

# THE WALK AT MARS HILL

4900 Ivey Road | Acworth, GA



THE WALK AT MARS HILL

 **SEVER**  
**GROUP**

# THE PROPERTY

Location	4900 Ivey Road Acworth, GA 30101
County	Cobb
APN	20010900100
Cross Street	Mars Hill Road and Cobb Pkwy

## PROPERTY FEATURES

BUILDING SF	12,000
BUILDING CLASS	B
NUMBER OF STORIES	2
NUMBER OF BUILDINGS	1

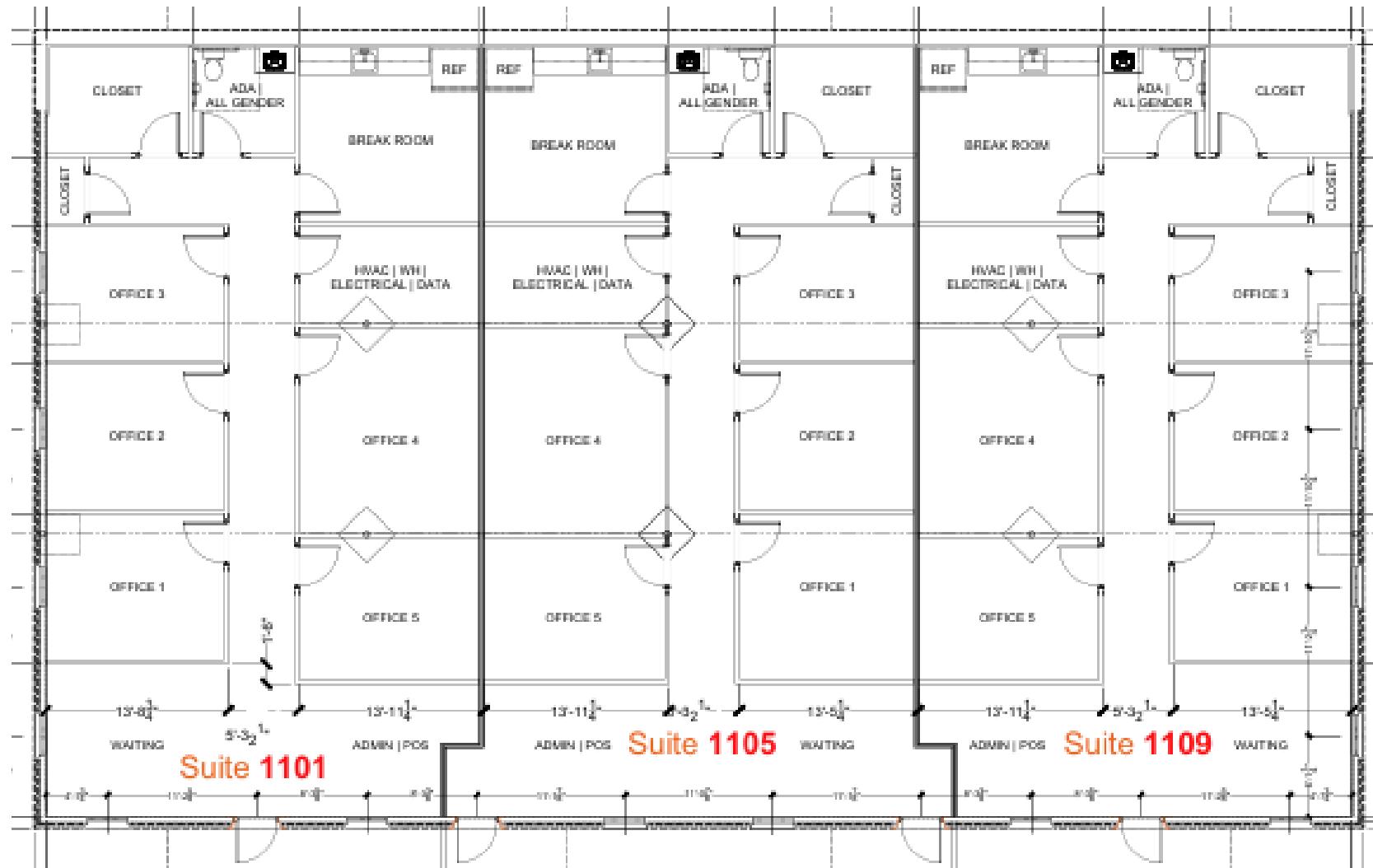


## HIGHLIGHTS

- Welcome to our brand new, state-of-the-art professional office building located in a bustling complex filled with like-minded professionals. Designed with the utmost attention to detail, this modern building offers the perfect environment for medical practitioners and professionals seeking a prestigious office space.
- With its prime location in the heart of Acworth, GA, our office building provides easy access to a wide range of amenities and services, making it an ideal choice for those in the medical field or any other professional industry. The building boasts a sleek design, featuring spacious and well-lit offices that can be customized to suit your specific needs.

