

2-TENANT BUILDING

47 GRAMLING ST, MARIETTA, GA

FAMILY EYE CARE
Optique

CUSTOM
RUGS &
RUNNERS

**CARPET
DEPOT**
HARDWOOD • LAMINATE • LUXURY VINYL

HARDWOOD
LUXURY VINYL
LAMINATE

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GA License #172747

Ackerman Retail

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Seller reserves the right, for any reason, to withdraw the Property from the market. Seller has no obligation, express or implied, to accept any offer. Further, Seller has no obligation to sell the Property unless and until the Seller executes and delivers a signed agreement of purchase and sale on terms acceptable to the Seller, in its sole discretion. By submitting an offer, a purchaser will be deemed to have acknowledged the foregoing and agreed to release Seller and Broker from any liability with respect thereto.

Property walk-throughs are to be conducted by appointment only. Contact Broker for additional information.

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Executive Overview

47 Gramling is a two-tenant building leased to an established area optometrist and a flooring company with 8 Atlanta locations. The property is strategically located at the SW corner of Powder Springs Street (40,590 vpd) and Gramling Street, one mile south of Marietta Square, the hub of retail, dining and entertainment for the city of Marietta (65,000 residents; 4th largest city in metro Atlanta) and surrounding areas. Seven single-family or townhome communities have been constructed in the past 7 years within ½ mile of the plaza.

The two-story building is located ½ mile south of South Marietta Pkwy which runs east-west to I-75. It is positioned in proximity to South Cobb Drive which connects the area via I-285.

NET OPERATING INCOME: \$207,544

ASKING PRICE: Unpriced

BUILDING INFORMATION

Location:	Powder Springs St @ Gramling St
Year Built:	2022
GLA:	6,000 (2-story)
Parcel Size:	± 0.72 Acres
Parking:	34 Surface Spaces
Traffic Counts:	40,590 VPD along Powder Springs St
Ingress/Egress:	One full-access entrance on Gramling St (signalized intersection at Powder Springs St)



