

# Prime Downtown Powder Springs Opportunity



4262 Marietta Street, Powder Springs, GA 30127



## Property Highlights

- 5,656± sf retail building located in the heart of Downtown Powder Springs
- Excellent street frontage on Marietta Street (12,400 cars per day west of site; 17,500 cars per day east of site)
- Ideal for retail, commercial and service uses
- Close to Powder Springs amenities and major thoroughfares
- Located within a revitalizing corridor with strong community investment
- Zoned CBD (Central Business District) - City of Powder Springs
- Asking Price: \$675,000

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.

### Broker contact:

**Gray McWhirter**  
(678) 385-2722  
gmm@mcwrealty.com

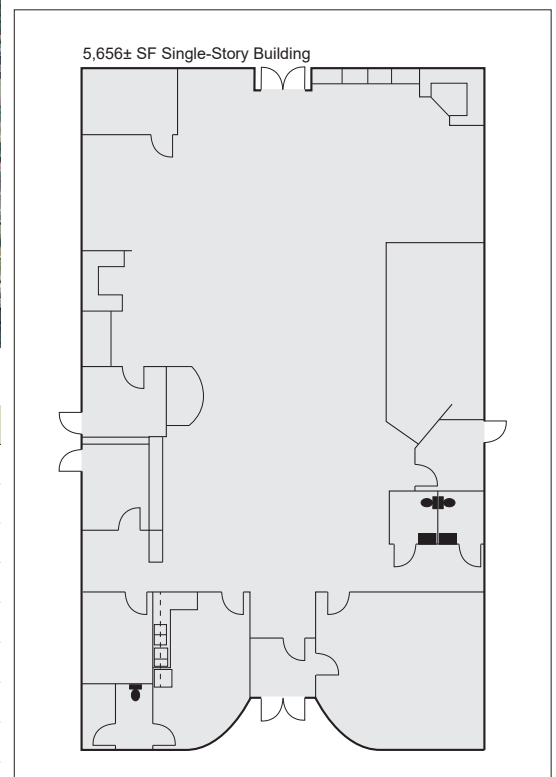
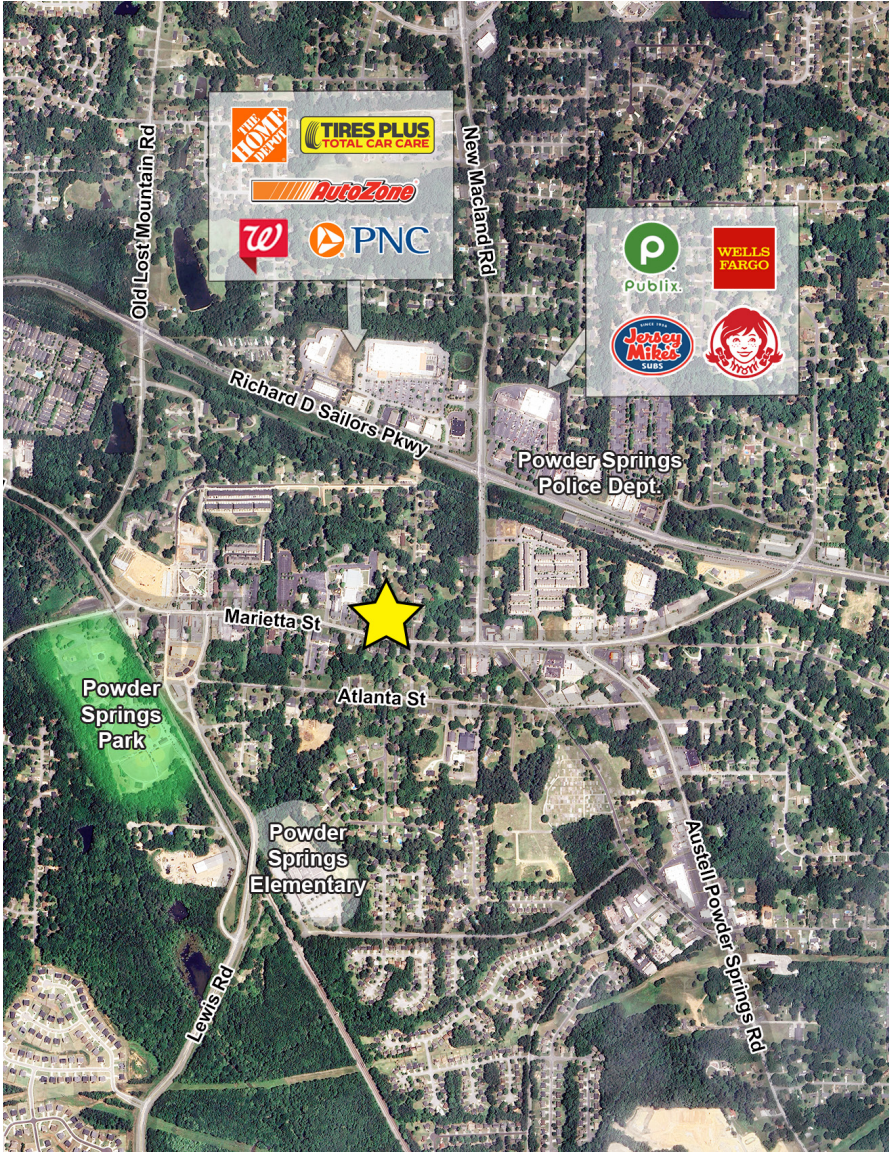
**Dan Buyers**  
(770) 596-2629  
tdb@mcwrealty.com

---

**McWhirter Realty Partners, LLC**  
294 Intersate North Circle, SE  
Building 2, Suite 150  
Atlanta, GA 30339  
(770) 955-2000

mcwrealty.com

4262 Marietta Street  
 Powder Springs, GA 30127



**Area Demographics** (taken at subject property)

	1-mile	3-mile	5-mile
2029 Population Projection	6,648	44,828	119,064
2024 Population	6,486	43,861	115,526
2020 Population	6,101	42,393	113,710
Annual Growth 2024-2029	0.5%	0.4%	0.6%
Annual Growth 2020-2024	1.6%	0.9%	0.4%
Daytime Population	2,007	7,817	32,897
Average Household Income	\$103,184	\$100,838	\$98,274
Median Household Income	\$87,062	\$85,314	\$79,704

Source: CoStar

**Gray McWhirter**  
 (678) 385-2722  
 gmm@mcwrealty.com

**Dan Buyers**  
 (770) 596-2629  
 tdb@mcwrealty.com

**McWhirter Realty Partners, LLC**  
 294 Intersate North Circle, SE  
 Building 2, Suite 150  
 Atlanta, GA 30339  
 (770) 955-2000  
 mcwrealty.com



**McWhirter**  
 Commercial Real Estate Since 1981

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.