



# 2.79 ACRES ZONED COMMERCIAL

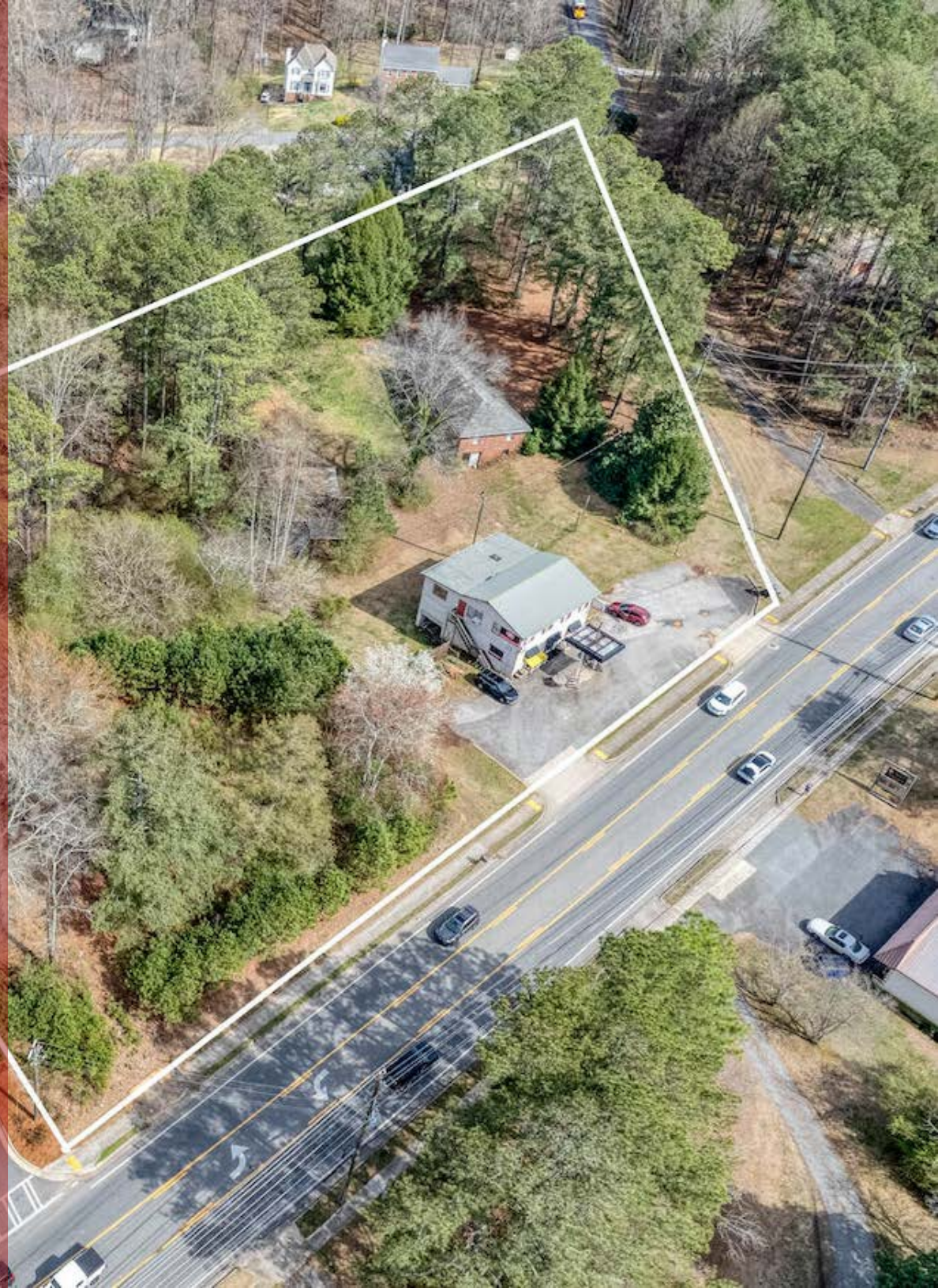
Unincorporated Cobb County

3808 DUE WEST ROAD  
MARIETTA, GA 30064

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Address: 3808 Due West Road  
City, Zip: Marietta, GA 30064  
County: GA - Cobb  
Lot Size: 2.79 Acres as Surveyed  
APN: 20029600080  
Price: \$975,000  
Market: Marietta - West Cobb  
Zoning: \*GC/NS (grandfathered use)  
Future Use: LRC Limited Retail Commercial