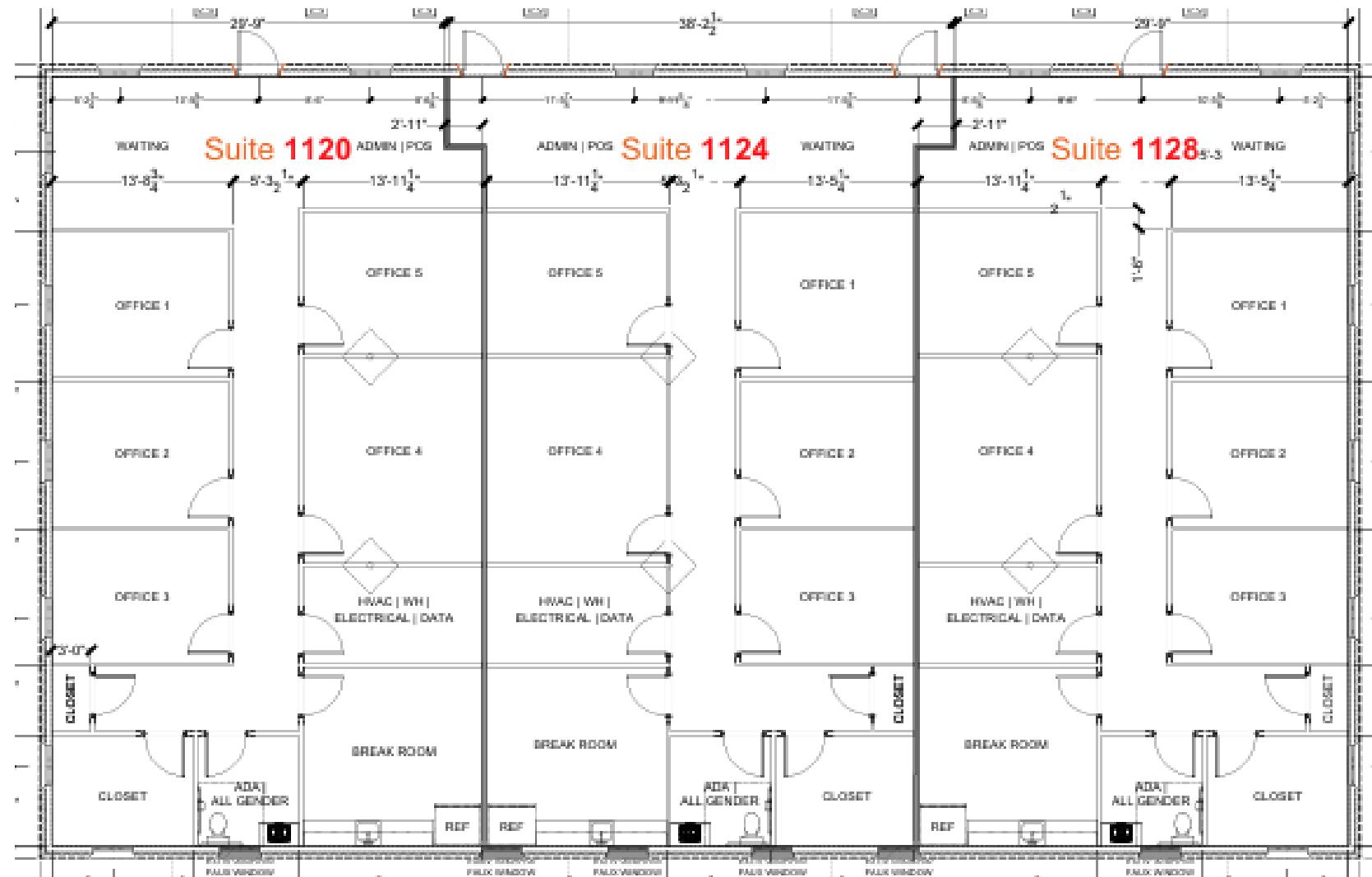


# THE SPACE

