

Approved & Ready to Build Marietta Retail Pad Site

0.71 OF AN ACRE | 1260 BELLEMEADE DRIVE SOUTHWEST | MARIETTA, GA

Exclusively Listed by

Charlie Gonzalez - Associate | (404) 918-5050 | charlieg@kw.com | 361032, Georgia

Each Office is Independently Owned and Operated
www.kwcommercial.com

KW COMMERCIAL | FIRST ATLANTA
200 Glenridge Point Parkway
Atlanta, GA 30342

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before making any decisions.

Disclaimer



All materials and information received or derived from KW Commercial its directors, officers, agents, advisors, affiliates and/or any third party sources are provided without representation or warranty as to completeness, veracity, or accuracy, condition of the property, compliance or lack of compliance with applicable governmental requirements, developability or suitability, financial performance of the property, projected financial performance of the property for any party's intended use or any and all other matters.

Neither KW Commercial its directors, officers, agents, advisors, or affiliates makes any representation or warranty, express or implied, as to accuracy or completeness of the materials or information provided, derived, or received. Materials and information from any source, whether written or verbal, that may be furnished for review are not a substitute for a party's active conduct of its own due diligence to determine these and other matters of significance to such party. KW Commercial will not investigate or verify any such matters or conduct due diligence for a party unless otherwise agreed in writing.

EACH PARTY SHALL CONDUCT ITS OWN INDEPENDENT INVESTIGATION AND DUE DILIGENCE.

Any party contemplating or under contract or in escrow for a transaction is urged to verify all information and to conduct their own inspections and investigations including through appropriate third-party independent professionals selected by such party. All financial data should be verified by the party including by obtaining and reading applicable documents and reports and consulting appropriate independent professionals. KW Commercial makes no warranties and/or representations regarding the veracity, completeness, or relevance of any financial data or assumptions. KW Commercial does not serve as a financial advisor to any party regarding any proposed transaction.

All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants, and governmental agencies. All properties and services are marketed by KW Commercial in compliance with all applicable fair housing and equal opportunity laws.

Exclusively Listed by

Charlie Gonzalez - Associate

☎ (404) 918-5050

✉ charlieg@kw.com

📍 361032, Georgia

The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before

The background of the page is a light gray architectural wireframe of a modern building. The lines are thin and create a complex, multi-layered structure of rectangular forms, suggesting a multi-story building with various levels and setbacks. The perspective is from a low angle, looking up at the building's facade.

01

Property Information

EXECUTIVE SUMMARY

Executive Summary



Property Highlights

- Pad-Ready Commercial Site
- Approved Land Disturbance Permit (LDP)
- Zoned CRC - Community Retail Commercial
- Permitted for Retail, Restaurant, Medical, Office, childcare, fitness & Service Uses
- Public Water & Sewer Available
- Strong Residential Density
- Drive-Thru Potential (Subject to Approval)

| | |
|----------------------|-----------------------------|
| Price: | \$499,000 |
| Lot Size: | 0.71 Acres |
| Price / Acre: | \$704,802 |
| Frontage: | Bellemeade Road |
| Utilities: | All Available |
| Zoning: | Community Retail Commercial |
| APN: | 17006600890 |

