

14,500 SF

FOR SALE

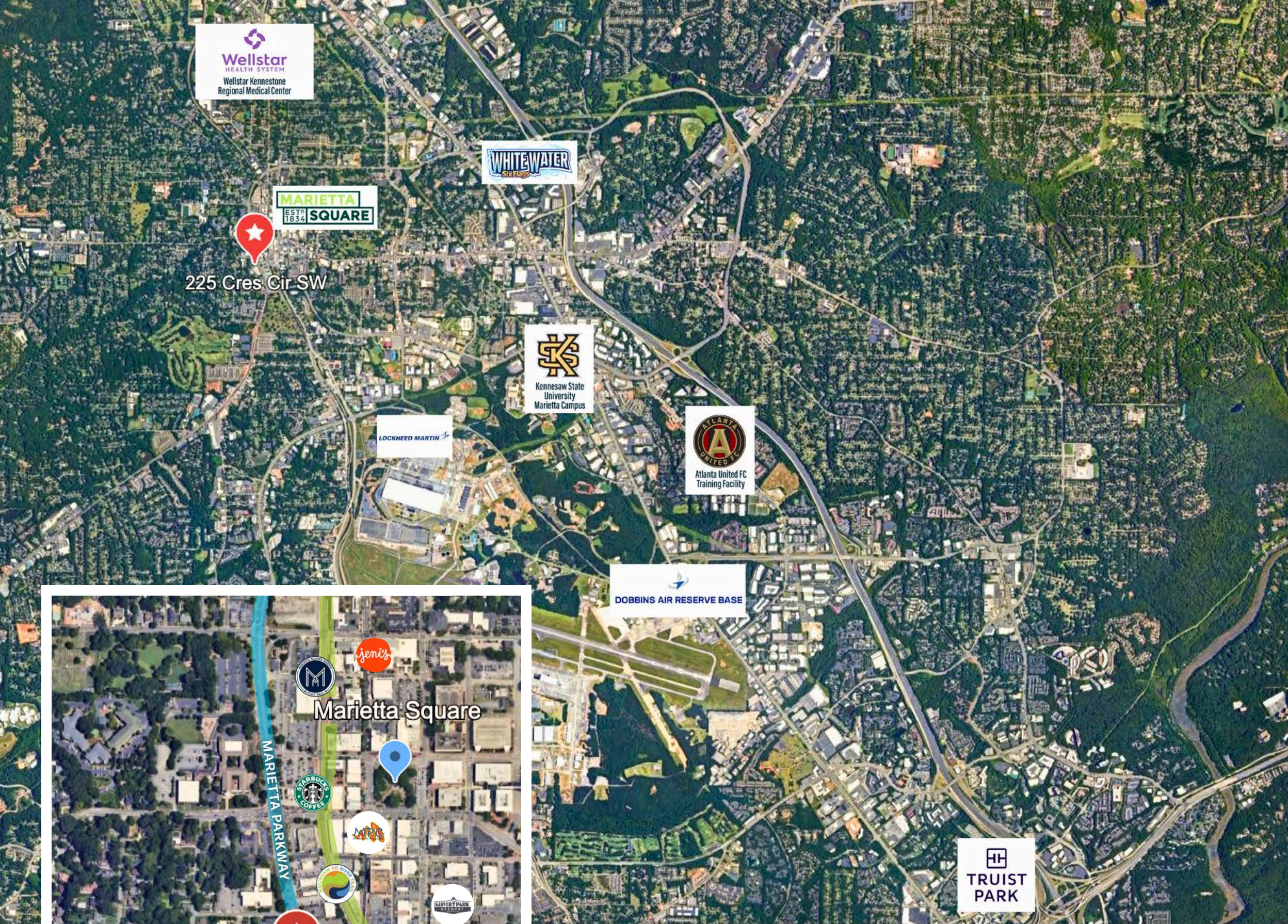


AN EXCEPTIONAL RETAIL PROPERTY WALKABLE FROM THE MARIETTA SQUARE

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**

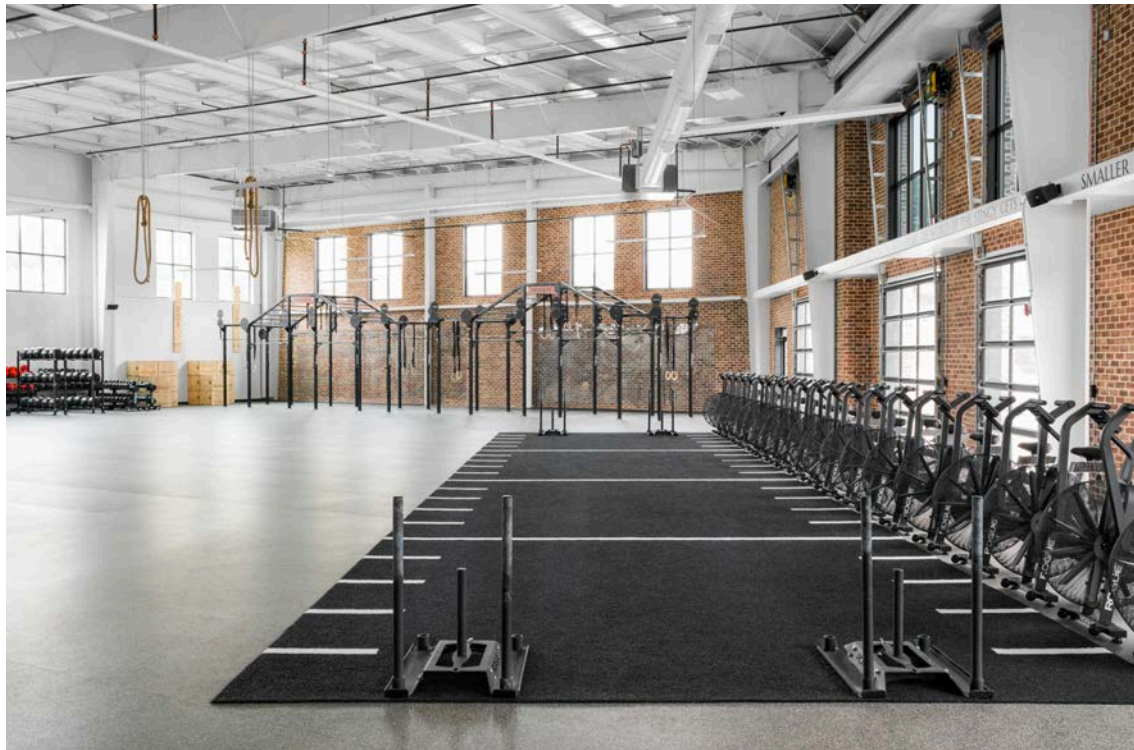
📍 2.5 Miles to **I-75**

📍 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**



## SNAPSHOT

**\$4,950,000**  
OFFERED AT

**CRC**  
ZONING

**45,000**  
AVG DAILY TRAFFIC

**61**  
PARKING SPACES

**0.25 MILES**  
TO THE MARIETTA SQUARE

**2.5 MILES**  
TO I-75

Highly visible along a major corridor with  $\pm 45,000$  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