INVESTMENT
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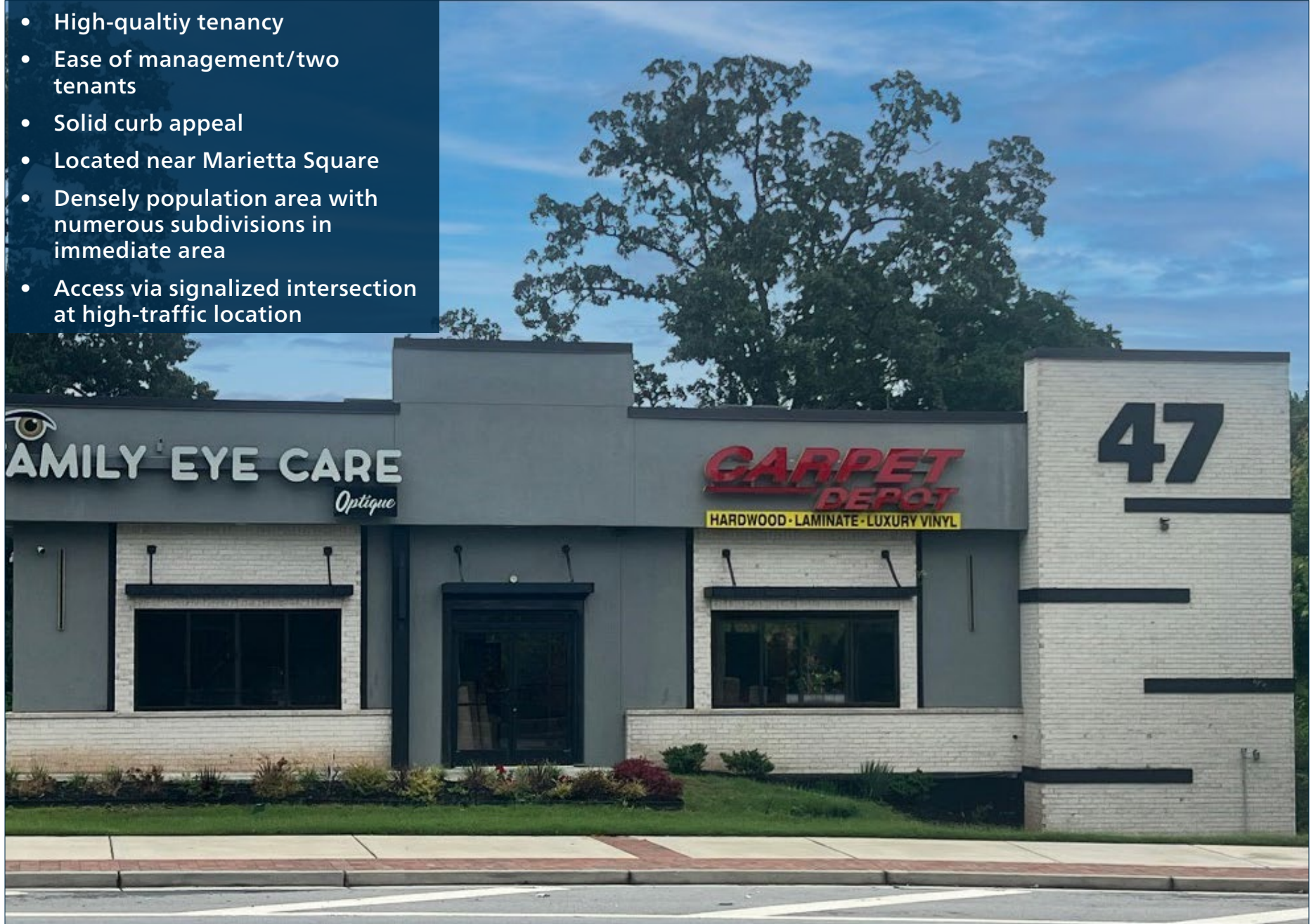
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