## Property Description

2.79 Acres on Due West Rd ideal site for redevelopment, Surrounded by residential, office and services. The property sits just north of Dallas Hwy (GA 120) and less than 2 miles from the popular Avenue at West Cobb, a 250,000+ retail center with over 80 stores and restaurants. Possible uses include: medical professional office, day care center and neighborhood retail. County Zoning Guidance: NAC / LRC.

# PROPERTY PHOTOS

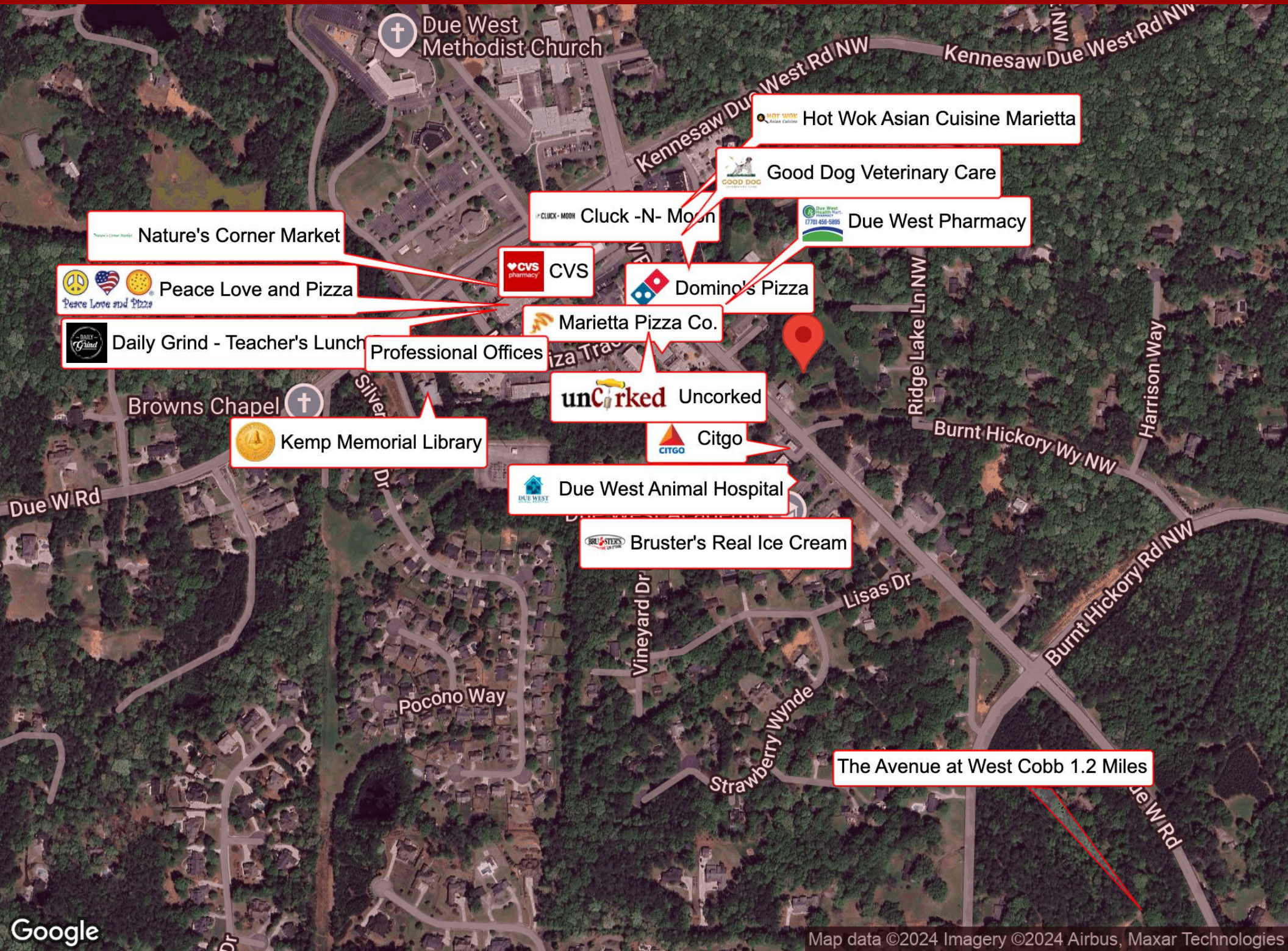




## Current Use: GC



**Possible uses include: medical professional office, day care center and neighborhood retail. County Zoning Guidance: NAC / LRC.**



