

±2,040 SF Retail/Auto Service Shop

FOR LEASE

811 Chance Rd, Marietta, GA 30066



BULL REALTY
ASSET & OCCUPANCY SOLUTIONS



PROPERTY OVERVIEW

This ±2,040 SF auto service garage in Marietta, Georgia (Atlanta MSA) is available for immediate lease. The building, with 3 bays, sits on a ±0.85-acre site zoned GC (General Commercial by Cobb County).

The property is located on Chance Road just off Canton Rd north of its intersection with Piedmont Rd. Nearby traffic counts on Canton Rd are 33,700 VPD. Surrounding commercial establishments include Meineke Car Care Center, Wendy's, Public Storage, Old Time Pottery, America's Thrift Store, and Market Square Shopping Center featuring Big Lots and Planet Fitness. I-575 is 2.4 miles and I-75 is 3.1 miles southwest of the property, downtown Marietta is 6.1 miles south of it and downtown Atlanta is 24.3 miles south of it.

The following equipment is included in the offering: a T030 Ingersoll Rand air compressor, a forward 4-post with 2 air jacks, a rotary 2-post lift, a 2-post lift and an outside lift (as-is).



LEASE RATE:
\$4,500/Month NNN



LEASE SPACE:
±2,040 SF



AVAILABILITY:
Immediate



LOT SIZE:
0.85 AC

Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.