02

Property Photos

PROPERTY PHOTOS



Property Photos



Property Photos



Property Photos



03

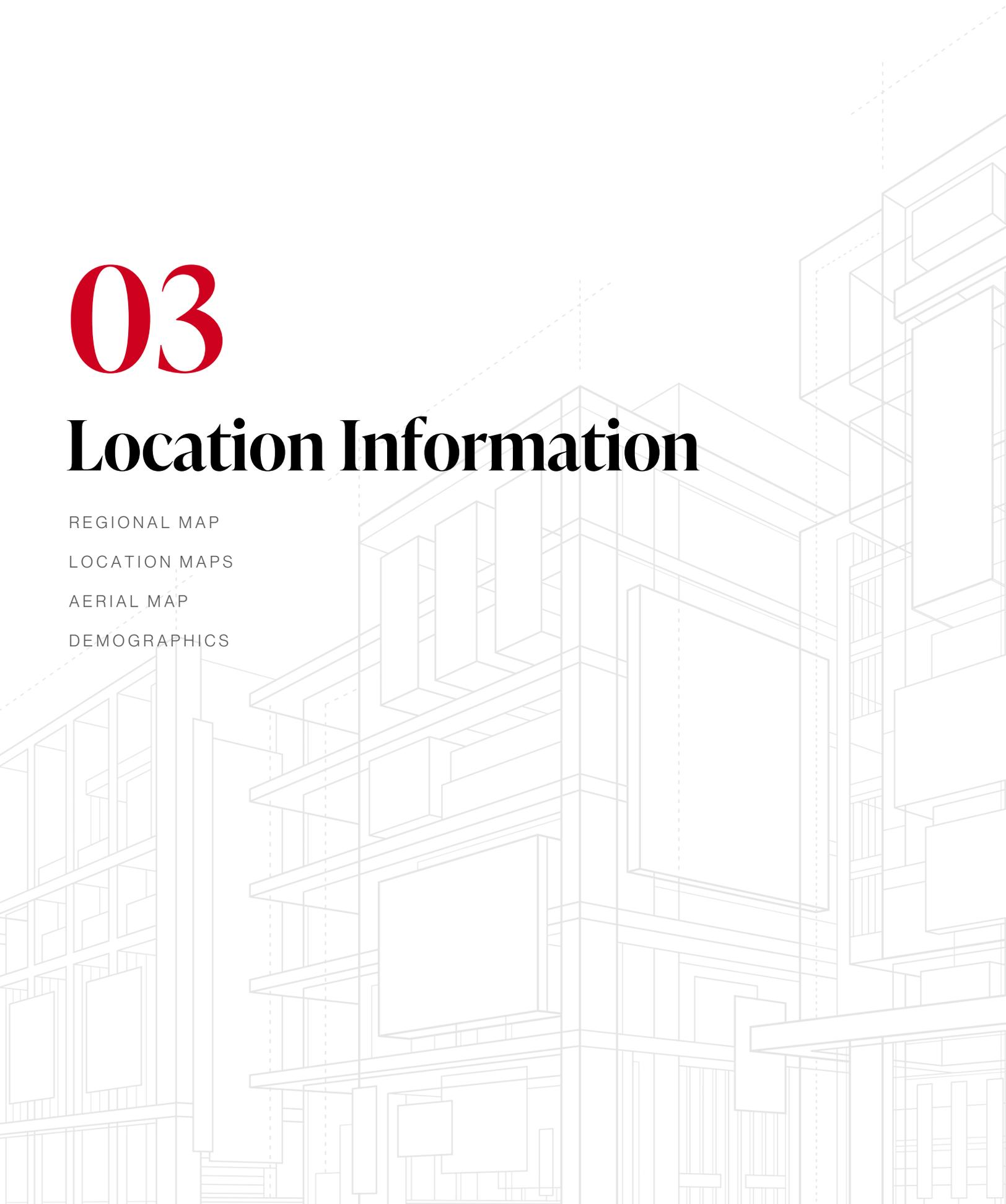
Location Information

REGIONAL MAP