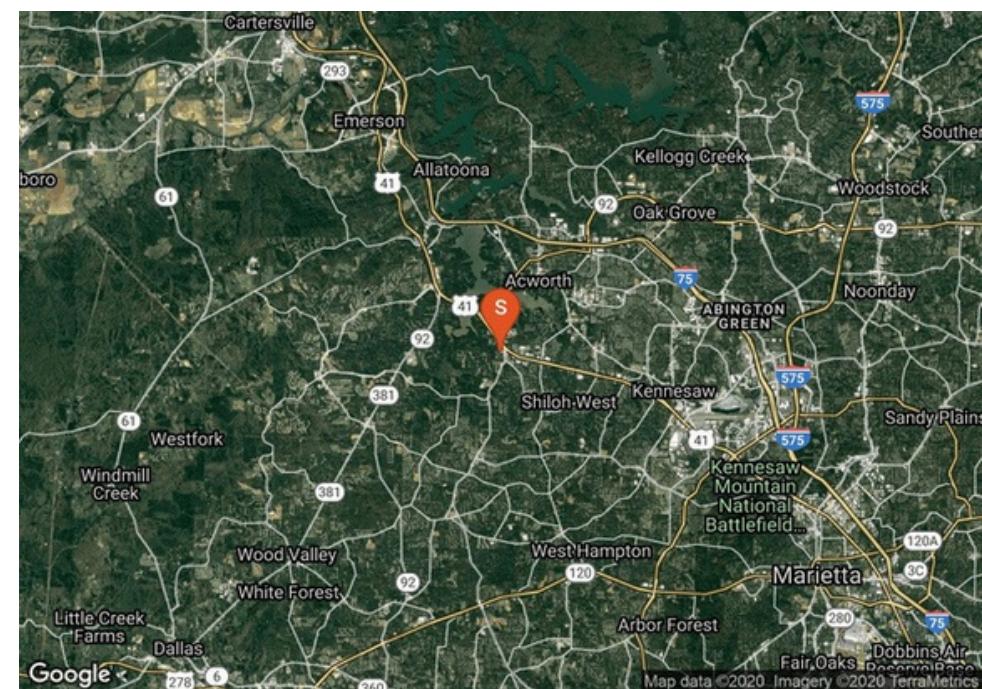
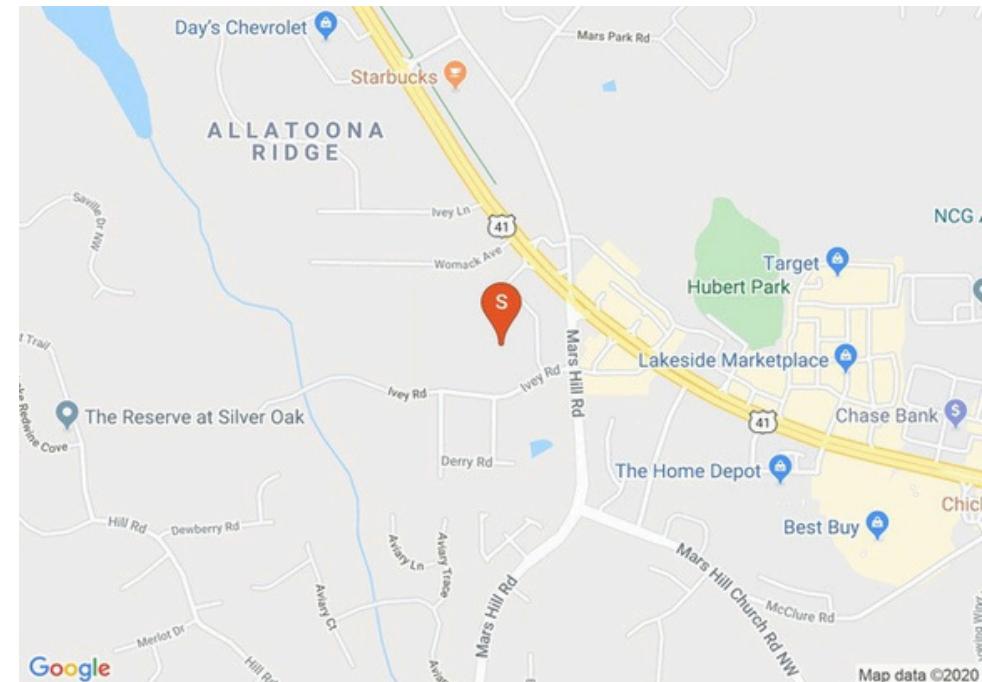