CONTACT



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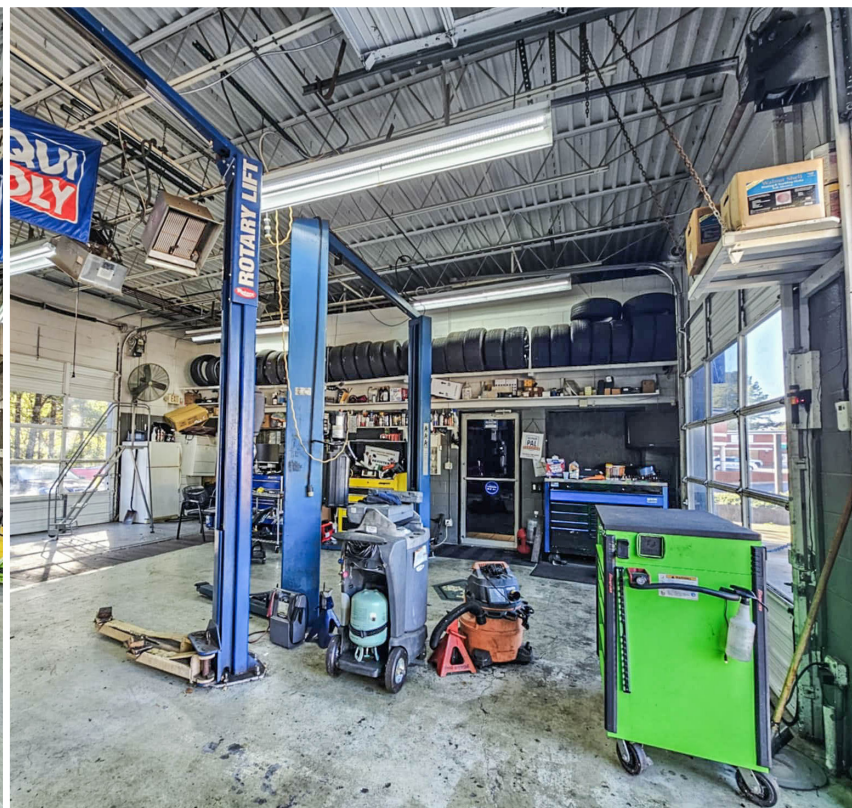
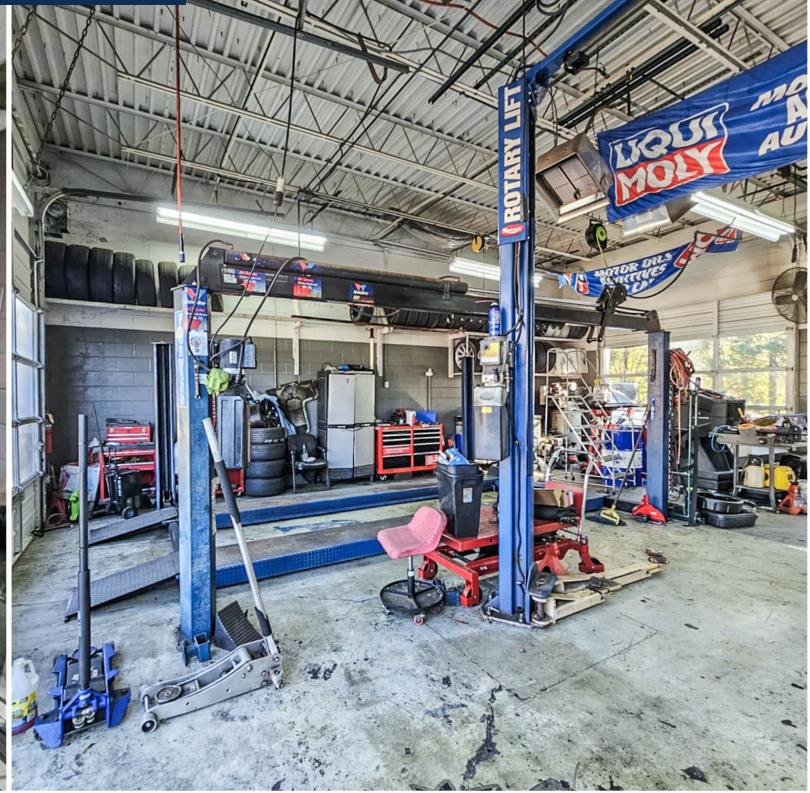
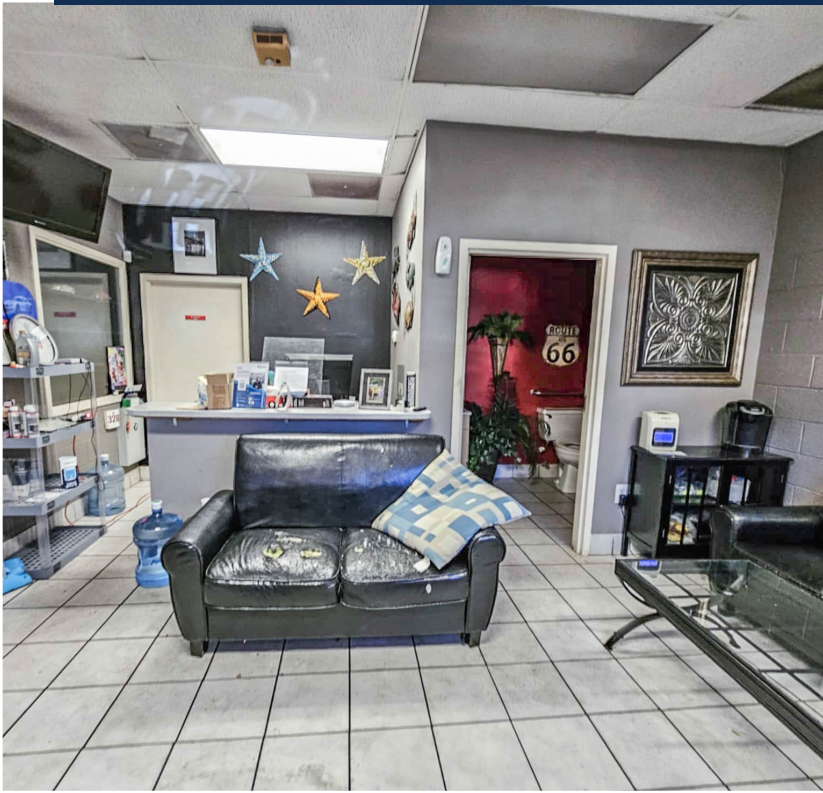
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