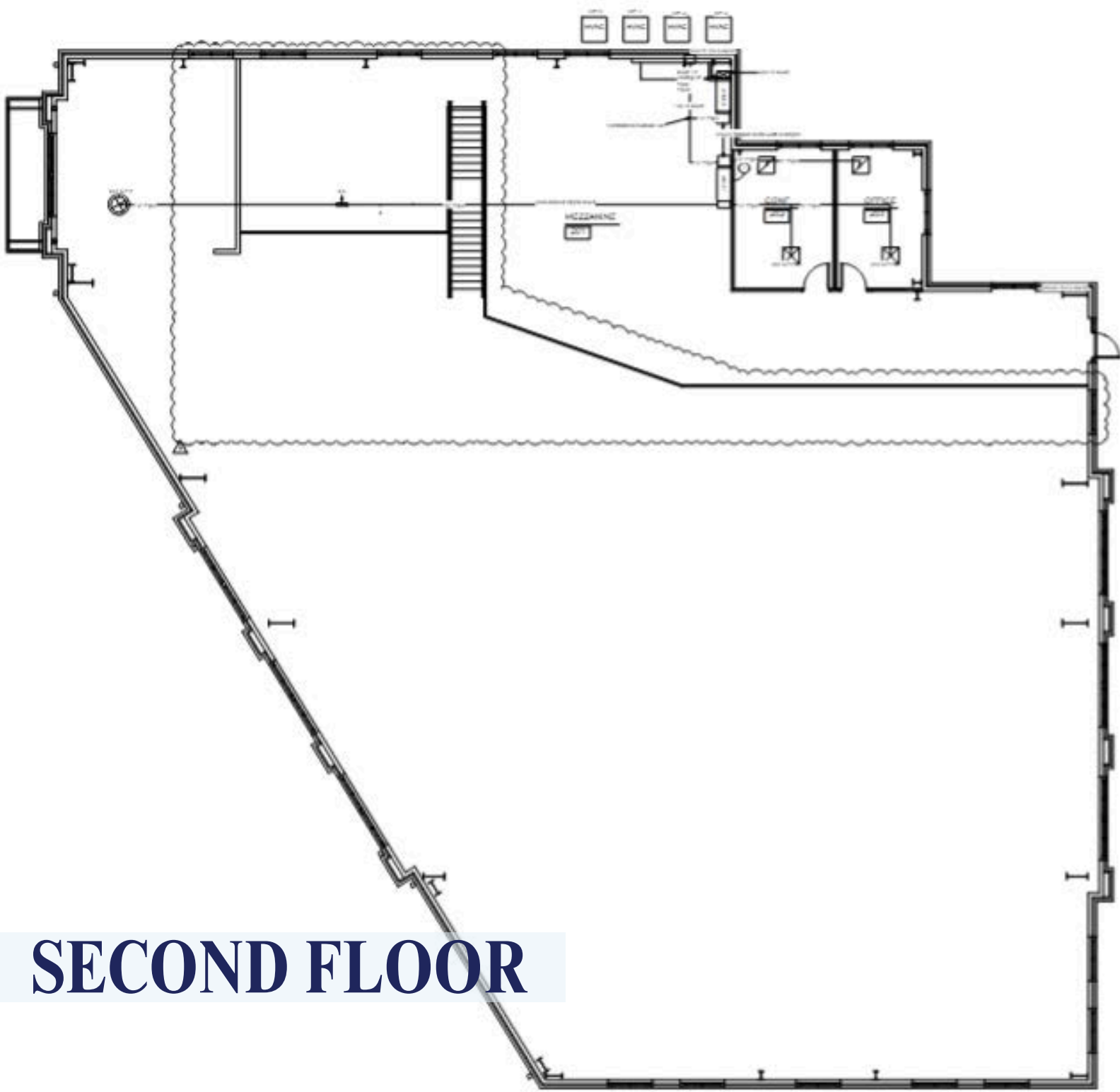




FLOORPLANS