Tenant	Floor	Square Feet	Lease Type
Available	Lower	2,000-6,000	NNN

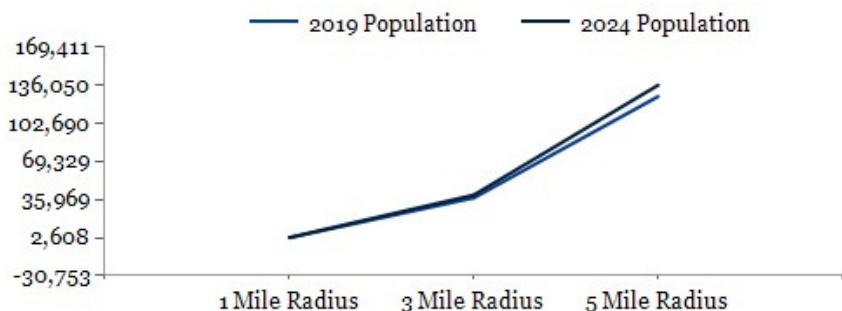
# THE SPACE



Tenant	Floor	Square Feet	Lease Type
Available	Upper	2,000-6,000	NNN



POPULATION		1 MILE	3 MILE	5 MILE
2000 Population	2010 Population	1,804	24,165	79,133
2019 Population	2024 Population	2,346	33,697	111,461
2019-2024: Population: Growth Rate		2,608	37,459	126,140
		2,782	39,929	136,050
		6.50%	6.45%	7.60%



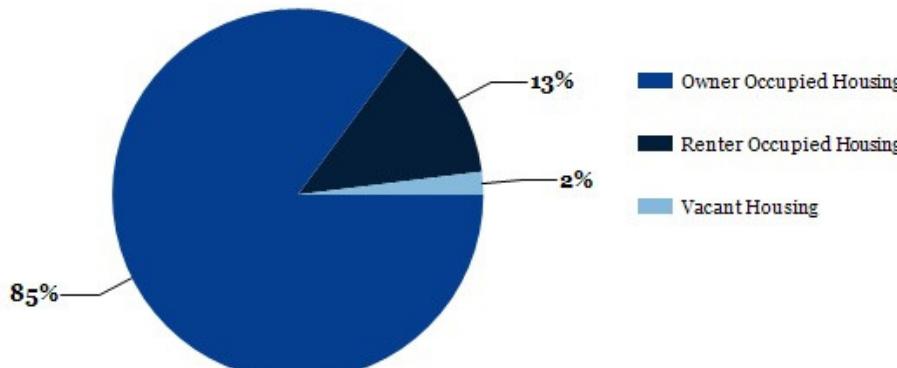
2019 HOUSEHOLD INCOME		1 MILE	3 MILE	5 MILE
less than \$15,000		28	601	2,061
\$15,000-\$24,999		31	699	2,043
\$25,000-\$34,999		50	915	2,590
\$35,000-\$49,999		92	1,279	4,047
\$50,000-\$74,999		159	2,418	6,776
\$75,000-\$99,999		156	1,820	6,691
\$100,000-\$149,999		198	2,710	9,124
\$150,000-\$199,999		140	1,589	5,515
\$200,000 or greater		73	986	3,736
Median HH Income		\$89,810	\$81,674	\$87,242
Average HH Income		\$109,594	\$102,363	\$107,605

2019 Household Income



HOUSEHOLDS		1 MILE	3 MILE	5 MILE
2000 Total Housing	2010 Total	658	8,785	28,547
Households 2019 Total	Households 2024	829	11,760	37,897
2024 Total Households	2019 Average	926	13,016	42,584
Household Size	2019-2024:	988	13,850	45,775
Households: Growth Rate		2.82	2.88	2.96
		6.50%	6.25%	7.30%

