

14,500 SF

FOR SALE



AN EXCEPTIONAL RETAIL PROPERTY WALKABLE FROM THE MARIETTA SQUARE

225 CRESCENT CIRCLE SW | MARIETTA, GEORGIA 30064

Cecil &
Campbell
COMMERCIAL REAL ESTATE ADVISORS



STRATEGICALLY LOCATED OFF THE MARIETTA SQUARE

0.25 Mile to
Marietta Square

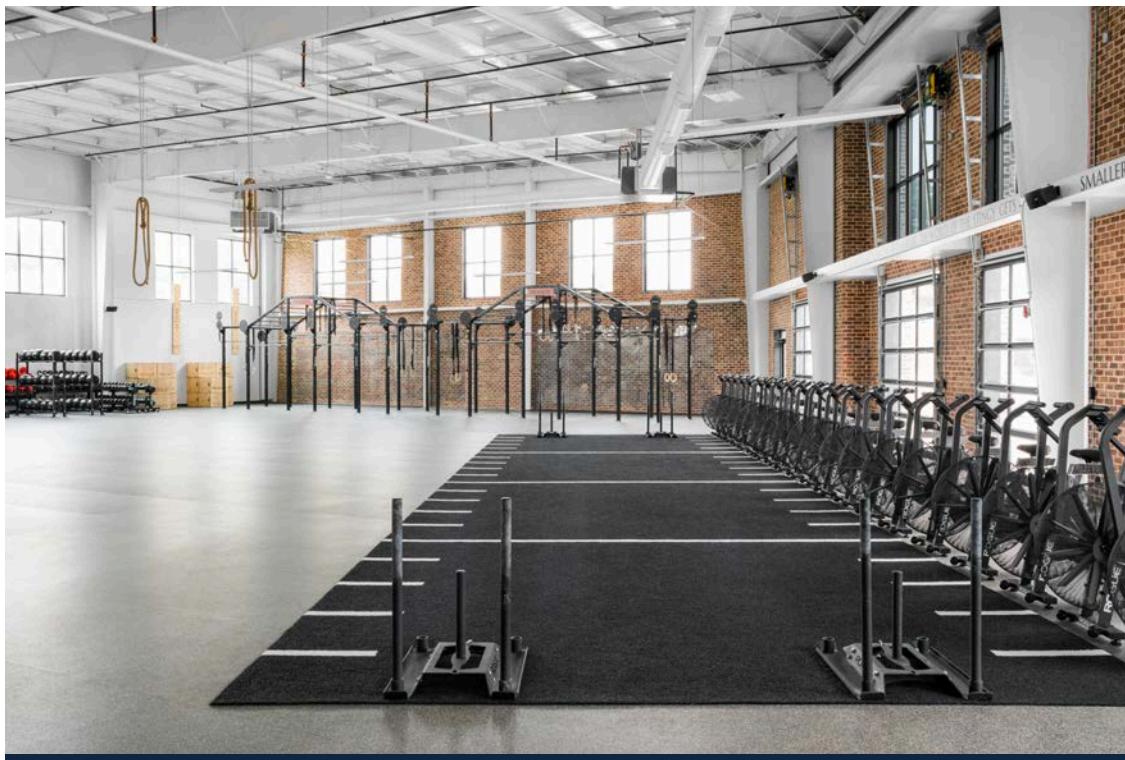
1.5 Miles to
Kennestone Hospital

2.5 Miles to **I-75**

7.5 Miles to
Truist Park + I-285

**225 Crescent Circle
SW Marietta**

GEORGIA



225 Crescent Circle SW Marietta

GEORGIA

**14,500 TOTAL SF
on 1.17 ACRES**

Highly visible along a major corridor with ±45,000 vehicles per day, this exceptional 14,500 SF facility offers outstanding access just a short walk from Marietta Square. The site benefits from strong exposure, easy ingress/egress, and proximity to downtown Marietta, making it well-positioned for retail, flex, showroom, or light industrial users seeking both visibility and functionality.