Nature's Corner Market

Peace Love and Pizza

Daily Grind - Teacher's Lunch

Kemp Memorial Library

Professional Offices

Due West Methodist Church

Cluck -N- Moon

CVS

Domino's Pizza

Marietta Pizza Co.

unCorked

Citgo

Due West Animal Hospital

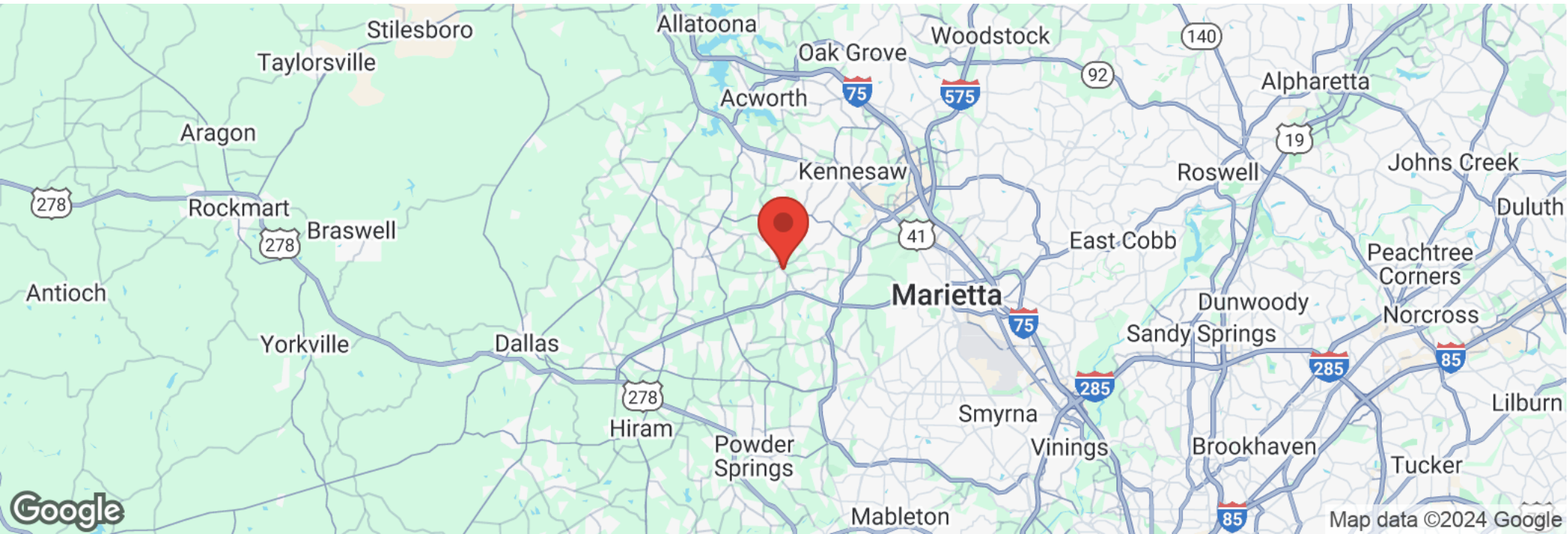
Bruster's Real Ice Cream

Hot Wok Asian Cuisine Marietta

Good Dog Veterinary Care

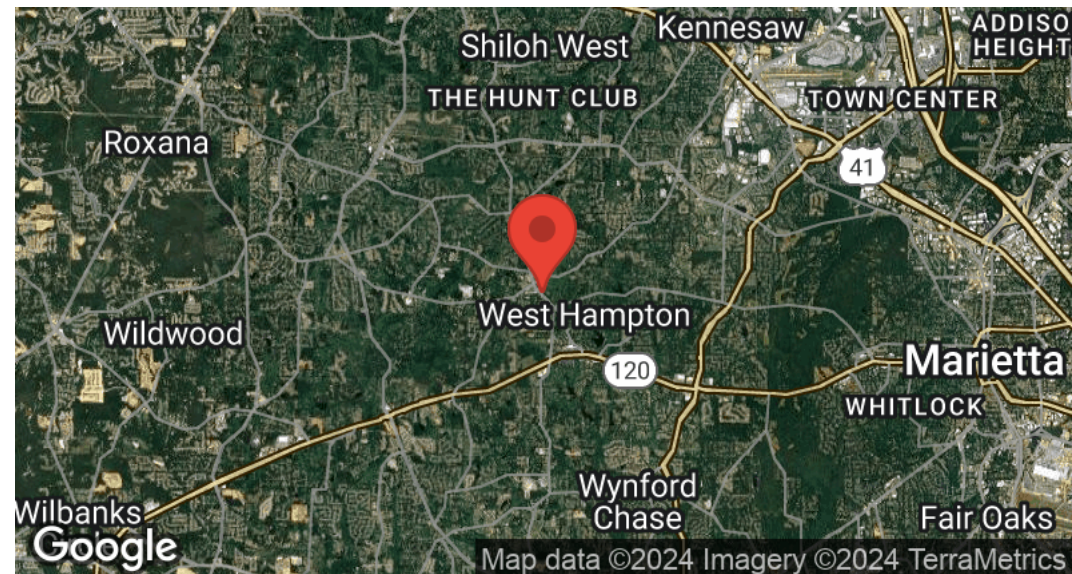
Due West Pharmacy

The Avenue at West Cobb 1.2 Miles

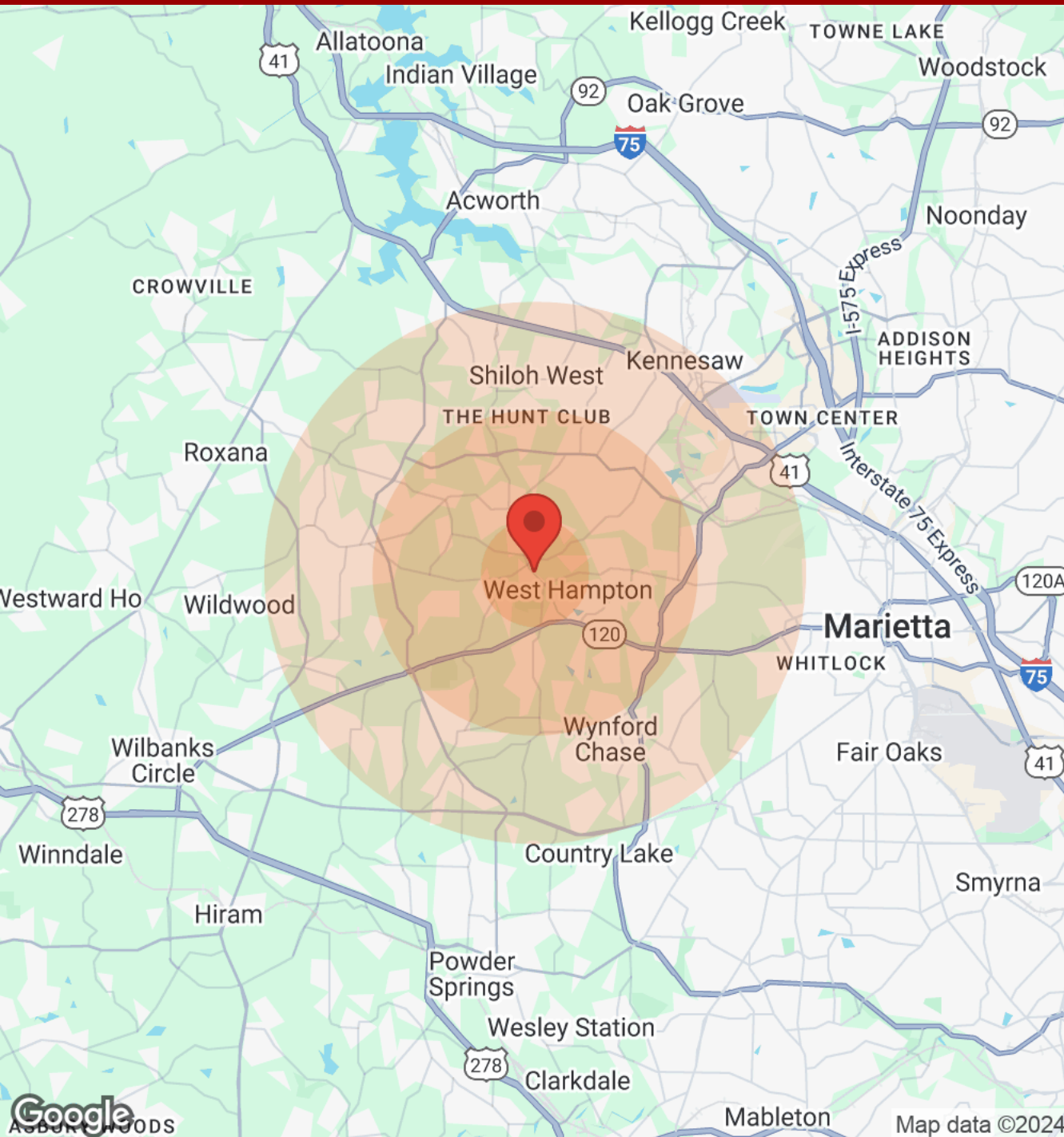


## Marietta - West Cobb

The portion of Marietta located in the western section of Cobb County, makes up what locals call "West Cobb". Unlike its counterpart in "East Cobb", this section of Marietta is less dense. However, growth is consistent and demographics support a healthy economy. Close proximity to I-75, Marietta Square, Kennesaw Mountain Town Center, The Braves Stadium, The Battery, and large entertainment, shopping, dining options such as the popular Avenue West Cobb. This vibrant community boasts the perfect blend of historic charm and amenity rich lifestyle, all within a short drive to Intown Atlanta's city life.



# DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	819	16,228	56,958
Female	807	16,999	59,937
Total Population	1,626	33,227	116,895

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	320	6,852	25,089
Ages 15-24	256	5,175	18,350
Ages 25-54	599	11,680	41,950
Ages 55-64	248	4,690	15,454
Ages 65+	203	4,830	16,052

Race	1 Mile	3 Miles	5 Miles
White	1,484	28,616	91,881
Black	111	3,313	17,098
Am In/AK Nat	N/A	2	64
Hawaiian	N/A	N/A	5
Hispanic	75	1,045	7,416
Multi-Racial	54	1,294	9,770

Income	1 Mile	3 Miles	5 Miles
Median	\$93,366	\$99,263	\$98,526
< \$15,000	51	578	2,116
\$15,000-\$24,999	N/A	411	1,888
\$25,000-\$34,999	16	438	2,328
\$35,000-\$49,999	65	872	3,401
\$50,000-\$74,999	61	1,846	6,971
\$75,000-\$99,999	130	1,879	6,114
\$100,000-\$149,999	130	2,459	9,206
\$150,000-\$199,999	88	1,285	4,335
> \$200,000	26	1,409	3,860

Housing	1 Mile	3 Miles	5 Miles
Total Units	627	11,797	41,869
Occupied	603	11,188	39,562
Owner Occupied	539	10,478	33,692
Renter Occupied	64	710	5,870
Vacant	24	609	2,307

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.





## DAVID MCGINNIS

### COMMERCIAL REALTOR

David McGinnis leads a high-level, client focused real estate experience. David has extensive background in professional and executive level sales focused on sales growth and successful contract negotiation through building relationships and providing value. Previous corporate roles involved finding and executing long term lease agreements for sales team expansions across N. America. Beginning in 2020, David has defined himself as a genuine development partner with Keller Williams Realty. With over 30 years of leading-edge business experience in sales and executive roles, David recognizes the importance of paying attention to details, relationships and positioning for win-win outcomes. His strong work ethic highlights honest and open communication, collaborative teamwork, and engaged customer service.

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## DONALD B EDWARDS JR

### KW 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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