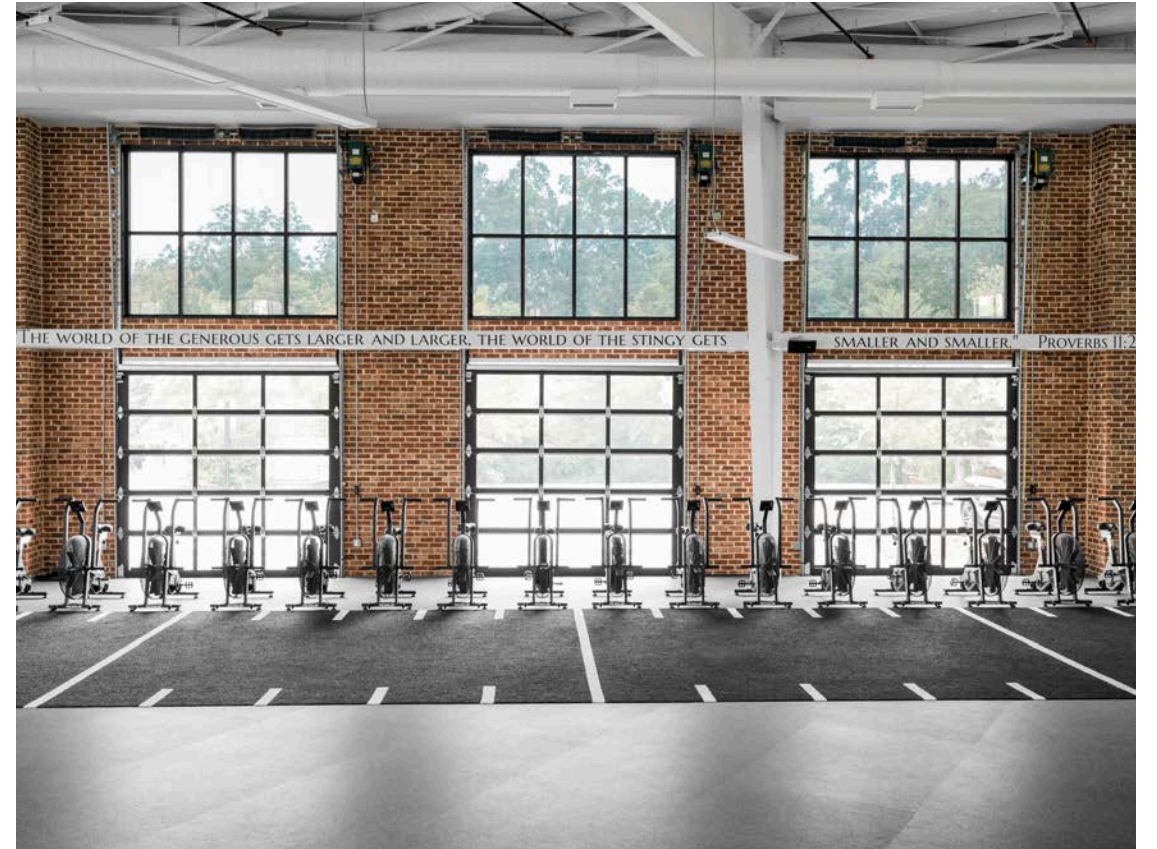
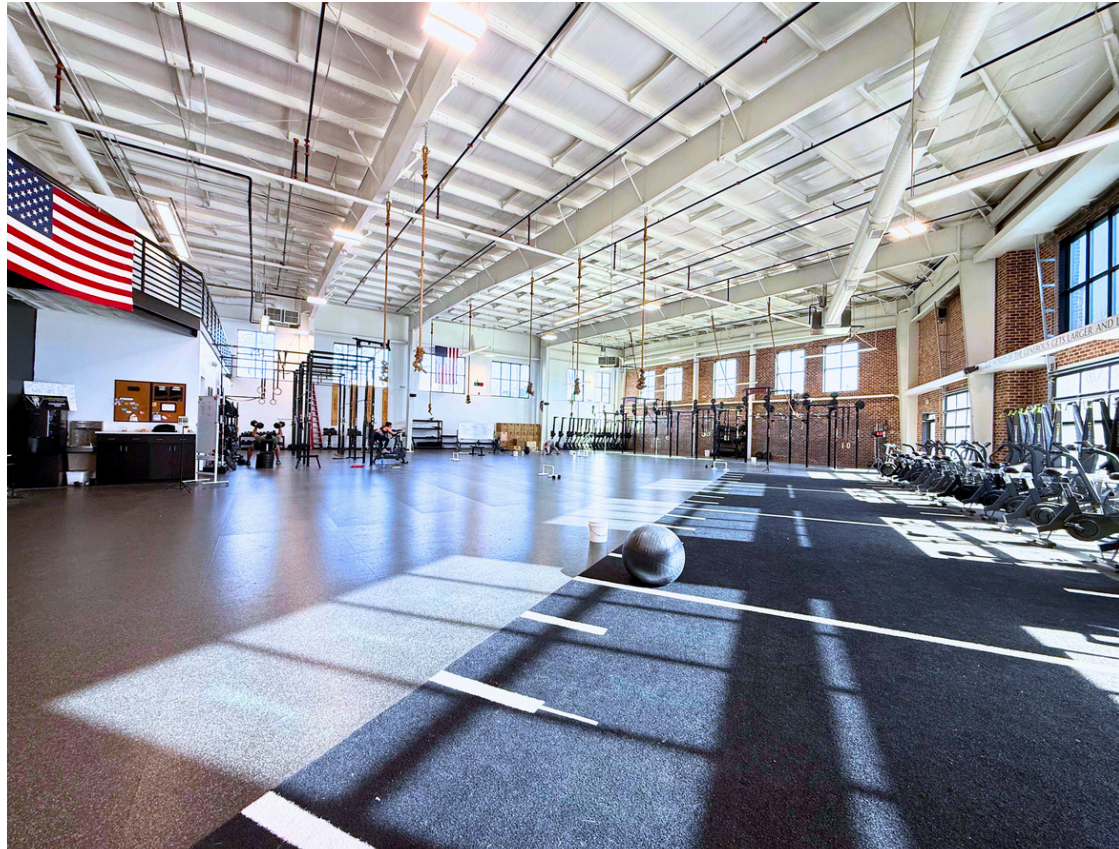