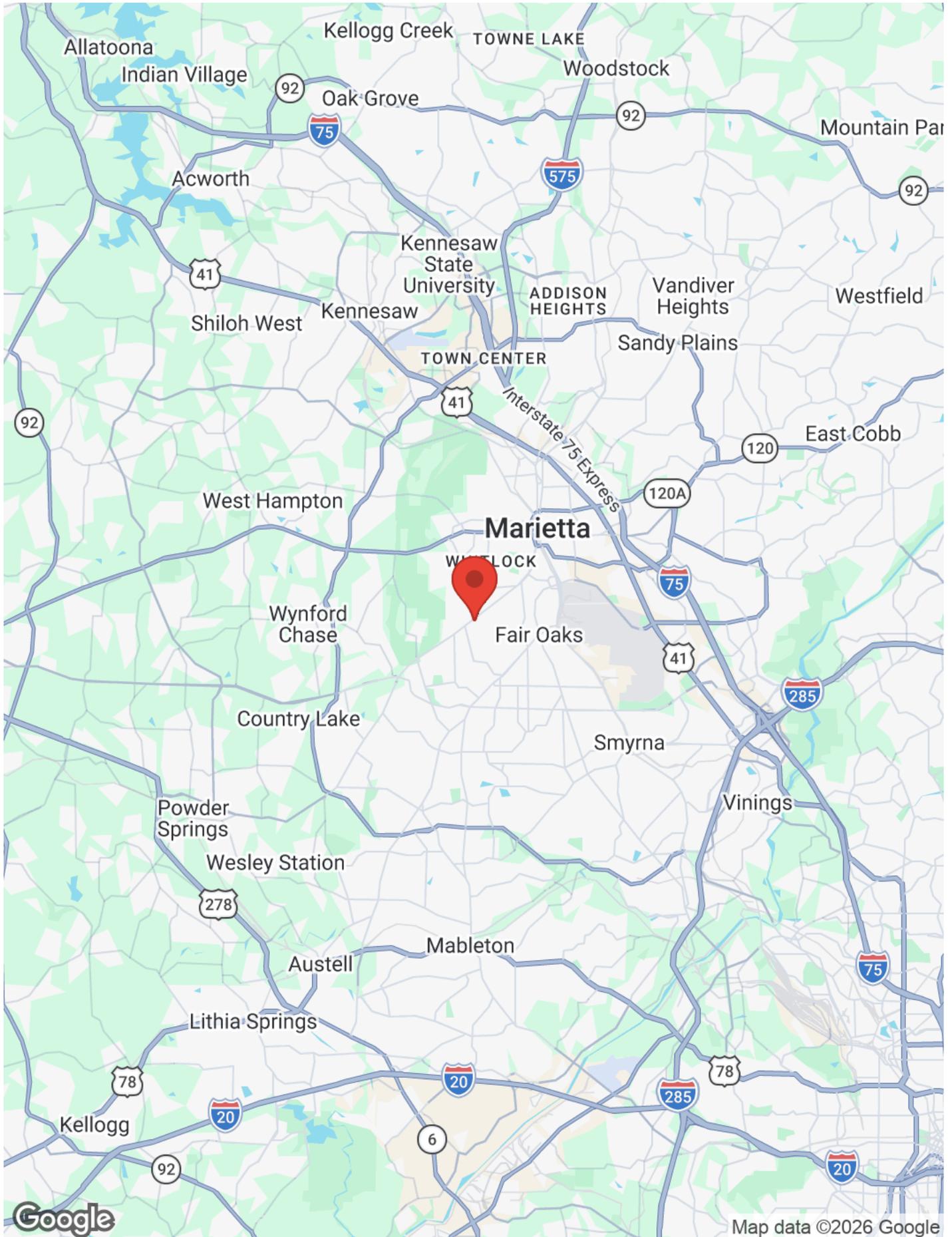
LOCATION MAPS

AERIAL MAP