- 14,500 SF clearspan brick & steel
- 5 drive-in doors (15' x 10')
- 21' clear heights
- Climate-controlled & sprinklered
- LED lighting
- 120/208V, 3-phase power
- Underground detention
- 60+ parking spaces
- Beautifully landscaped



SNAPSHOT

\$4,950,000
OFFERED AT

45,000
AVG DAILY TRAFFIC

0.25 MILES
TO THE MARIETTA SQUARE

CRC
ZONING

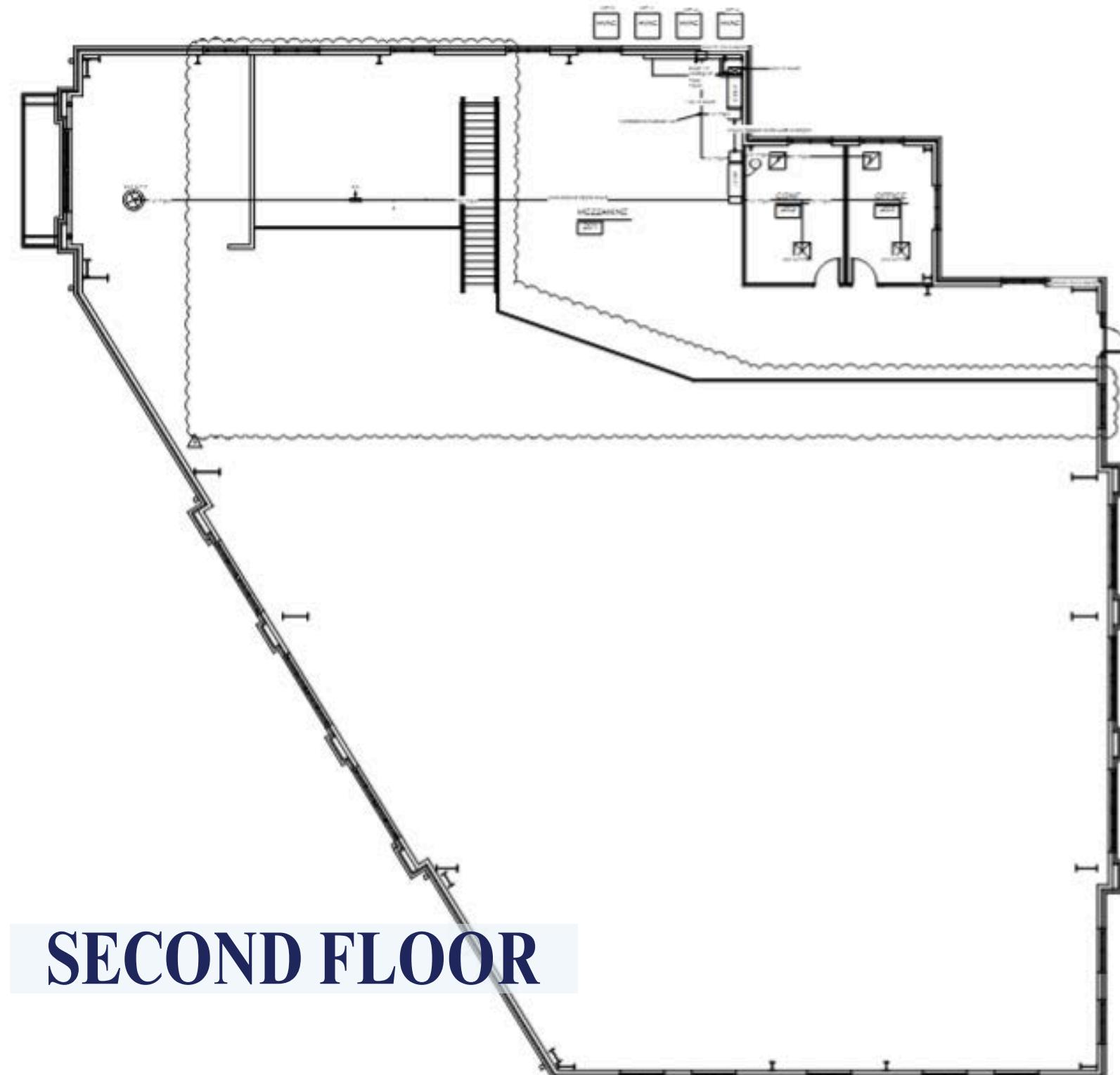
61
PARKING SPACES

2.5 MILES
TO I-75

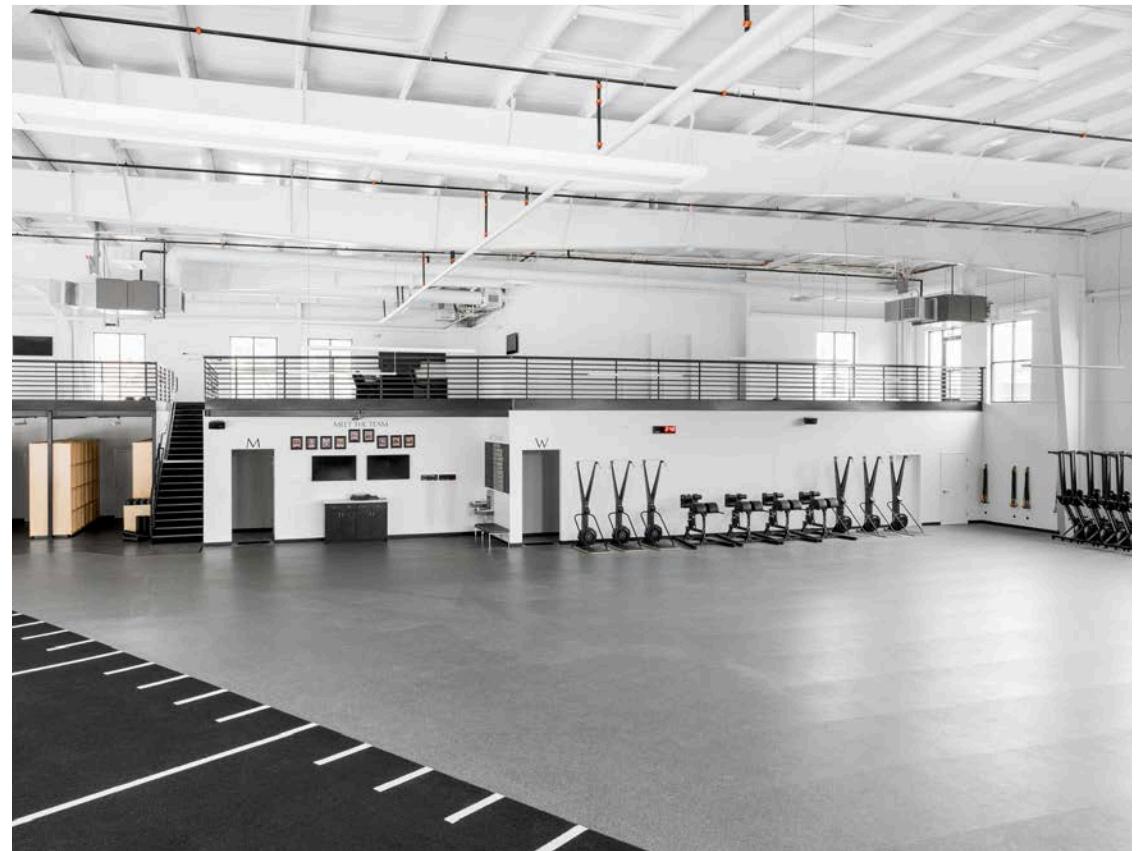
