



PROPERTY DESCRIPTION

Vision Commercial Advisors is pleased to present a value-add opportunity in Marietta, minutes from I-75 off Canton Road Connector. The property is brick-block construction on approximately 10 acres and has been a steady income stream with below market rents for many years. Most leases are month to month which gives opportunity for buyer to reposition to market rents or redevelop. Cell tower will be retained by Seller. Please do not disturb tenants. Call for appointment to show.

PROPERTY HIGHLIGHTS

- Excellent Location near I-75 on 10 +/- Acres
- Value-Add or End-user Deal / UNDER MARKET Rents
- \$401,100 Actual Income / Month To Month Leases
- City of Marietta CRC Zoning
- Billboard Income, 2 Residential Lots
- Cell Tower NOT Included

OFFERING SUMMARY

Sale Price:	\$6,300,000
Number of Units:	36
Lot Size:	10 Acres
Building Size:	81,162 SF
NOI:	\$253,000.00
Cap Rate:	4.02%

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,683	71,897	295,733
Total Population	4,599	180,342	725,422
Average HH Income	\$87,200	\$98,161	\$105,938

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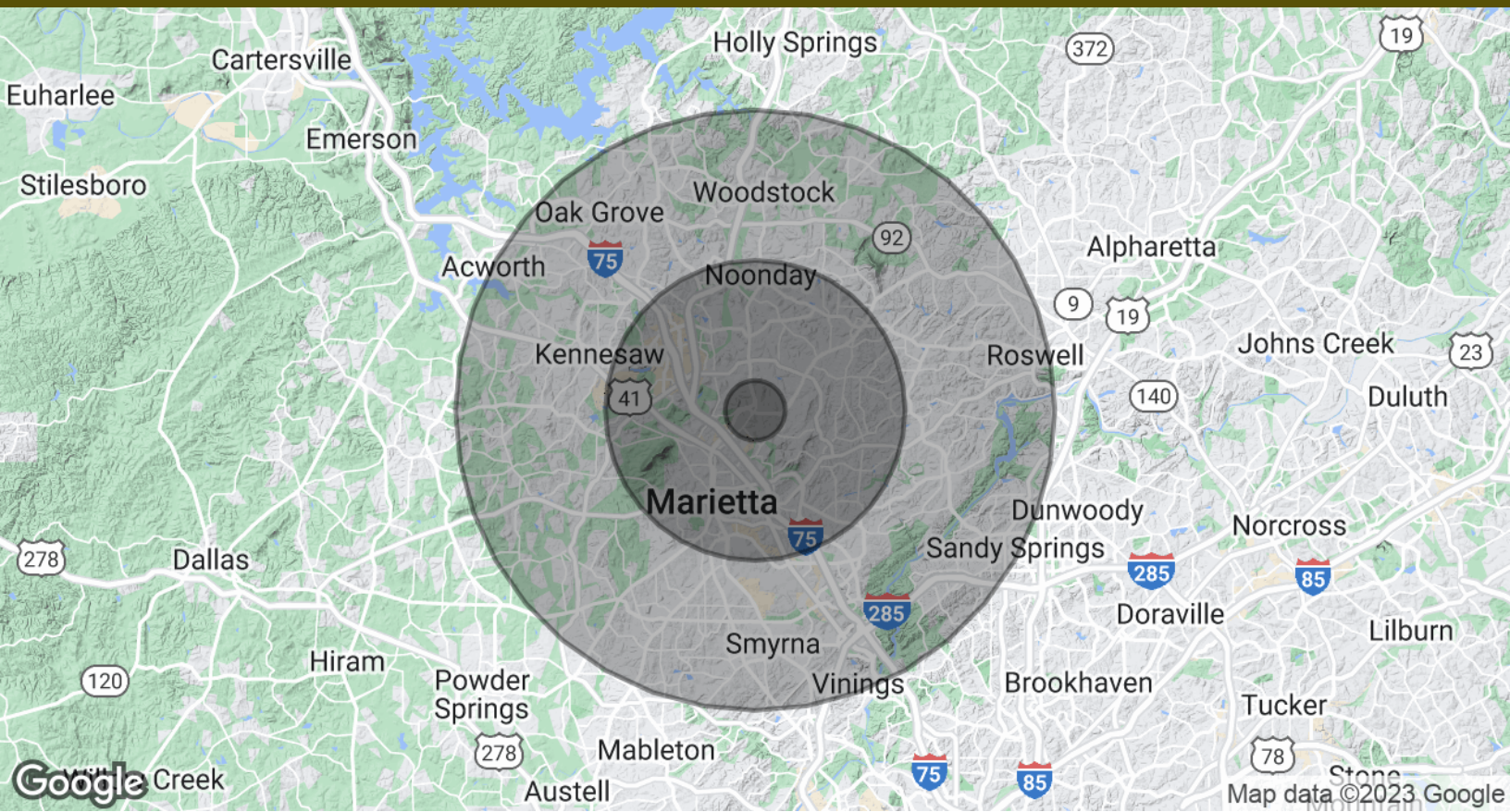
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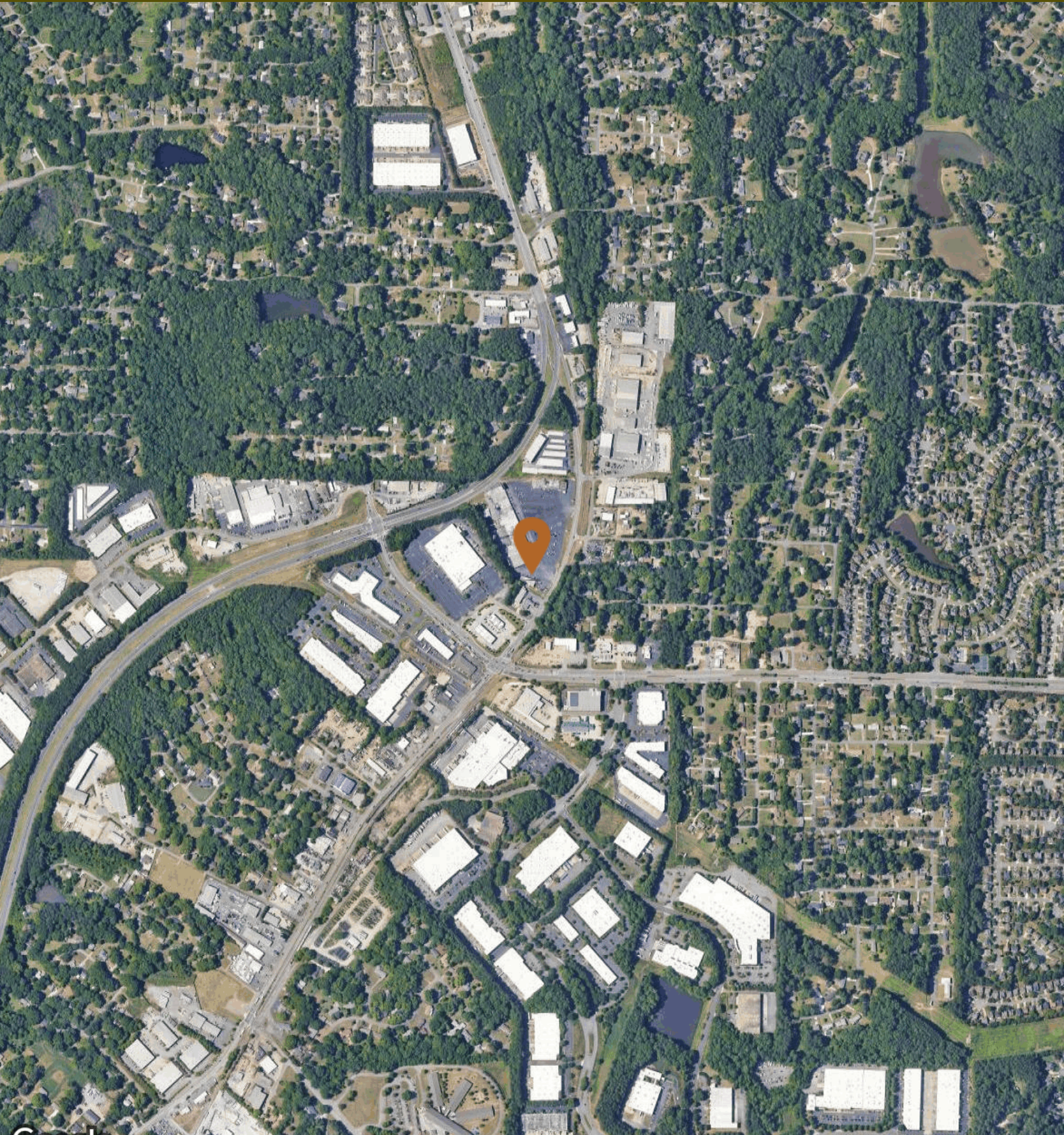
POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,599	180,342	725,422
Average Age	36.3	38.7	38.8
Average Age (Male)	37.1	37.1	37.3
Average Age (Female)	36.4	40.1	40.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,683	71,897	295,733
# of Persons per HH	2.7	2.5	2.5
Average HH Income	\$87,200	\$98,161	\$105,938
Average House Value	\$251,682	\$264,179	\$290,627

* Demographic data derived from 2020 ACS - US Census

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Google

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