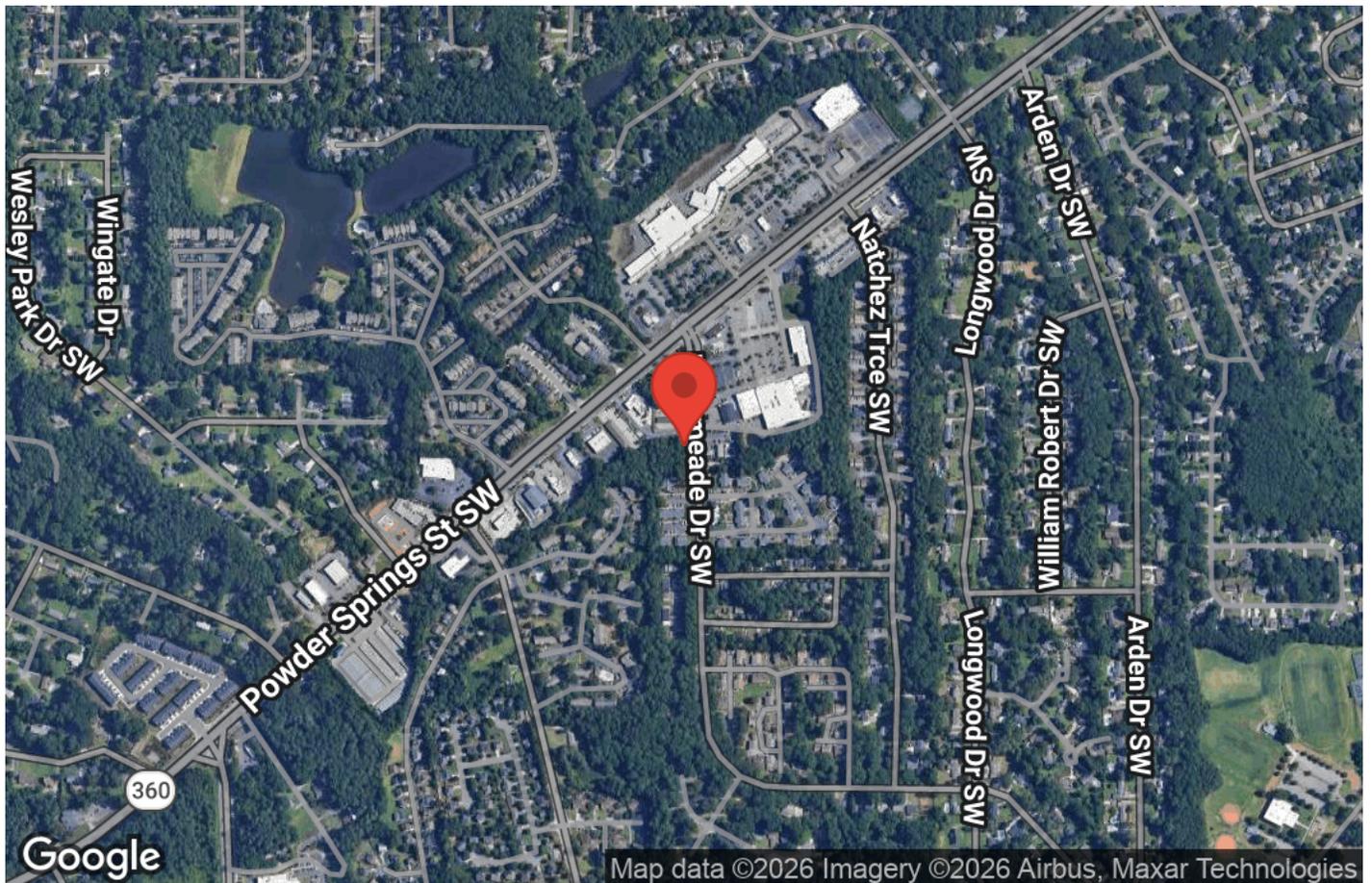
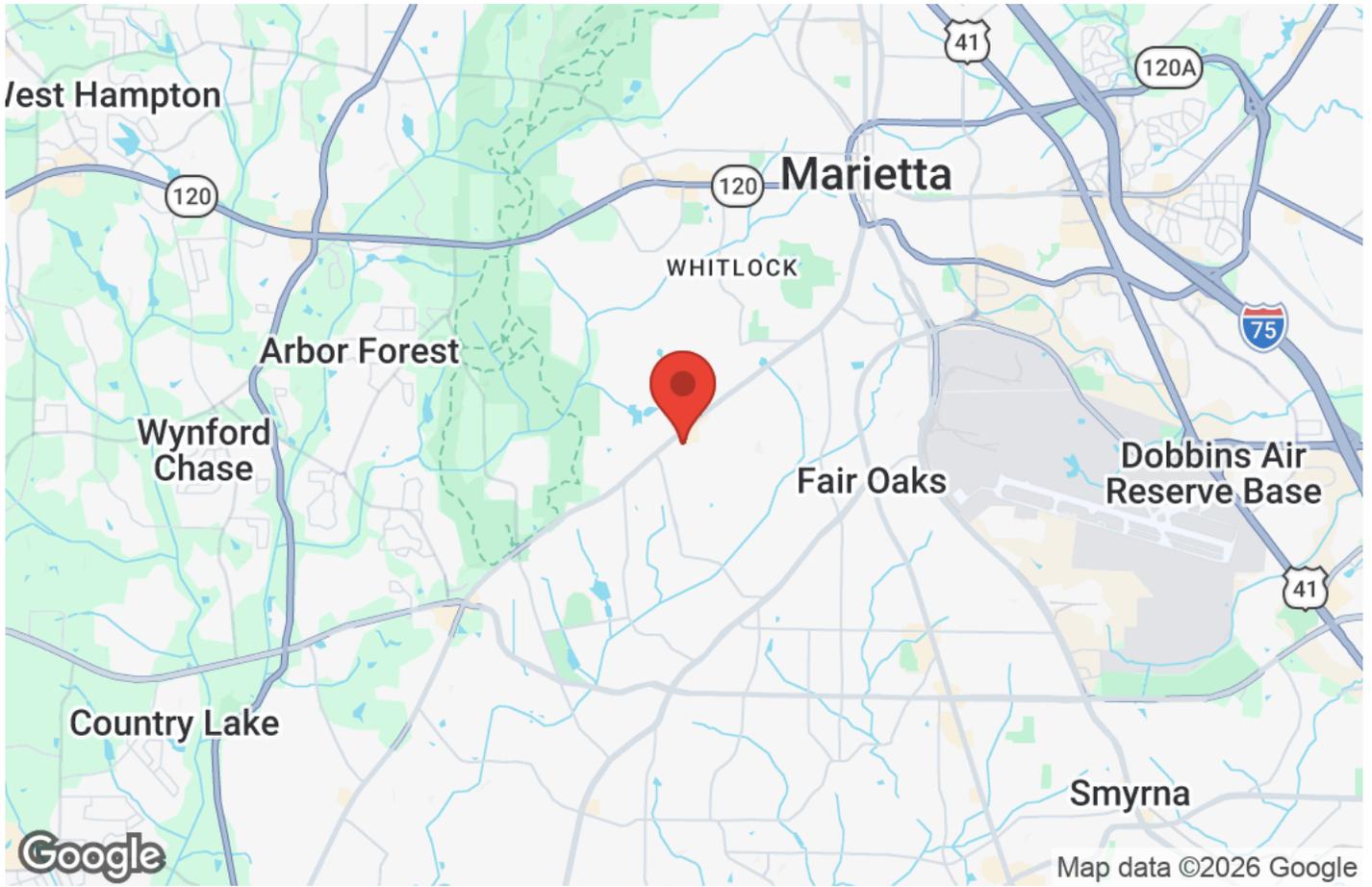
DEMOGRAPHICS



