

# For Sale: 3 Building Commercial/Retail Investment

Available for Sale



## 3931-3951 Mary Eliza Trace • Marietta, Georgia 30064

Three (3) Buildings Totaling 24,900 SF on 3.2 Acres:

### **3931 Mary Eliza Trace**

#### **Bldg 200**

- Suite 110: 2,000 SF
- Suite 200: 6,500 SF

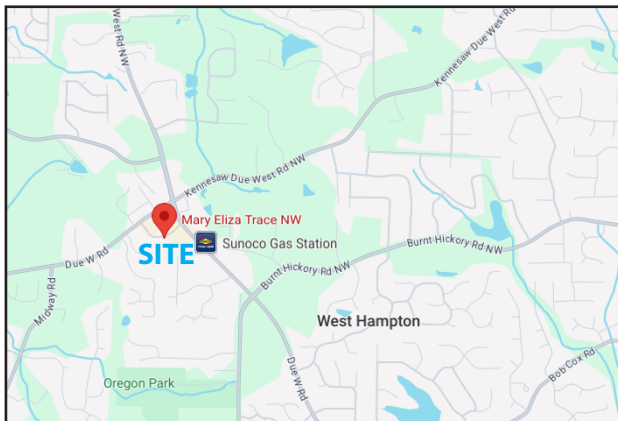
#### **Bldg 100**

- Suite 120: 8,000 SF

### **3951 Mary Eliza Trace**

- Suite 100: 2,800 SF
- Suite 200: 5,600 SF

- ▶ 3 Buildings
- ▶ 24,900 Total SF
- ▶ 3.2 acres (includes detention pond)
- ▶ Ample Parking
- ▶ Fully Leased
- ▶ Great location at the corner of Kennesaw and Acworth Due West Roads
- ▶ Significant traffic count on a highly trafficked corridor in West Cobb
- ▶ Solid Tenant Mix
- ▶ Buildings well maintained

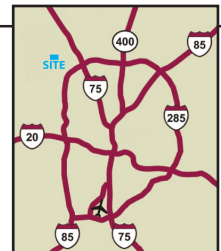


Map not to scale

### PLEASE CONTACT:

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## STOWERS & COMPANY

257 Lawrence St., NE, Unit 5236 • Marietta, GA 30061-2350

770-528-9422

# 3931-3951 Mary Eliza Trace • Marietta, Georgia

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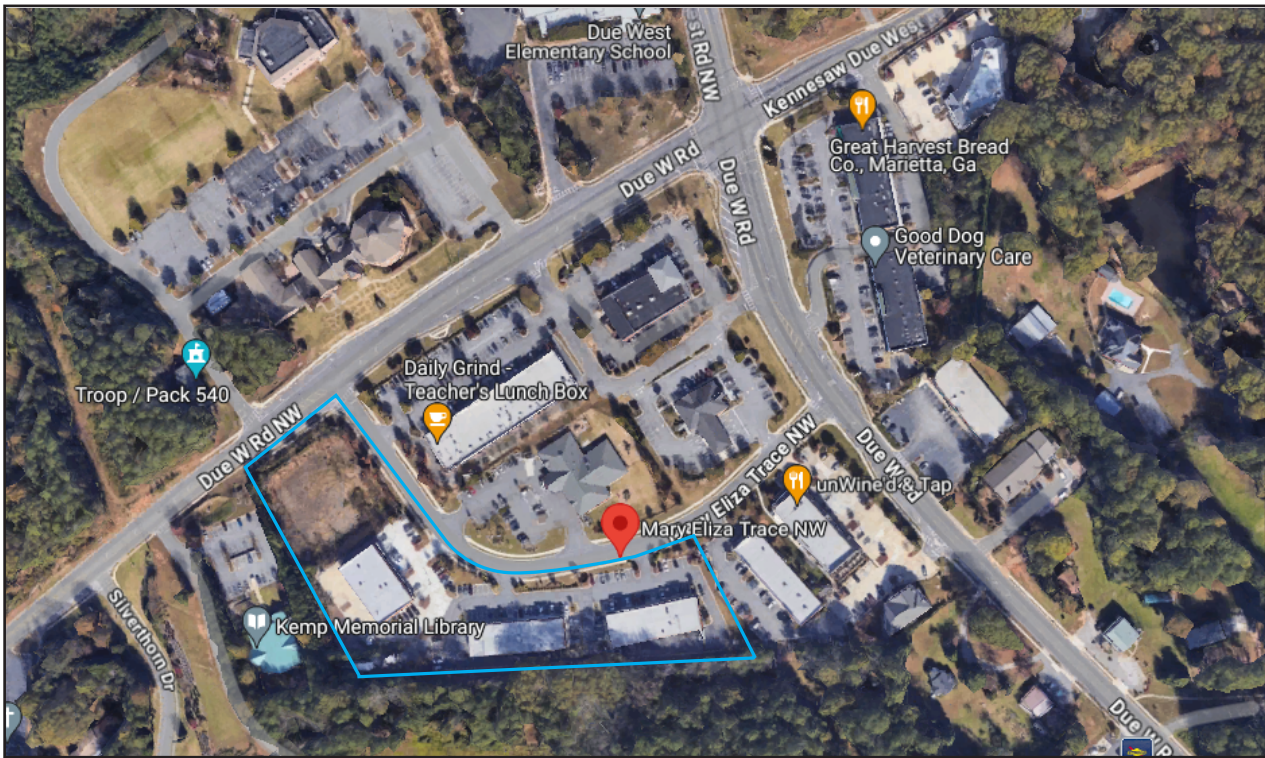