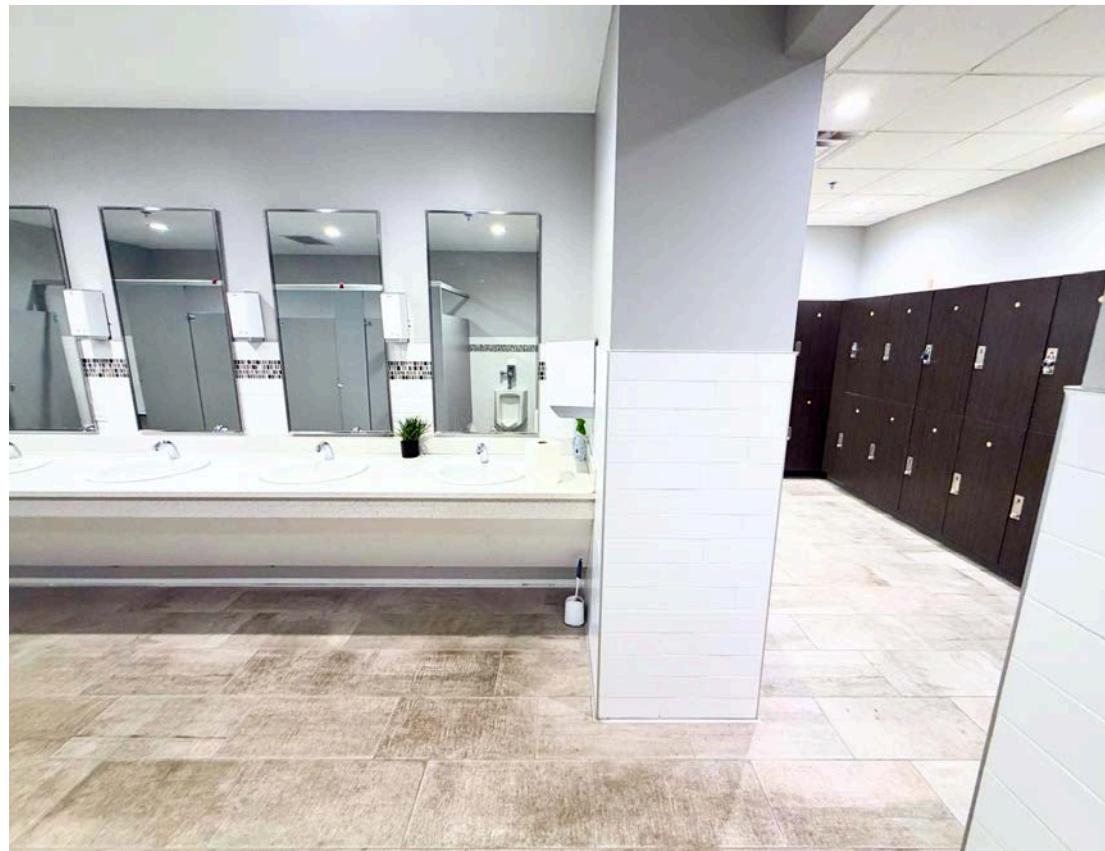
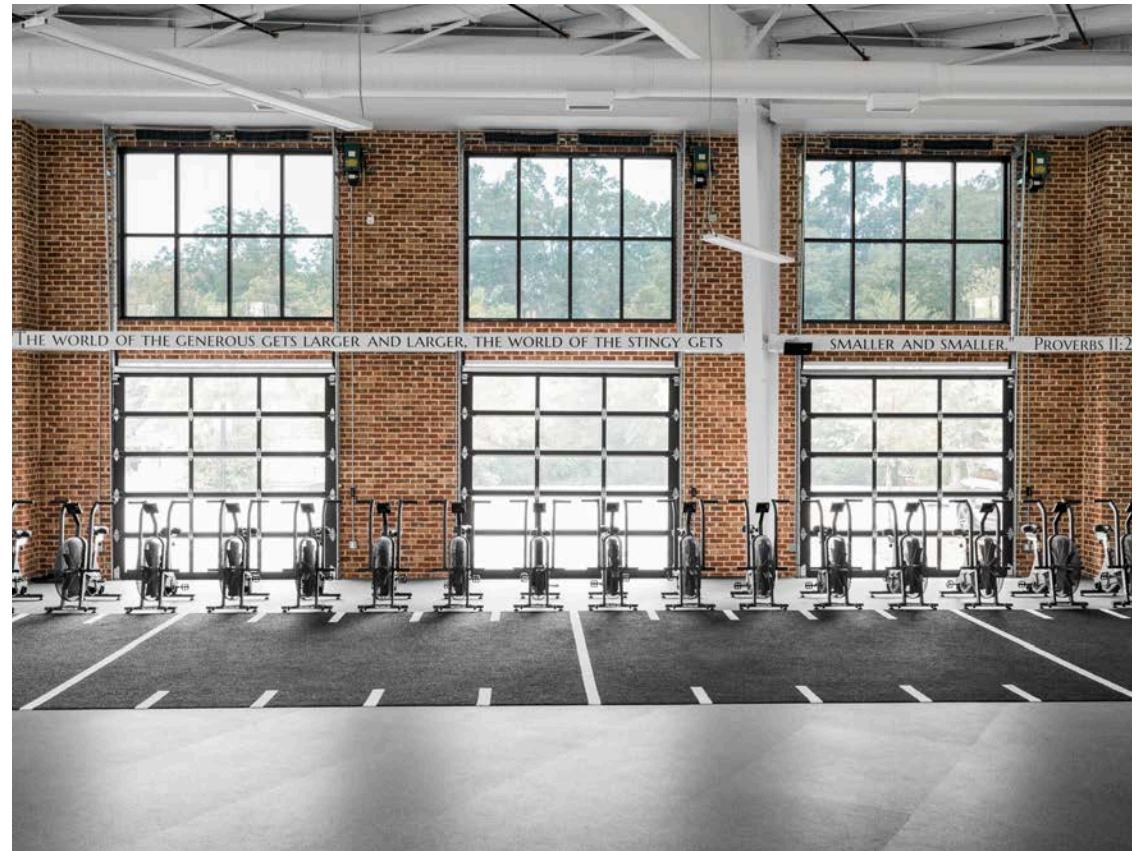
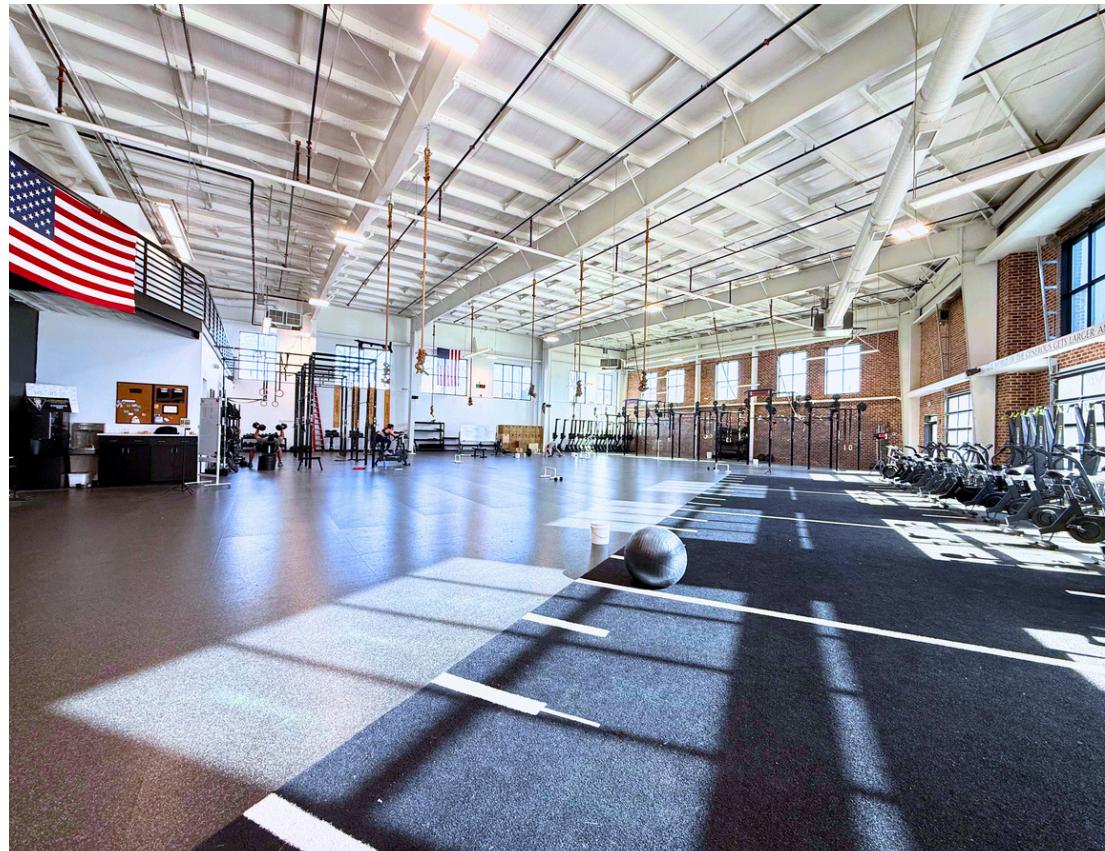
FLOORPLANS

