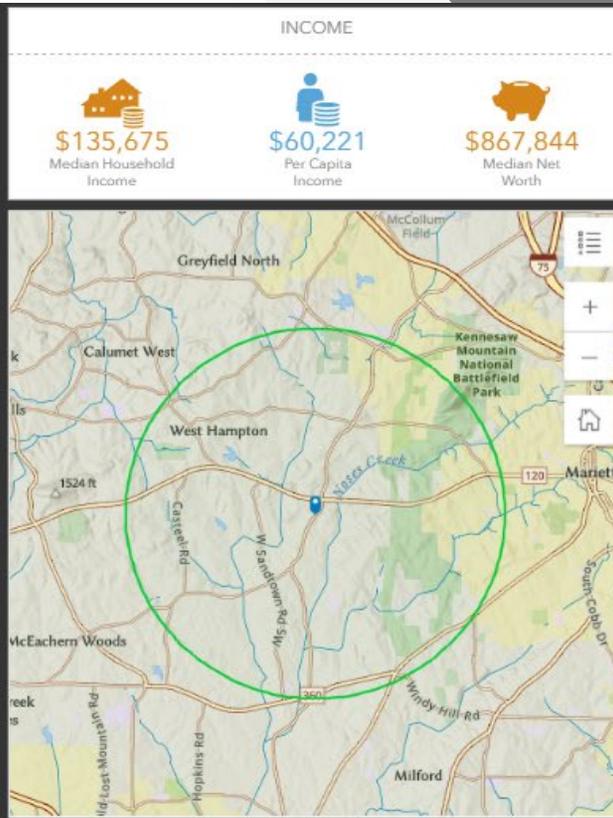


Area Demographics

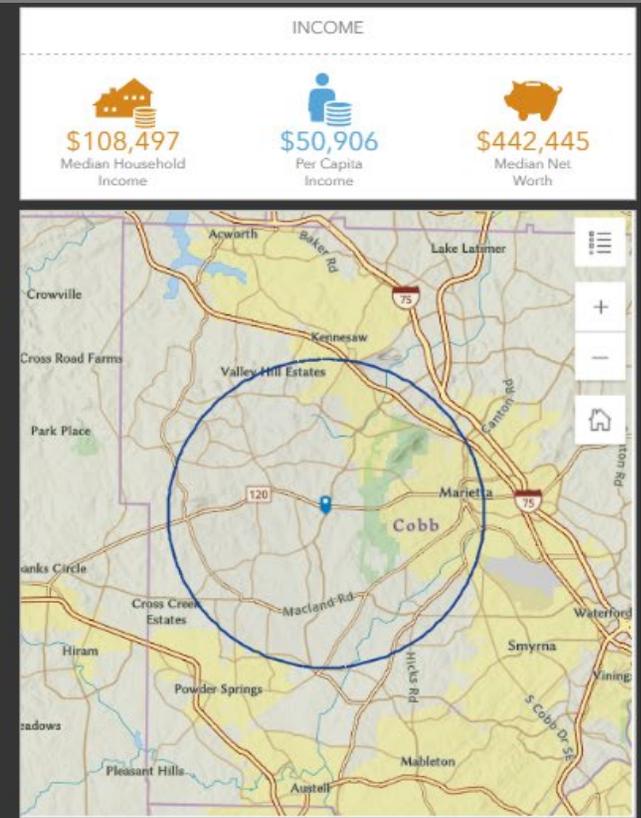
1 Mile



3 Miles



5 Miles





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