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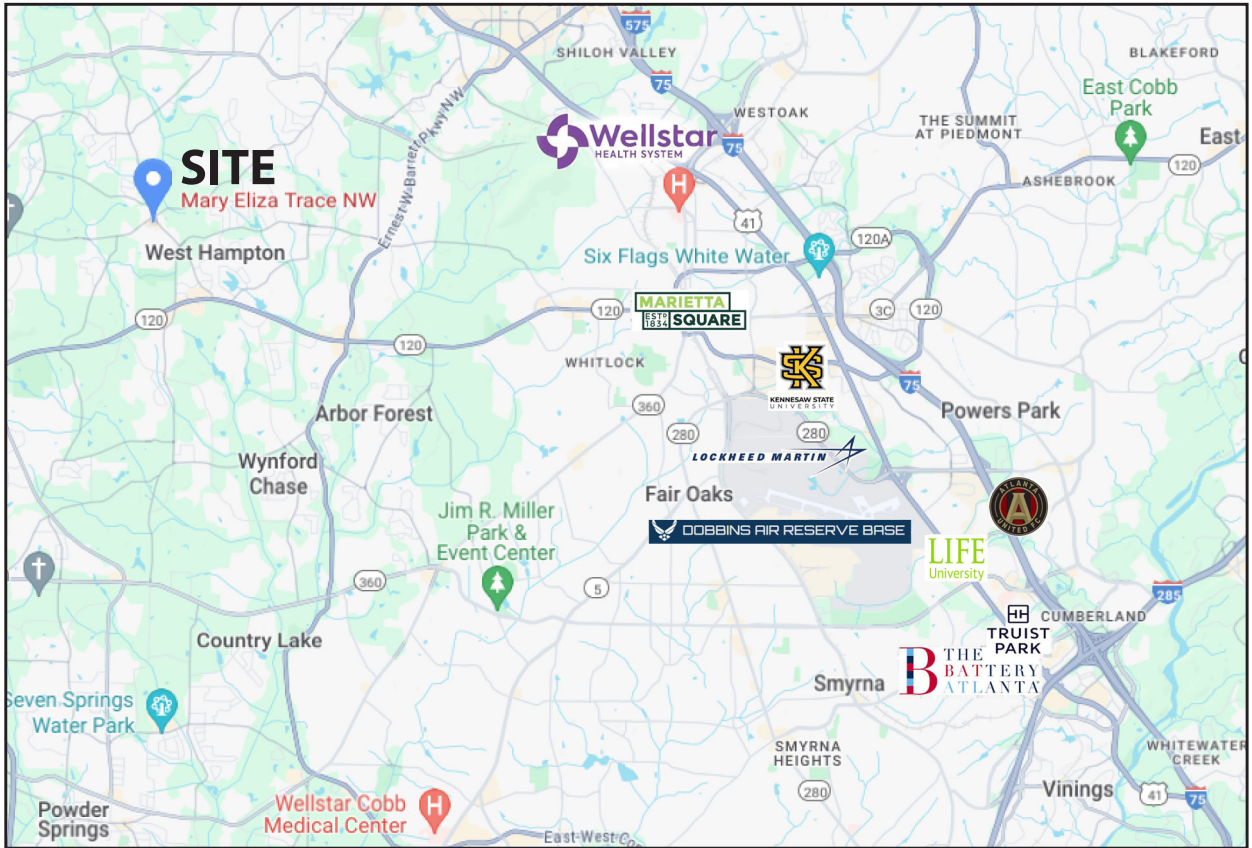


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## *Investment and Property Summary*

**Address:** 3931-3951 Mary Eliza Trace  
Marietta (West Cobb), Georgia 30064

**Location:** 3931-3951 Mary Eliza Trace is a Class "A" retail service center strategically located in the affluent and suburban West Cobb County, with five (5) excellent fitness, health and professional service tenants. All the suites are 100% climate controlled, and are structured net of all operating expenses with 35 annual escalations.

**Size:** 25,900 SF (3 buildings)

**Site:** 3.2 acres

**Zoning:** C- 4 "Strip Center" in unincorporated Cobb County

**Height:** 14'-16' clear span

**Construction:** Stone and masonry facade with standing seam metal roof

**Offering Price:** \$5,535,000

\$407,678 Proforma 2024 Net Income

7.375%

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## ***Tenant Profile:***



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# 3931-3951 Mary Eliza Trace • Marietta, Georgia

## Tenant Profile:



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