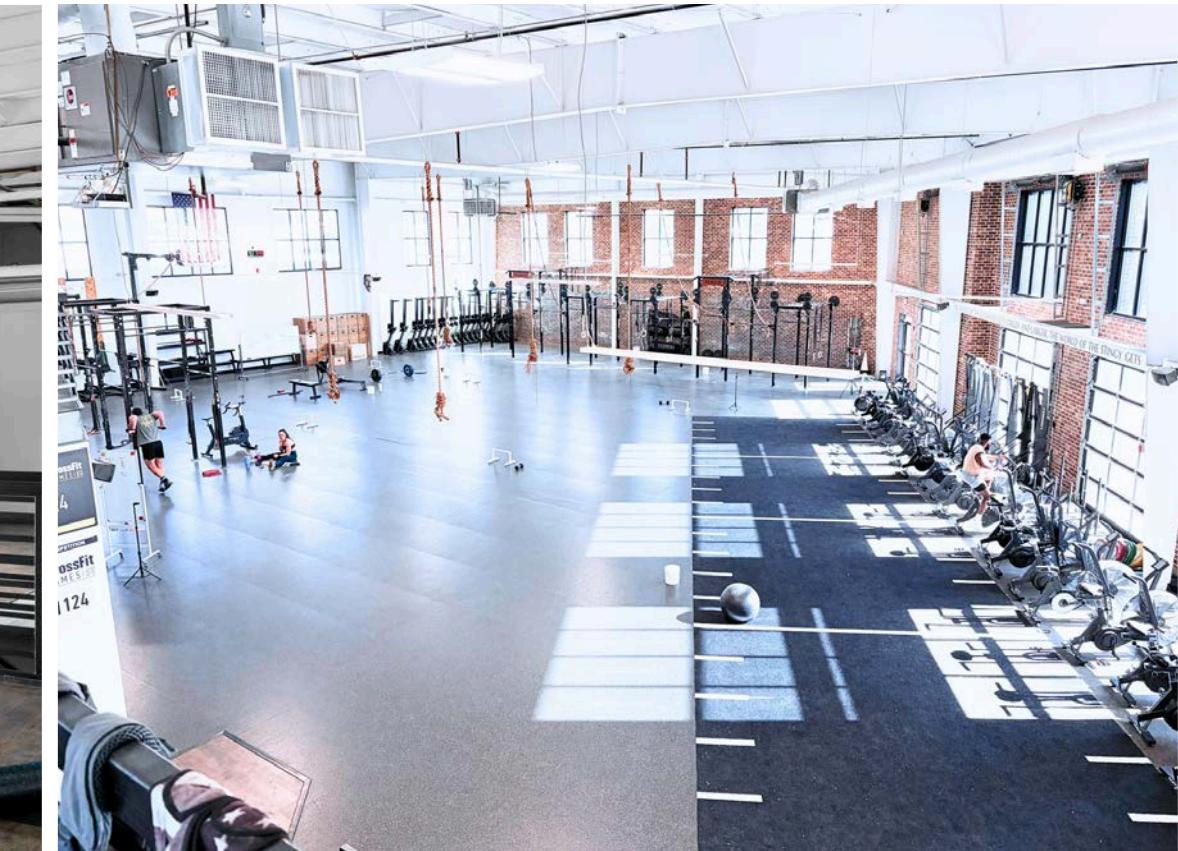
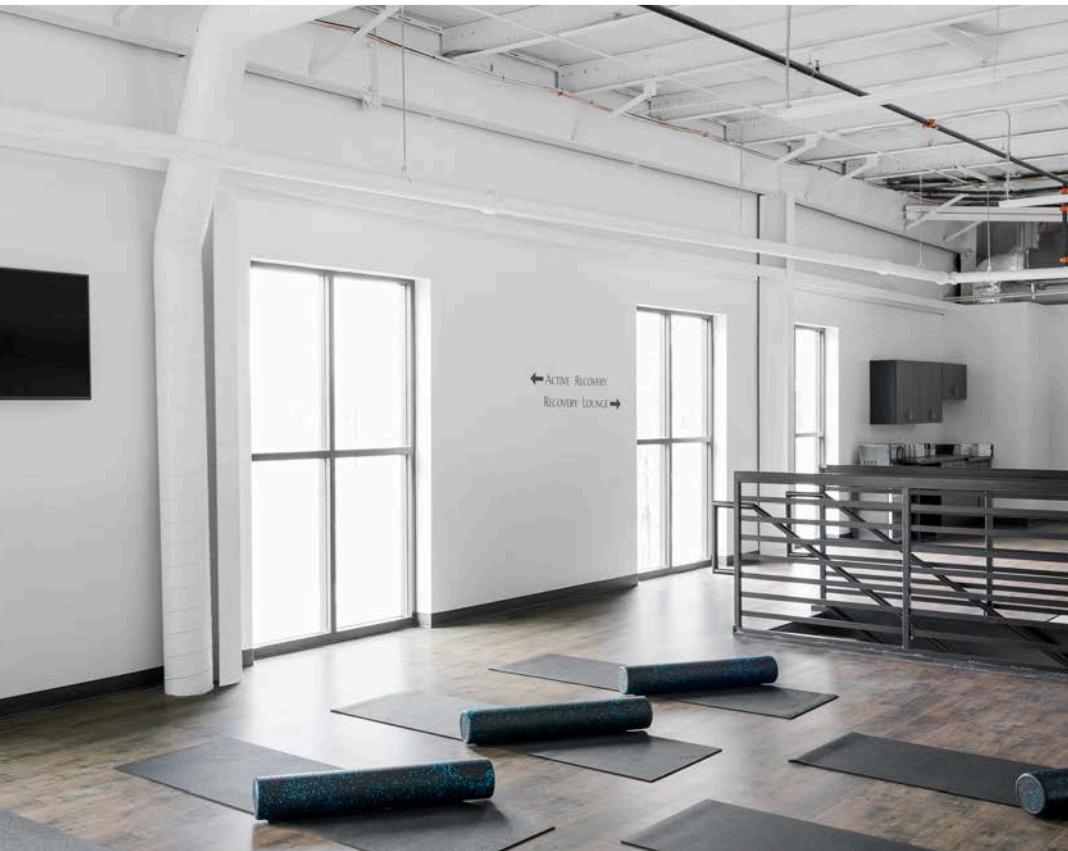
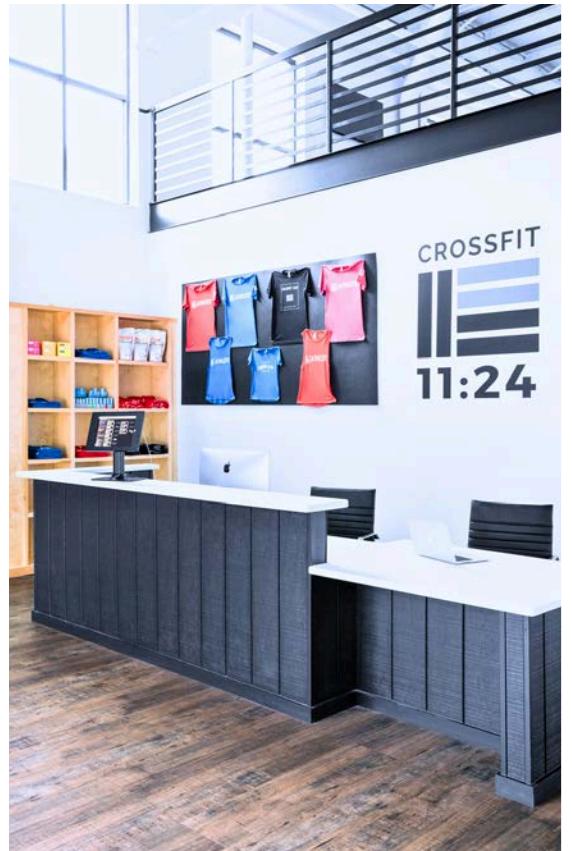