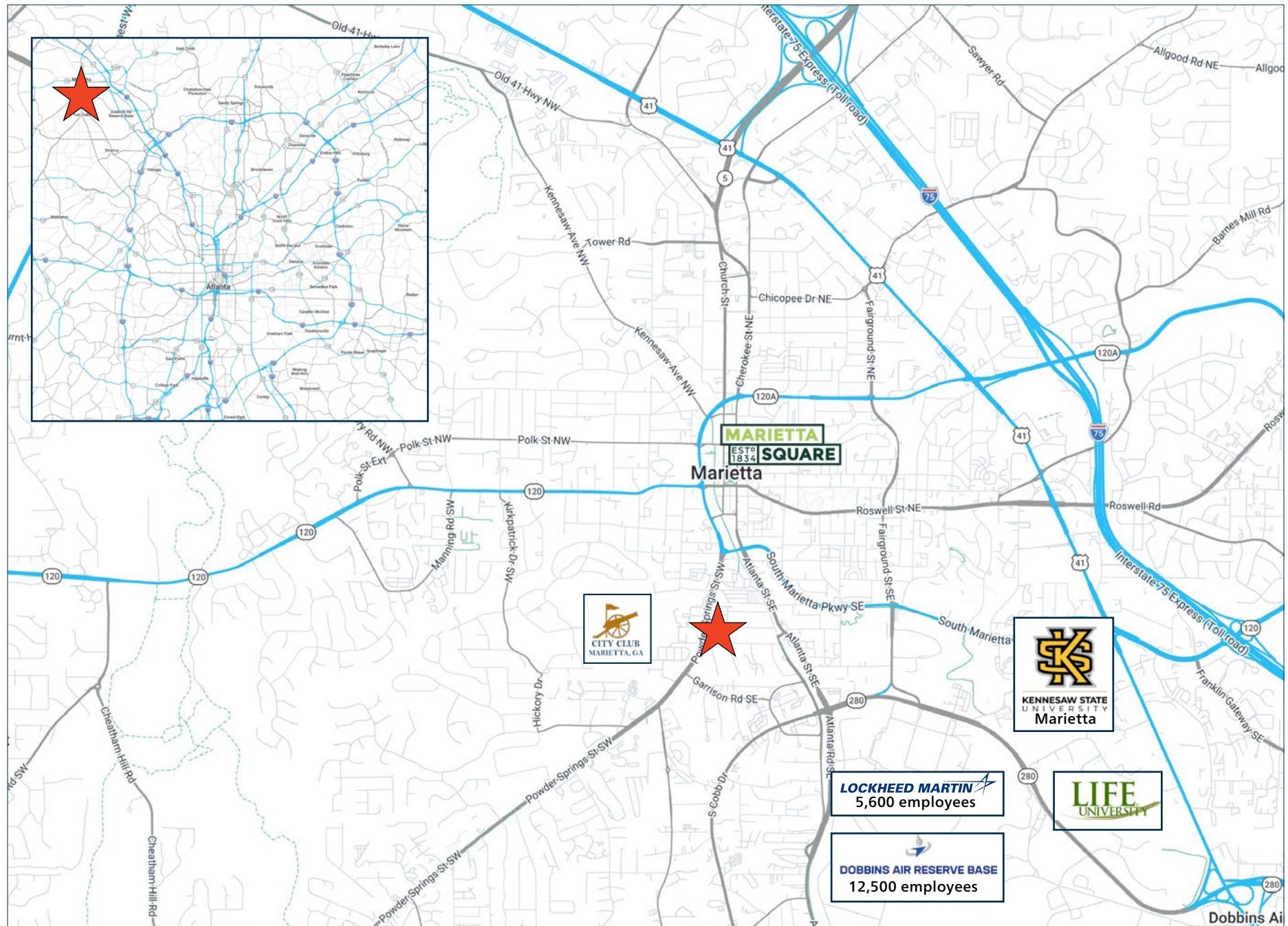
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Investment Highlights

