

**SOUTHERN EQUITY  
COMMERCIAL**  
INVEST WITH CONFIDENCE

**OFFERING MEMORANDUM**

**340 Lockheed Ave SE, Marietta, GA 30060**

**Sarah Byrd**

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TEAM LEAD

404.324.1344

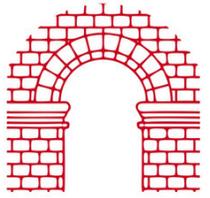
SARAHBYRD@KW.COM

695 Mansell Rd  
Suite 120  
Roswell, GA 30076

**SOUTHERNEQUITYCOMMERCIAL.COM**



# Executive Summary



Sale Price	\$799,000
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## Offering Summary

Cap Rate:	7.3%
NOI:	\$58,327
Building Size:	4,000 SF
Year Built:	1970

## Property Highlights

- Passive Income Opportunity! Now Fully Leased! New 5 year lease at \$6k per month!
- Directions: From Marietta Square, East on South Marietta Parkway to left on Lockheed Ave. Home on left
- Prime Location: Situated across from Kennesaw State University's Marietta campus and minutes from Interstate 75, shopping, and schools.
- Zoned O&I: Suitable for both residential and commercial use.
- Versatile Layout: Large great room and outside deck offer options for entertaining and relaxation.

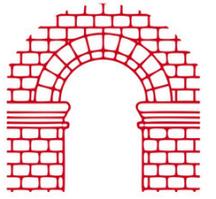
## Property Description

Set on a versatile, 0.63-acre parcel, this unique property features a generously sized structure—including a main residence plus multi-bedroom additions—offering tremendous flexibility for adaptive use. Positioned along Lockheed Avenue in a high-visibility corridor, the asset benefits from strong exposure to both university traffic and commuter flow via Interstate 75. With institutional zoning in-place, it's perfectly suited for conversion to office space, institutional use, or mixed-use development. Whether you're envisioning professional suites, wellness or hospitality conversion, or other O&I-aligned concepts, this offering presents a rare and strategically positioned opportunity for creative redevelopment.