FIRST FLOOR



SECOND FLOOR







GET TO KNOW THE Marietta Square

39,651
AVG DAILY VISITORS

30+
RESTAURANTS

50+
EVENTS PER YEAR
(UP TO 70K ATTENDANCE)

AREA AMENITIES

ART GALLERIES, MUSEUMS, STRAND THEATRE

Marietta Square is one of metro Atlanta's most vibrant and walkable downtown districts, known for its historic charm, strong daytime population, and active dining, retail, and cultural scene. The Square is anchored by a mix of locally owned restaurants, shops, offices, and community gathering spaces, and regularly hosts festivals, concerts, and events that drive consistent foot traffic. Its central Cobb County location and proximity to major roadways make Marietta Square a highly desirable destination for businesses seeking visibility, energy, and long-term demand.

RECENT SALES

Address	SF	Sale Price	Sale Price/SF	Sale Date
 101 SW Marietta Pky Marietta, GA 30064	11,911 SF	\$5,348,737	\$449/SF	NOV 2025
 29 W Park Sq NE Marietta, GA 30060	4,800 SF	\$2,500,000	\$521/SF	OCT 2025
 855 S Cobb Dr SE Marietta, GA 30060	8,001 SF	\$4,300,000	\$537/SF	JAN 2025
 789 Church St Marietta, GA 30060	8,817 SF	\$5,825,000	\$661/SF	OCT 2024
 47 Whitlock Ave SW Marietta, GA 30064	6,609 SF	\$4,480,787	\$678/SF	MAY 2024



Chris Campbell
chris@cecilcampbell.com
m. 912.682.8714 • **p.** 770.575.1515