- High-quality tenancy
- Ease of management/two tenants
- Solid curb appeal
- Located near Marietta Square
- Densely populated area with numerous subdivisions in immediate area
- Access via signalized intersection at high-traffic location



Location Map



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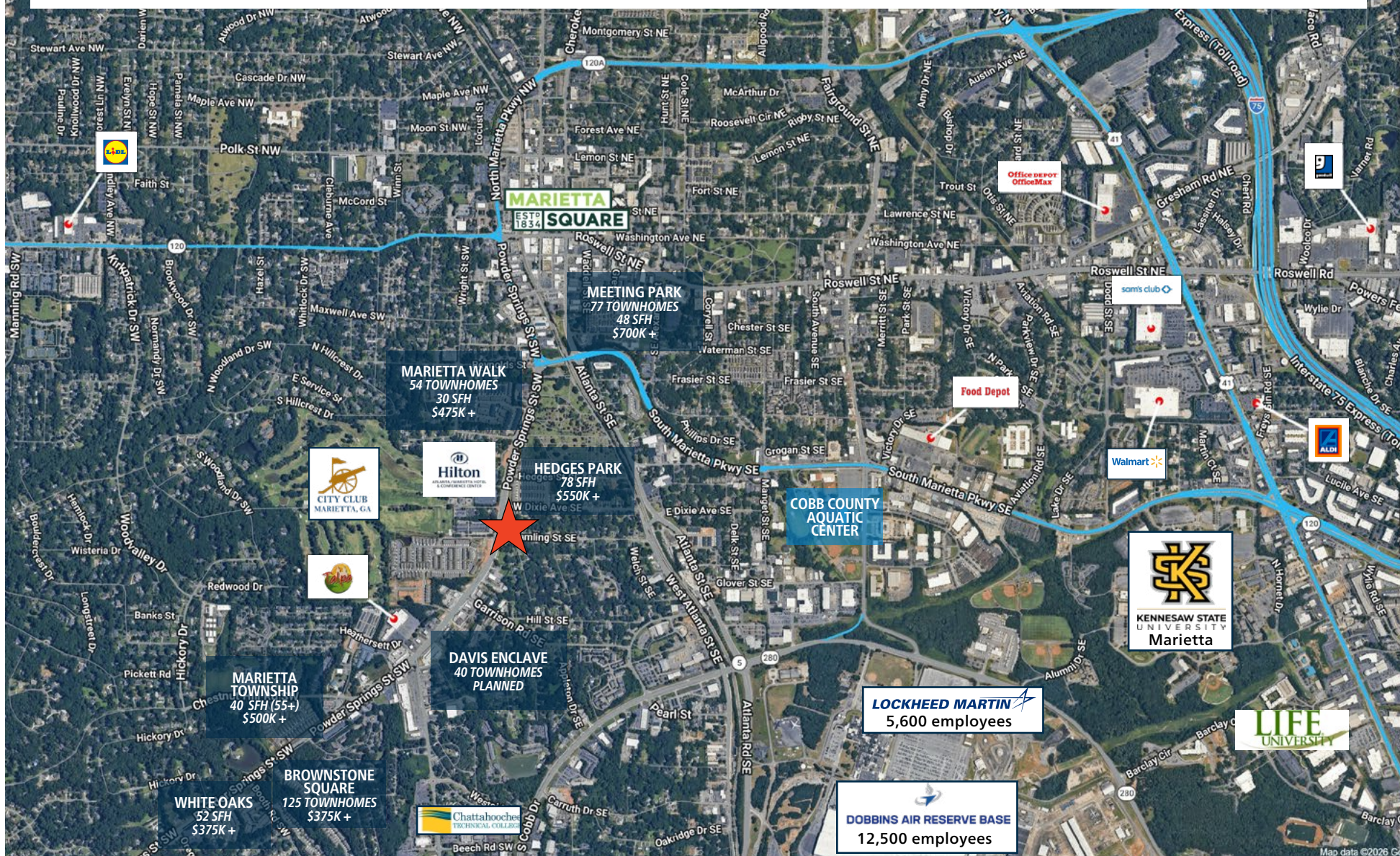
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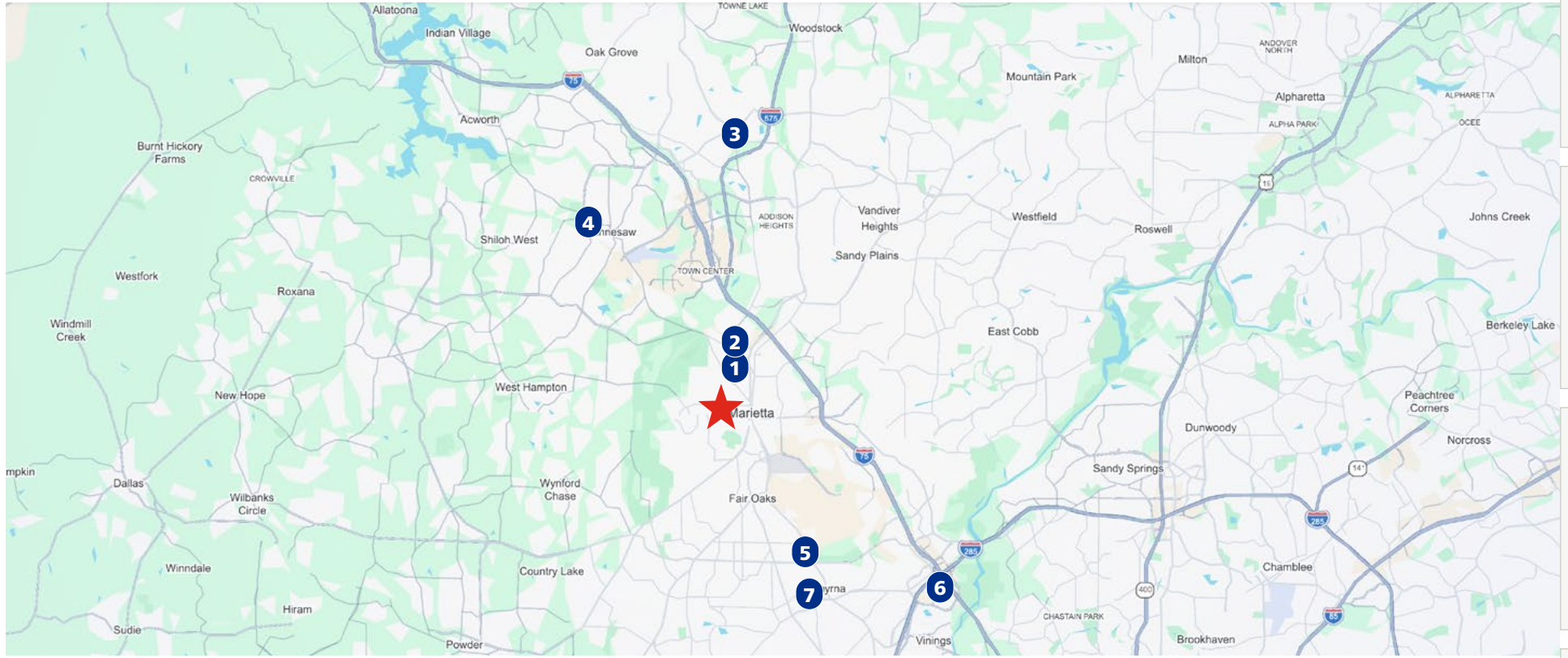
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Market Overview

The majority of retail in the area is located in four plazas southwest of 47 Gramling along Powder Springs Street. They cater largely to a Hispanic community that resides in that immediate area. Publix-anchored and Kroger-anchored plazas are positioned four miles southwest of the building along Powder Springs Street.