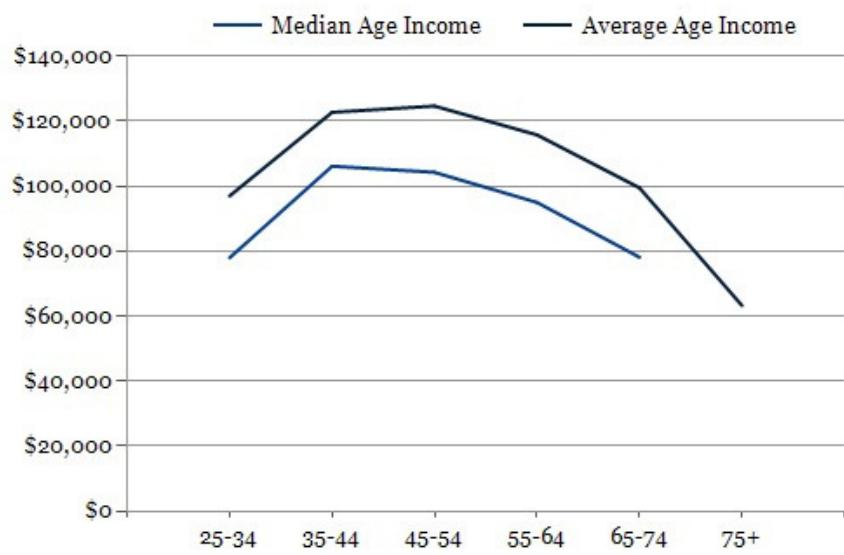
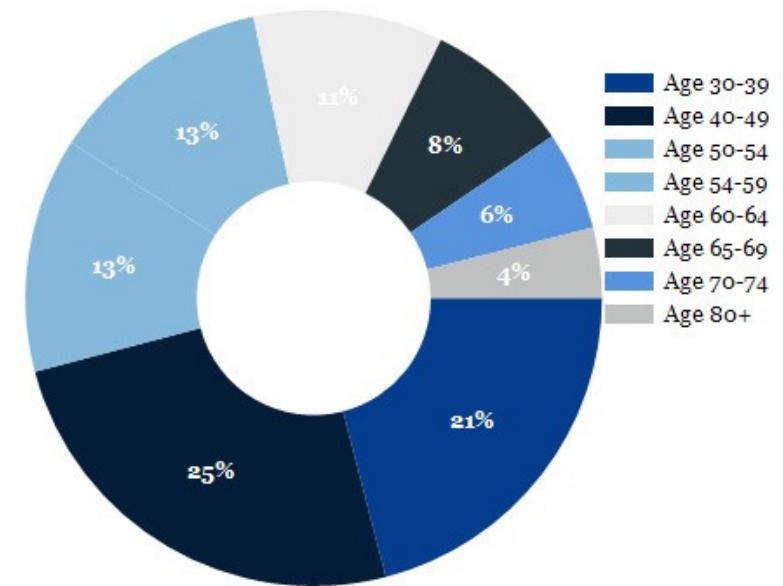
2019 Own vs. Rent - 1 Mile Radius



Source: esri

2019 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2019 Population Age 30-34	158	2,526	8,689
2019 Population Age 35-39	171	2,379	8,613
2019 Population Age 40-44	184	2,449	8,736
2019 Population Age 45-49	207	2,931	9,860
2019 Population Age 50-54	207	2,985	9,800
2019 Population Age 55-59	197	2,935	9,265
2019 Population Age 60-64	167	2,242	7,092
2019 Population Age 65-69	129	1,676	5,238
2019 Population Age 70-74	87	1,214	3,621
2019 Population Age 75-79	62	764	2,212
2019 Population Age 80-84	33	453	1,227
2019 Population Age 85+	31	367	1,002
2019 Population Age 18+	1,968	28,621	94,463
2019 Median Age 2024	40	39	37
Median Age	41	40	38

2019 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$77,954	\$69,493	\$75,678
Average Household Income 25-34	\$96,986	\$87,678	\$89,101
Median Household Income 35-44	\$106,138	\$98,254	\$103,551
Average Household Income 35-44	\$122,743	\$109,536	\$116,966
Median Household Income 45-54	\$104,256	\$103,137	\$108,374
Average Household Income 45-54	\$124,665	\$122,069	\$129,845
Median Household Income 55-64	\$94,994	\$89,141	\$92,688
Average Household Income 55-64	\$115,785	\$110,965	\$115,983
Median Household Income 65-74	\$78,124	\$66,636	\$67,242
Average Household Income 65-74	\$99,484	\$89,973	\$88,431
Average Household Income 75+	\$63,252	\$54,384	\$56,694



# The Walk at Mars Hill

## CONFIDENTIALITY and DISCLAIMER

The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Sever Consulting and Management Group and it should not be made available to any other person or entity without the written consent of Sever Consulting and Management Group. By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence. The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Sever Consulting and Management Group. This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective tenants, and to establish only a preliminary level of interest in the subject property. The information contained herein is not a substitute for a thorough due diligence investigation. Sever Consulting and Management Group has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, the compliance with local, state and federal regulations, the physical condition of the improvements thereon, or financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property. The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Sever Consulting and Management Group has not verified, and will not verify, any of the information contained herein, nor has Sever Consulting and Management Group conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided. All potential buyers must take appropriate measures to verify all of the information set forth herein. Prospective buyers shall be responsible for their costs and expenses of investigating the subject property.

*Exclusively Marketed by:*



Debra Sever

Sever Consulting and Management Group  
Broker  
(678) 849-6884  
[Debra@severcmg.com](mailto:Debra@severcmg.com)