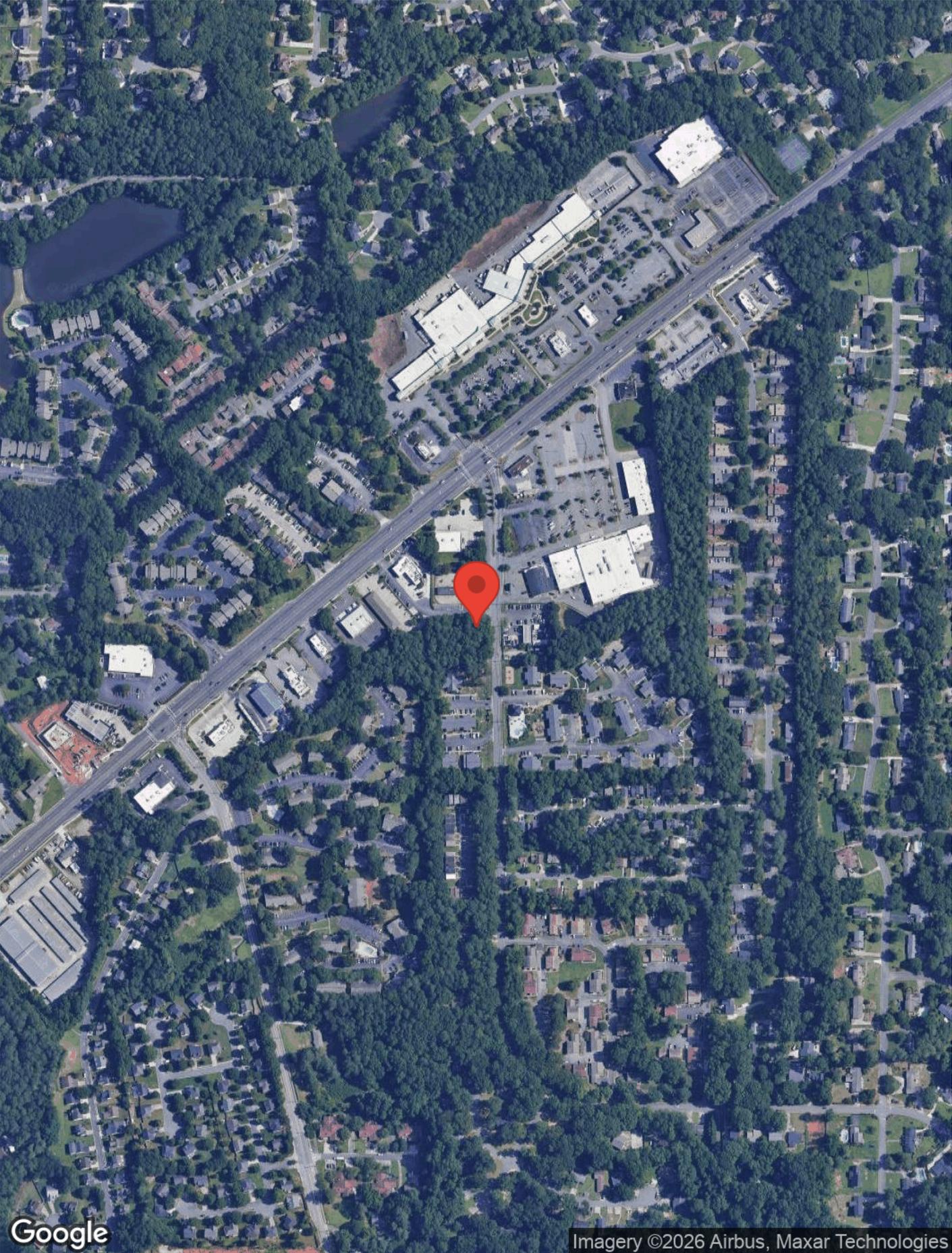
Regional Map



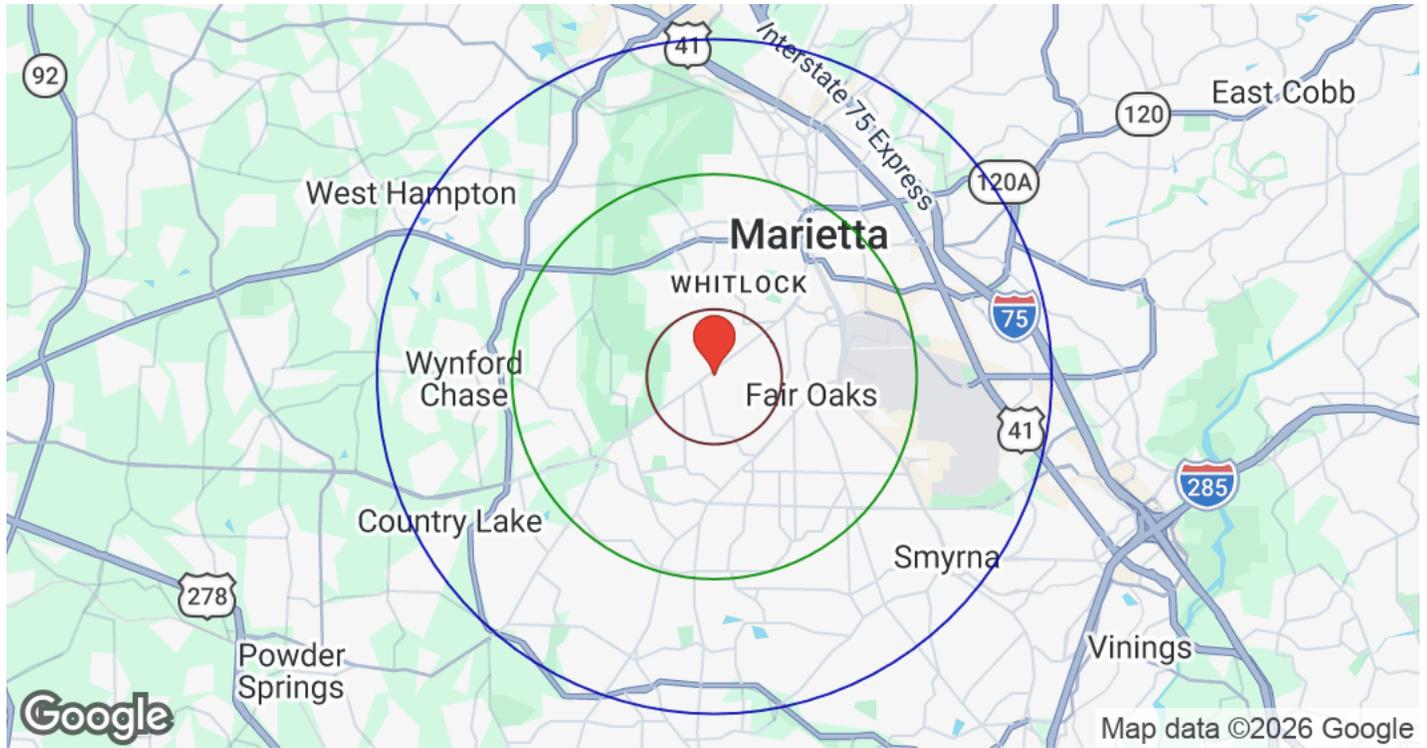
Location Maps



Aerial Map



Demographics



Distance: ○ 1 Mile ○ 3 Miles ○ 5 Miles

| Category | Sub-category | 1 Mile | 3 Miles | 5 Miles |
|-------------------------|------------------|----------|----------|----------|
| Population | Male | 5,179 | 39,335 | 97,298 |
| | Female | 5,734 | 39,144 | 97,346 |
| | Total Population | 10,912 | 78,479 | 194,645 |
| Race / Ethnicity | White | 3,578 | 27,507 | 76,904 |
| | Black | 4,071 | 23,355 | 59,328 |
| | Am In/AK Nat | 9 | 63 | 175 |
| | Hawaiian | 1 | 16 | 58 |
| | Hispanic | 2,695 | 23,685 | 46,306 |
| | Asian | 322 | 2,244 | 7,241 |
| | Multiracial | 199 | 1,373 | 3,971 |
| | Other | 36 | 243 | 662 |
| Housing | Total Units | 4,332 | 30,146 | 76,859 |
| | Occupied | 4,149 | 28,923 | 73,697 |
| | Owner Occupied | 2,141 | 15,916 | 42,193 |
| | Renter Occupied | 2,008 | 13,007 | 31,504 |
| | Vacant | 182 | 1,223 | 3,162 |
| Age | Ages 0 - 14 | 2,127 | 15,126 | 35,774 |
| | Ages 15 - 24 | 1,579 | 10,913 | 27,171 |
| | Ages 25 - 54 | 4,694 | 33,866 | 83,469 |
| | Ages 55 - 64 | 1,198 | 8,546 | 21,979 |
| | Ages 65+ | 1,315 | 10,029 | 26,253 |
| Income | Median | \$84,132 | \$84,321 | \$90,296 |
| | Under \$15k | 364 | 2,228 | 5,246 |
| | \$15k - \$25k | 244 | 1,841 | 3,592 |
| | \$25k - \$35k | 275 | 1,574 | 4,328 |
| | \$35k - \$50k | 297 | 2,750 | 6,558 |
| | \$50k - \$75k | 647 | 4,695 | 11,339 |
| | \$75k - \$100k | 679 | 3,688 | 9,456 |
| | \$100k - \$150k | 854 | 5,237 | 13,858 |
| | \$150k - \$200k | 360 | 2,867 | 7,725 |
| Over \$200k | 430 | 4,044 | 11,595 | |