Retail Lease Comparables



#	TENANT	ADDRESS	SIZE	START DATE	RENT PSF	REIMBURSEMENTS	TOTAL RENT
1	Polish Dental Pure Infusion	598 Nancy St., NW, Marietta	2,834 SF 1,763 sf	2/1/2022 12/1/2021	\$20.00	\$6.87 PSF	\$26.87
2	CHOA Cardiology Pediatric ENT of Atl Marietta Endodontics	355 Tower Rd., NE, Marietta	2,872 SF 5,404 SF 2,380 SF	9/2/2023 9/1/2023 1/1/2023	\$28.02 \$25.50 \$29.50	\$11.44 PSF	\$39.46 \$36.94 \$40.94
3	Piedmont Urgent Care	4282 Bells Ferry Rd., NW, Kennesaw	4,500 SF	9/1/2023	\$40.25	N/A	\$40.25
4	Pine Mtn Dental Care Paradigm Oral Health Dr. Gupta E. Cobb Pediatrics	6110 Pine Mtn. Rd., NW, Kennesaw	4,147 SF 3,452 SF 3,873 SF 3,920 SF	1/1/2027 7/1/2026 3/1/2026 10/1/2024	\$24.00 \$25.00 \$24.00 \$22.50	N/A	\$24.00 \$25.00 \$24.00 \$22.50
5	Mustard Seed Chiropractic	1060 Windy Hill Rd., Smyrna	2,464 SF	2/1/2024	\$27.00	\$5.46 PSF	\$32.46
6	Premier Concierge Care of Atl Family Skin Specialists	3225 Cumberland Blvd., SE Atlanta	3,089 SF 2,639 SF	1/1/2025	\$33.00 \$32.00	N/A	\$33.00 \$32.00
7	BlueSprig Autism Wellstreet Urgent Care Jonquil Orthodontics	1155 Concord Rd., SE Smyrna	4,488 SF 4,563 SF 2,170 SF	4/1/2026 4/1/2024 4/1/2023	\$29.55 \$29.00 \$26.50	\$8.69 PSF	\$38.24 \$37.69 \$35.19

Access Aerial



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In-Place Proforma

TENANT	BAY	GLA	% OF TOTAL	BASE RENT	RENT ESCAL DATE	RENT PSF	REIMBURSEMENT TYPE	2026 CTI REIMB.	LEASE START	LEASE EXP	OPTIONS TO RENEW	
Vision Co Management, LLC d/ba/a InFocus Eye Care of Marietta	100	3,000	50%	\$148,320.00		\$49.44	Gross	\$0	9/8/2025	8/31/2030	2 @ 5yr 60 days Notice	
					9/1/2027	\$50.92						
					9/1/2028	\$52.45					3% annual escalations	
					9/1/2029	\$54.02						
Seminole Flooring LLC dba Flooring Depot	200	3,000	50%	\$91,140.00		\$30.38	Base Year 2026	\$0	1/1/2026	12/31/2030	None Tenant shall have a one-time right to terminate the lease with 180 days notice and payment of \$23,875 to Landlord	
					1/1/2027	\$30.90						
					1/1/2028	\$31.83						
					1/1/2029	\$32.78						
					1/1/2030	\$33.76						
TOTALS		6,000	100%	\$239,460.00	\$0							
EFFECTIVE GROSS INCOME				\$239,460.00								
OPERATING EXPENSES (2025 ACTUAL UNLESS NOTED)												
	Property Taxes	\$14,281	2026 estimate; received June 2026									
	Property Insurance	\$3,224	2026 new policy									
	Repairs & Maintenance	\$1,375	Roof Maintenance & Repair; Irrigation Inspection									
	Landscaping	\$2,028	monthly charge; includes mulch, pine straw, installation and plants; and Turfpride									
	Trash Removal	\$1,308	monthly service fee									
	Water & Sewer	\$1,800	Landlord will pay for submeter (\$8000); estimates for irrigation/exterior									
	Lot Lighting/Electrical	\$1,200	Landlord will pay for submeter (\$8000); estimates for exterior lighting									
	Roof Maintenance	\$2,700	One-time trip plus 3x per year upkeep									
	Property Management	\$4,000	most firms will charge 3-4% of total rents; I recommend \$5000 for this line item Property management includes rent collection and weekly upkeep of exterior									
TOTAL OPERATING EXPENSES				\$31,916.00								
NET OPERATING INCOME				\$207,544.00								

