



# Premier 2.0-Acre Commercial-Ready Corner Site in East Cobb

3090 Trickum Rd & 3061 Sandy Plains Marietta, GA 30066

## Property Description

This approximately 2.0-acre Marietta property offers exceptional visibility and commercial potential in the heart of East Cobb. Positioned at a high-traffic corner with desirable demographics and a CVS directly across the street, the location supports both owner-user and redevelopment possibilities. Please do not walk the property without an appointment.

## Property Summary

Details	
Pricing	\$1,495,000
Lot Size	Approx. 2.0 acres in prime East Cobb
Zoning	Current zoning R15; previously approved for LRO use
Visibility	Excellent visibility at a signalized, high-traffic corner
Potential Uses	Strong potential for medical, retail, or professional services
Area Context	Surrounded by stable demographics and established neighborhoods
Nearby Amenities	CVS directly across the street
Best For	Ideal for owner-users or redevelopment
Access	Appointment required to access or walk the property

## Location Highlights

- Located in one of East Cobb's most active commercial corridors
- Benefits from steady traffic along Sandy Plains and Trickum Road
- Surrounded by dense residential communities and daily-needs retail
- Area includes major brands and service providers that keep customer flow consistent
- Convenient access to Hwy 92, Shallowford Road, and I-75
- Strong surrounding household incomes support professional and specialty service uses

# Property Photos