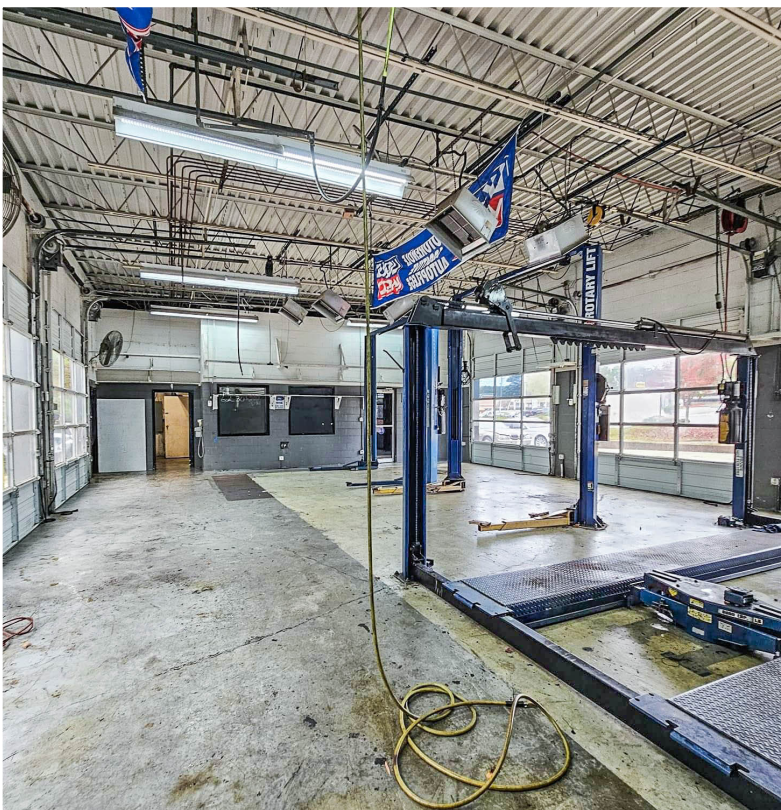
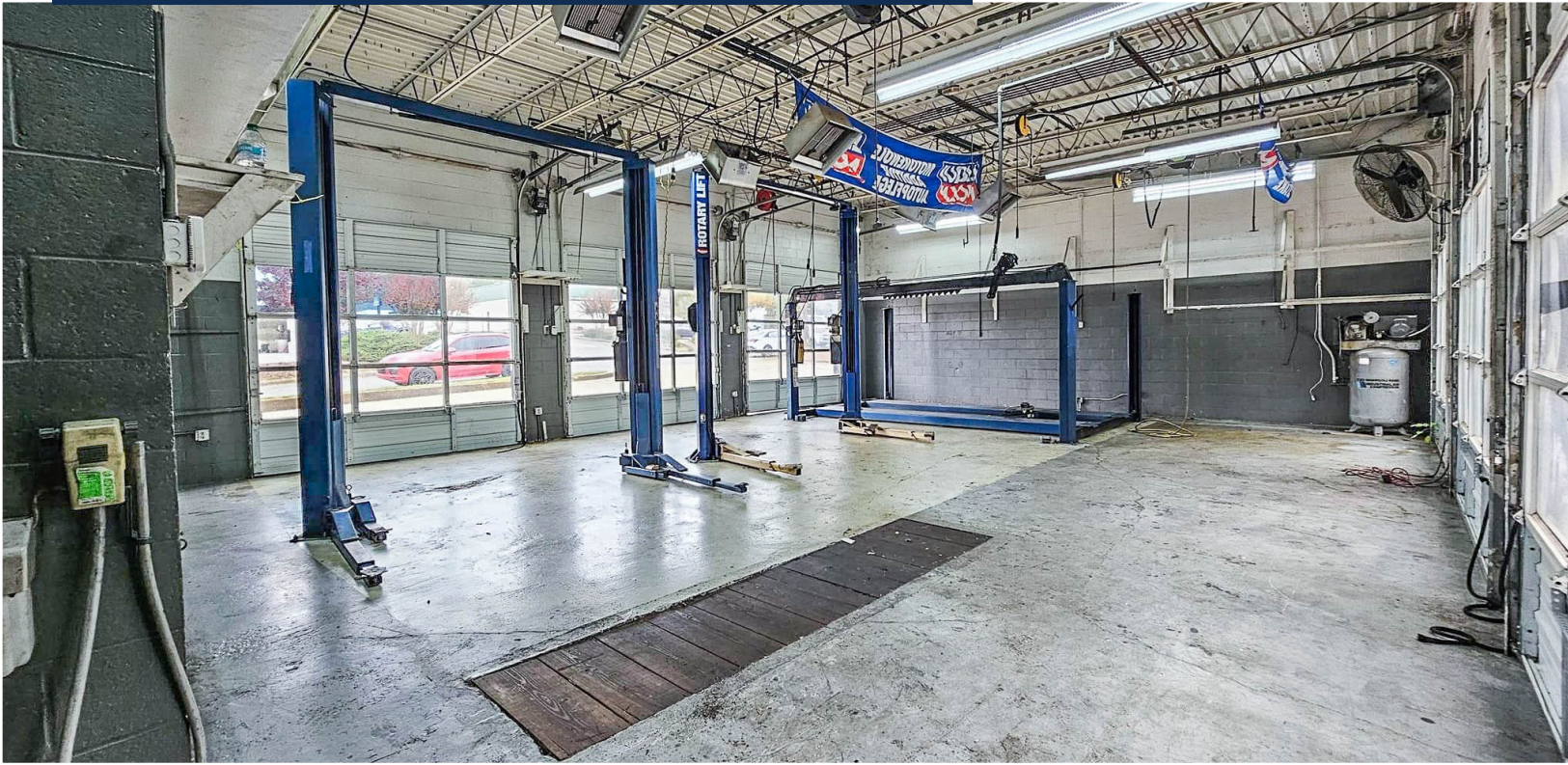
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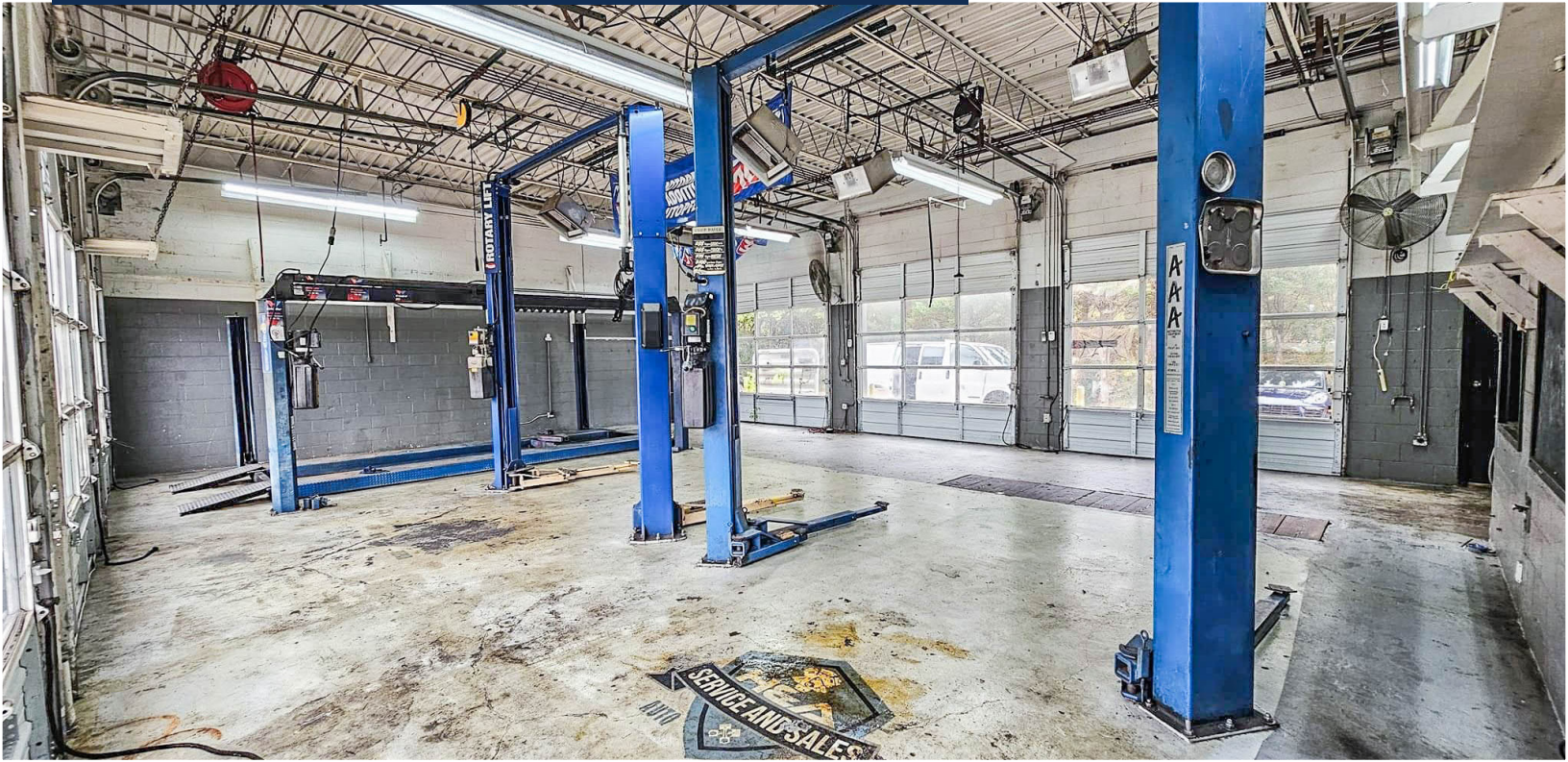
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DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population	6,912	62,439	188,296
Households	2,486	23,508	71,624
Avg. Household Income	\$130,217	\$127,815	\$133,497

Source: 2024 ESRI

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