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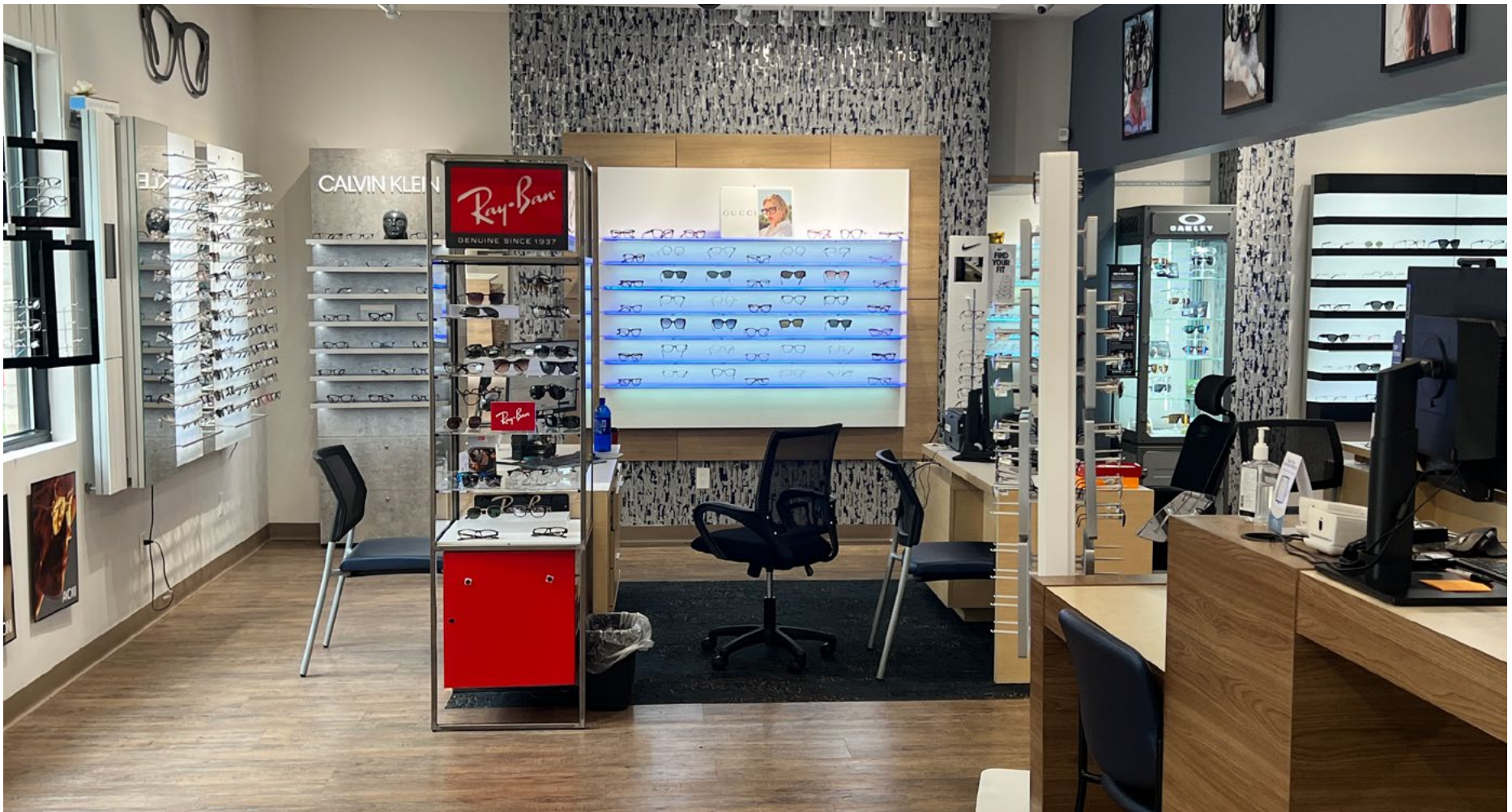
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Tenant Profile

VisionCo Management, LLC is a Dayton, Ohio-based healthcare management company operating under the InFocus Eyecare brand, a rapidly growing network of full-scope optometry practices across the United States. Led by CEO Graeme Sanford and backed by Regal Healthcare Capital Partners, VisionCo was founded in 2022. They began expansion in Sarasota, FL and Brooklyn, NY and continued through Alabama, Georgia, Massachusetts, North Carolina, and Tennessee. Currently, InFocus Eyecare operates 5 locations in Georgia and a total of 34 locations throughout the United States.