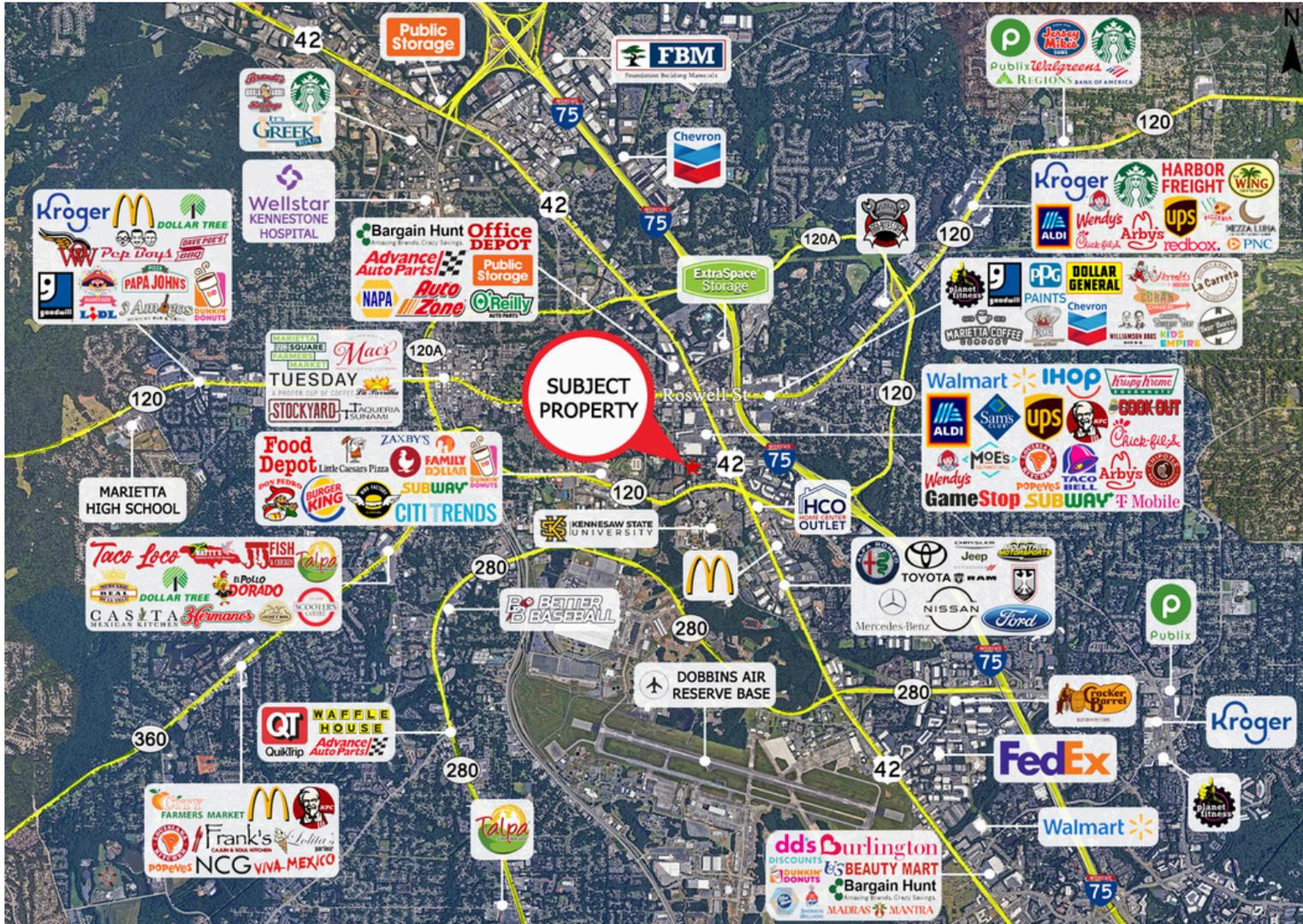
## Location Description

Conveniently located just east of Marietta Square, this property sits directly across from Kennesaw State University's Marietta campus and is minutes from I-75, regional shopping, and local schools. Zoned O&I (Office & Institutional), the site offers both residential and commercial possibilities in one of Marietta's most accessible and dynamic submarkets.

