

FOR SALE

3.42± ACRES - ZONED COMMERCIAL

COBB PARKWAY - U.S. HIGHWAY 41, MARIETTA, GA 30062



Property Details

- 3.42± Acres
- Zoned General Commercial (G.C.) Cobb County
- Visibility to 39,400 cars per day on Cobb Pkwy (US Hwy 41)
- 428.83'± road frontage & access on Cobb Pkwy (US Hwy 41)
- Convenient access to Whole Foods, Town Center Mall, Kennestone Hospital, Marietta Square, Kennesaw State University
 - 1.1 miles southeast of new Whole Foods anchored mixed-use development at Hwy 41 and Barrett Pkwy
 - 1.7 miles northwest of Kennestone Hospital
 - 1.9 miles southwest of Town Center Mall
 - 2.7 miles northwest of Marietta Square
- Convenient access to I-75 Exit 267, Canton Rd, & Exit 269 Barrett Pkwy, and I-575
- Adjacent to Marietta City Limits
- Priced at \$1,368,000 (\$400,000/acre)



Dan Buyers
770.596.2629
tdb@mcwrealty.com

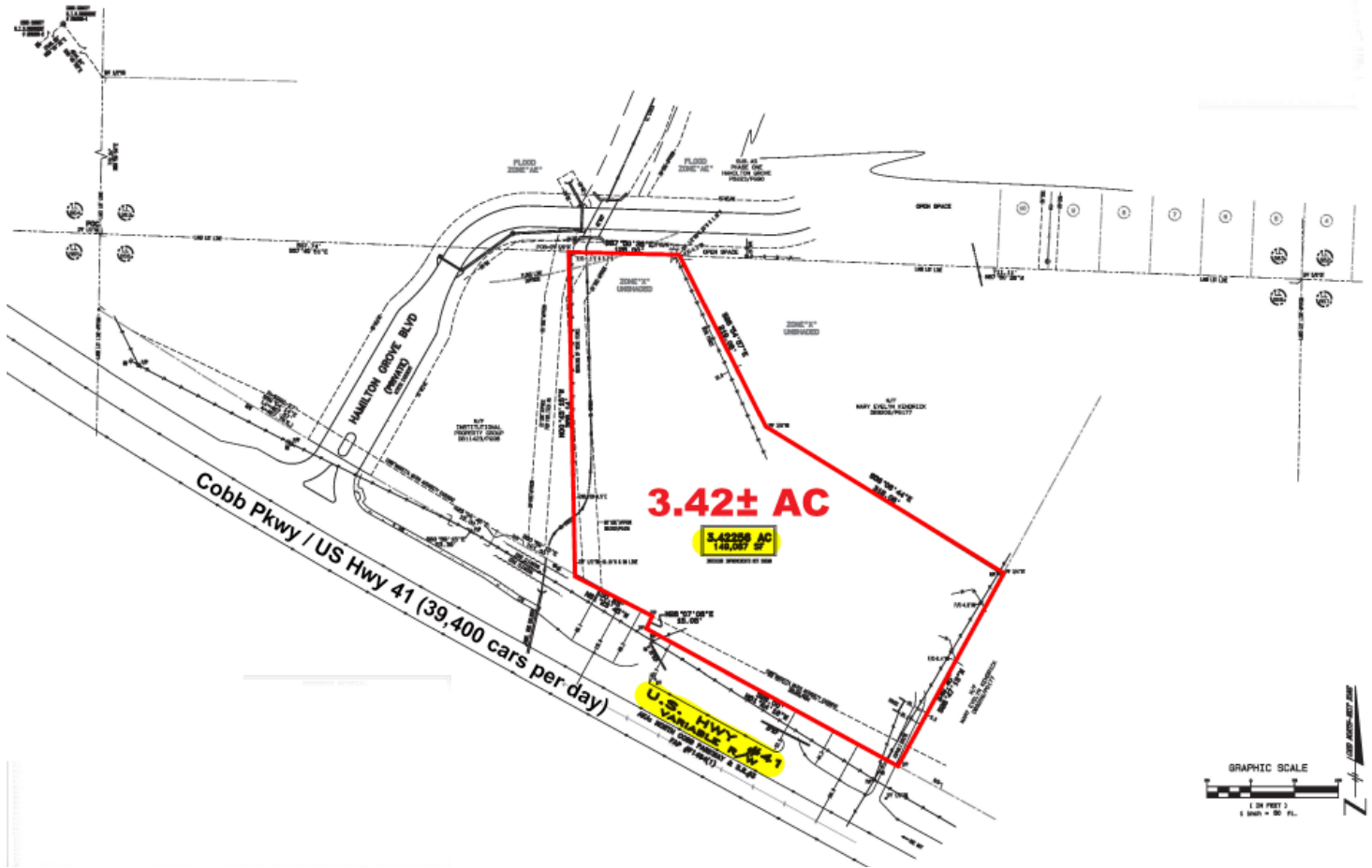
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Demographics

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
<u>Population</u>			
2021 Projection	13,634	54,593	181,641
2016 Estimate	12,084	49,857	168,824
2010 Census	9,906	43,630	152,982
2000 Census	6,217	30,851	126,121
Growth 2016 - 2021	12.83%	9.50%	7.59%
Growth 2010 - 2016	21.99%	14.27%	10.36%
Growth 2000 - 2010	59.34%	41.42%	21.30%
<u>Income</u>			
2016 Est. Avg. Household Income	\$77,682	\$76,646	\$83,178

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No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

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