The company offers routine eye exams, medical eye care, and prescription eyewear for the whole family at community-based locations.

VisionCo purchased Family Eye Care in 2025.



Lease Abstract - Family Eye Care

47 Gramling Street, Marietta, GA 30008
Effective date: September 8, 2025

Landlord: Horak Properties LLC

Tenant: VisionCo Management LLC

Premises: 3,000 RSF

Term: September 8, 2025 – August 31, 2030

Gross Lease Structure: Landlord is responsible for real estate taxes, insurance, maintenance, operation, repair, lawn care, landscaping, snow/ice removal, and other ownership-related expenses.

Renewal Options: Two (2) renewal options of five (5) years each. Written notice required at least 60 days before expiration.

Permitted Use: Practice of optometry, ancillary retail sales, and general office purposes.

Rent Schedule:	Lease Months	Annual Rent	Monthly Rent
	1–12	\$144,000.00	\$12,000.00
	13–24	\$148,320.00	\$12,360.00
	25–36	\$152,769.60	\$12,730.80
	37–48	\$157,352.69	\$13,112.72
	49–60	\$162,073.27	\$13,506.11

Option Term Rent: Renewal Term shall be on the same terms as the Initial Annual Rent

Maintenance: Tenant responsible for specified interior items and HVAC costs up to \$1,500 per occurrence and \$3,000 annually. Landlord responsible for structural elements, roof, parking, major systems, and excess HVAC costs.

Assignment/Subletting: Consent required but not unreasonably withheld; affiliate transfers permitted

Tenant Profile

Carpet Depot in Marietta, GA specializes in custom rugs, carpet, hardwood, tile, and luxury vinyl flooring. The company has 8 showrooms in Metro Atlanta, including Decatur, Roswell, Woodstock, and Jonesboro. Carpet Depot serves customers from concept to finished product, offering showrooms, installation services, and financing.



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Lease Abstract - Carpet Depot

47 Gramling Street, Marietta, GA 30008
Effective date: October 1, 2025

Landlord: Horak Properties LLC

Tenant: Seminole Flooring, LLC d/b/a Carpet Depot

Premises: 3,000 RSF

Term: January 1, 2026 – December 31, 2030 (60 months)

Renewal Options: N/A

Permitted Use: Flooring showroom

Rent Schedule:	Lease Months	Annual Rent	Monthly Rent
	1–12	\$90,000.00	\$7,500.00
	13–24	\$92,700.00	\$7,725.00
	25–36	\$95,490.00	\$7,957.50
	37–48	\$98,340.00	\$8,195.00
	49–60	\$101,280.00	\$8,440.00

Additional Rent: Tenant's share of the per sf amount for OPEX to the extent such expenses increase above the Base Year (calendar year ending 12/31/26) per sf amount for OPEX

Maintenance: Tenant shall keep a standard maintenance agreement on all HVAC equipment and provide a copy of maintenance agreement to Landlord.

Termination: Tenant shall have a one-time right to give notice, no less than 6 months prior to the end of the 36th month of the Lease to cancel the Lease, effective at the end of the 36th month, by paying a termination fee.

About Marietta, GA

Marietta, GA, the county seat of Cobb County (Population 797,811) is a business-friendly city located approximately 20 miles northwest of Atlanta, along the I-75 corridor. The county has a robust defense and aerospace industry, a highly-educated workforce, and a thriving historic downtown.

Some of the specific factors that make Marietta a great place to do business include:

- **Aerospace & Defense Hub:** Marietta is home to one of Lockheed Martin's most significant facilities, where iconic aircraft like the C-130 Hercules and C-5M Super Galaxy are produced and maintained. The adjacent Dobbins Air Reserve Base further strengthens the city's defense ecosystem, making Marietta a magnet for aerospace suppliers, defense contractors, and advanced manufacturers.
- **Highly Educated Workforce:** Cobb County ranks as the most educated county in Georgia, with 42% of the population holding a bachelor's degree or higher. Businesses benefit from access to talent supported by institutions like Kennesaw State University.
- **Diverse Industry Base:** Cobb County has a diverse business base that encompasses manufacturing and distribution, administrative headquarters operations, service industries, and retailers. The county is also home to Fortune 500 companies such as Coca-Cola, NAPA, and The Home Depot, as well as major employers such as Lockheed Martin and GE Energy.
- **Vibrant Downtown & Quality of Life:** Marietta Square is a thriving historic district filled with locally owned restaurants, boutiques, and cultural attractions — including Spring, a Michelin-starred restaurant.