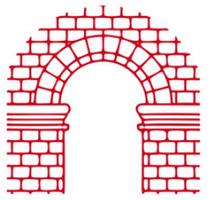
# Property Photos



# Retailer Map



# Demographics

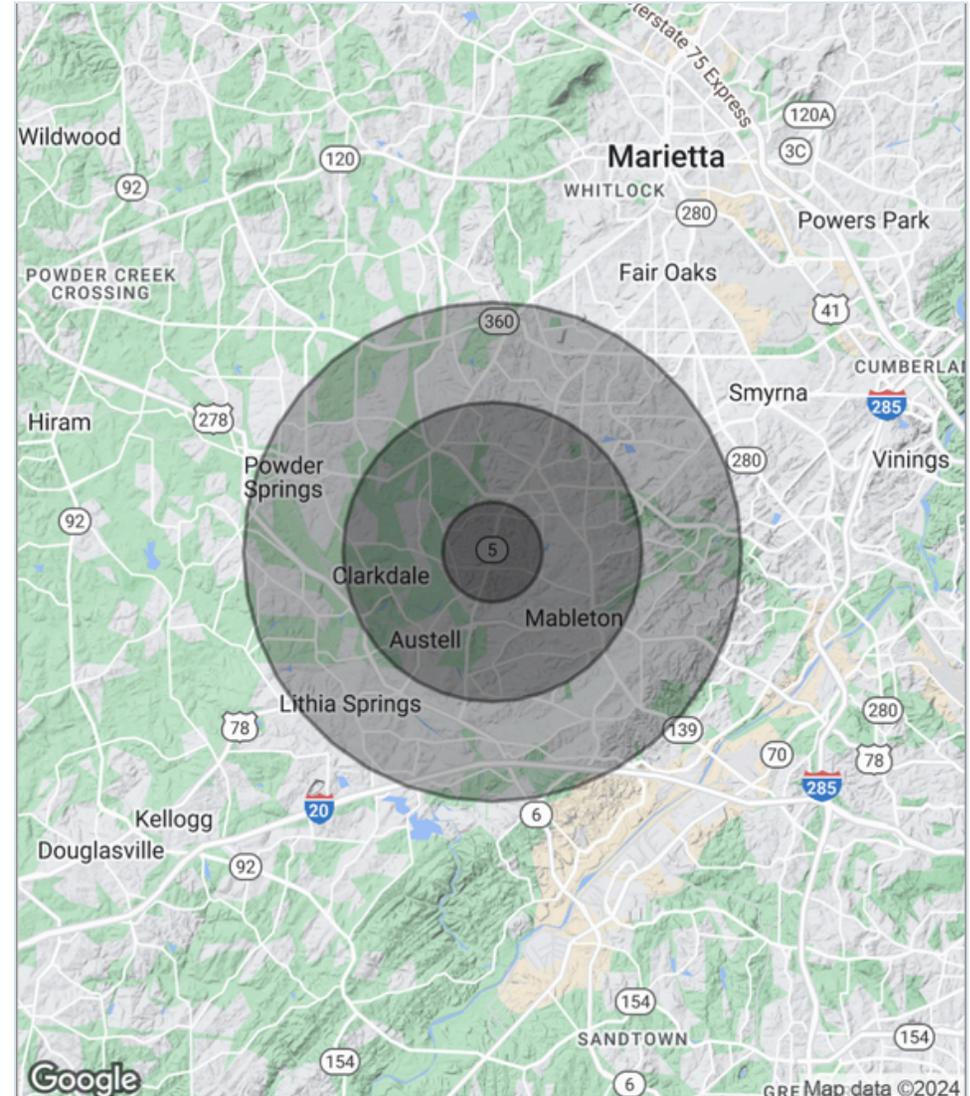


## DEMOGRAPHICS

Population	2 miles	5 miles	10 miles
2020 Population	33,128	214,211	754,448
2024 Population	37,074	222,221	761,633
2029 Population Projection	38,558	226,802	774,541
Annual Growth 2020-2024	3.0%	0.9%	0.2%
Annual Growth 2024-2029	0.8%	0.4%	0.3%
Median Age	33.8	36.6	38.6
Bachelor's Degree or Higher	30%	42%	50%
U.S. Armed Forces	95	371	1,210

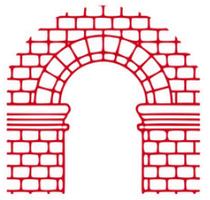
## INCOME

Income	2 miles	5 miles	10 miles
Avg Household Income	\$73,509	\$101,553	\$124,406



# FULL-SERVICE COMMERCIAL REAL ESTATE

LOCAL INSIGHT. NATIONAL REACH.



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## VALUE MAXIMIZED

Your goals drive us to maximize return on your investment.

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## SERVICE PERSONALIZED

*Communication. Responsiveness. Results.*  
Your needs inspire us to go above and beyond.

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## RELATIONSHIPS BUILT

Our team approach enables success.

LEASING

INVESTMENT SALES

PROPERTY MANAGEMENT

TENANT REPRESENTATION

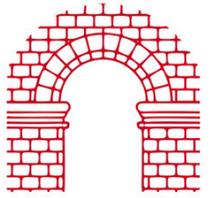


## GET IN TOUCH

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# Advisor Biographies Page



**Sarah Byrd**

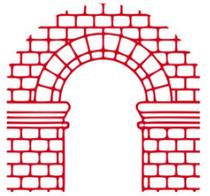
**Team Lead**

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Sarah Byrd is a global commercial real estate advisor representing clients throughout Georgia. Her love for working with all types of clients is apparent in her hustle. First year out of the gate, she closed 41 deals and earned membership in the Atlanta Commercial Board of REALTORS® Million Dollar Club. She is quickly becoming a well-known commercial agent who gets the job done. From sales, investing, buying, leasing, listing and tenant rep.... every day is a new adventure. This makes her a trusted resource to represent the finest clients. Needless to say, she loves her job.

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