The background of the page is a light gray architectural wireframe of a modern building. It features multiple levels, balconies, and rectangular window openings, all rendered as thin lines. Dotted lines are used to indicate vertical and horizontal grid lines, suggesting a structural or design plan.

04

Agent Profile

PROFESSIONAL BIO

Professional Bio



Charlie Gonzalez has been in commercial real estate since 2006. Through the real estate cycles, he has advised private and institutional commercial real estate investors, stakeholders, and lenders. Charlie graduated from Georgia State University with a B.B.A. in Finance, and previously worked for CBRE; BDO USA, LLP; Mountain Seed Advisors; and co-founded Crestview Property Analytics before starting Redwood Property Advisors and Hedge Commercial Real Estate. In the last 20 years, Charlie's been part of transactions involving various commercial real estate property types including retail shopping centers, free standing retail buildings, office buildings, vacant land, ground leases, senior living facilities, hotels, apartment complexes, subdivision developments, golf courses, industrial buildings, church buildings, gas stations, car wash facilities, and school buildings.

Charlie is a State of Georgia licensed General Certified appraiser, as well as a member of the Atlanta Commercial Board of Realtors.

Charlie Gonzalez

Associate

 (404) 918-5050
 charlieg@kw.com
 361032, Georgia

Approved & Ready to Build Marietta Retail Pad Site

0.71 OF AN ACRE | 1260 BELLEMEDE ROAD | MARIETTA, GA

Exclusively Listed by

Charlie Gonzalez - Associate

☎ (404) 918-5050

✉ charlieg@kw.com

📍 361032, Georgia

KW Commercial | First Atlanta

200 Glenridge Point Parkway

Atlanta, GA 30342

Each Office is Independently Owned and Operated



www.kwcommercial.com