Marietta Square



Approximately 33,000 employees



Approximately 18,000 employees



Approximately 14,000 employees



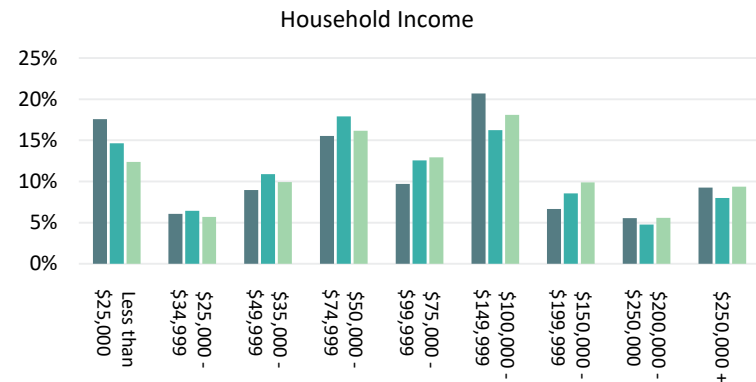
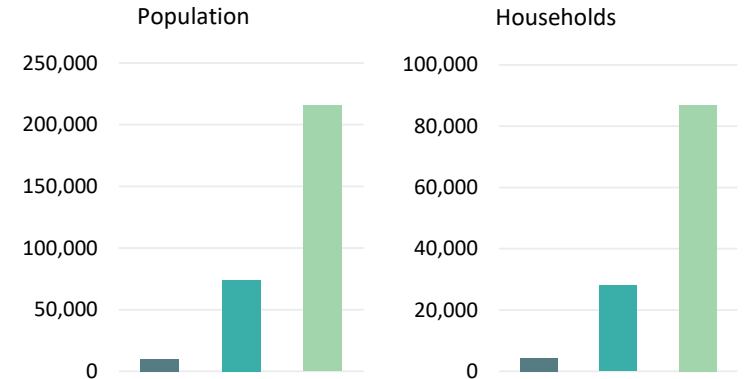
Approximately 12,500 employees and service members



Approximately 5,600 employees

Demographic Profile - 47 Gramling Street

	1 Mile		3 Miles		5 Miles	
Current						
2025 Population	10,178	---	74,028	---	215,477	---
2030 Projected Population	9,956	---	72,744	---	210,802	---
Pop Growth (%)	-2.2%	---	-1.7%	---	-2.2%	---
2025 Households	4,281	---	27,948	---	86,924	---
2030 Projected Households	4,268	---	27,900	---	86,584	---
HH Growth (%)	-0.3%	---	-0.2%	---	-0.4%	---
Daytime Population	10,469	---	85,584	---	211,980	---
Average Business Travelers	233	---	887	---	2,644	---
Average Leisure Travelers	90	---	155	---	400	---
Average Migrant Workers	0	---	0	---	0	---
Group Quarters Pop	90	---	155	---	400	---
Pop in Family Households	7,544	---	54,265	---	159,054	---
Pop Non-Family Households	2,574	---	15,171	---	51,195	---
Household Income (2025)						
Per Capita Income	\$49,438	---	\$41,635	---	\$48,028	---
Average HH Income	\$117,313	---	\$109,474	---	\$118,747	---
Median HH Income	\$86,039	---	\$85,062	---	\$95,382	---
Less than \$25,000	752	17.6%	4,095	14.7%	10,769	12.4%
\$25,000 - \$34,999	260	6.1%	1,798	6.4%	4,936	5.7%
\$35,000 - \$49,999	384	9.0%	3,039	10.9%	8,622	9.9%
\$50,000 - \$74,999	664	15.5%	5,003	17.9%	14,043	16.2%
\$75,000 - \$99,999	415	9.7%	3,513	12.6%	11,236	12.9%
\$100,000 - \$149,999	886	20.7%	4,543	16.3%	15,725	18.1%
\$150,000 - \$199,999	285	6.7%	2,386	8.5%	8,609	9.9%
\$200,000 - \$250,000	237	5.5%	1,334	4.8%	4,850	5.6%
\$250,000 +	397	9.3%	2,237	8.0%	8,134	9.4%



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