FIRST FLOOR

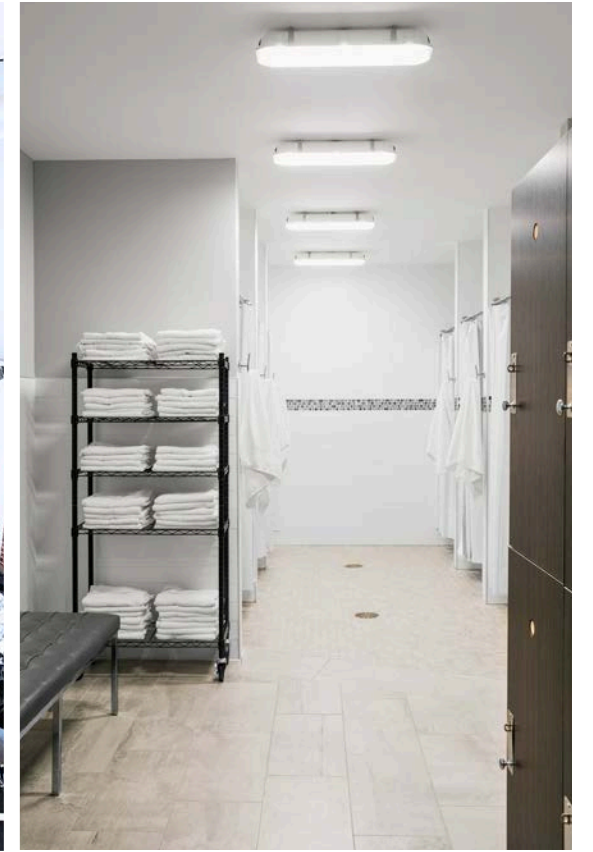
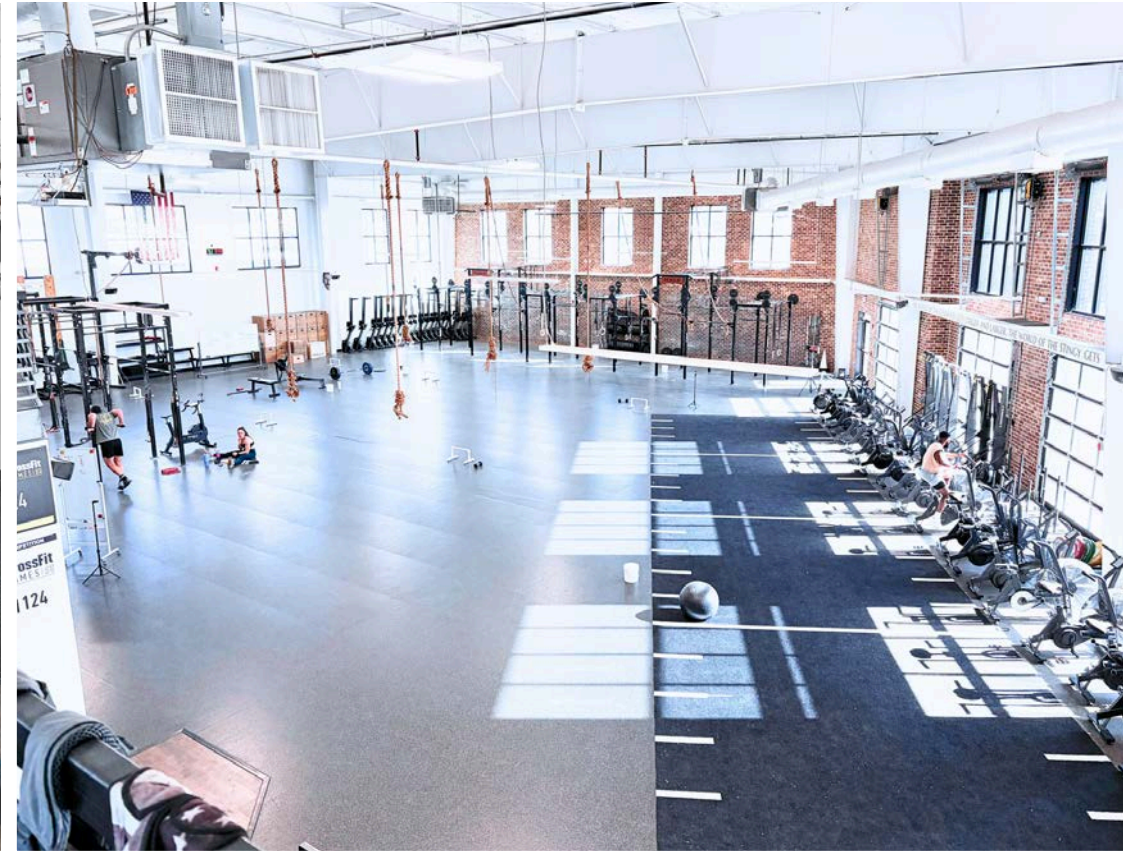
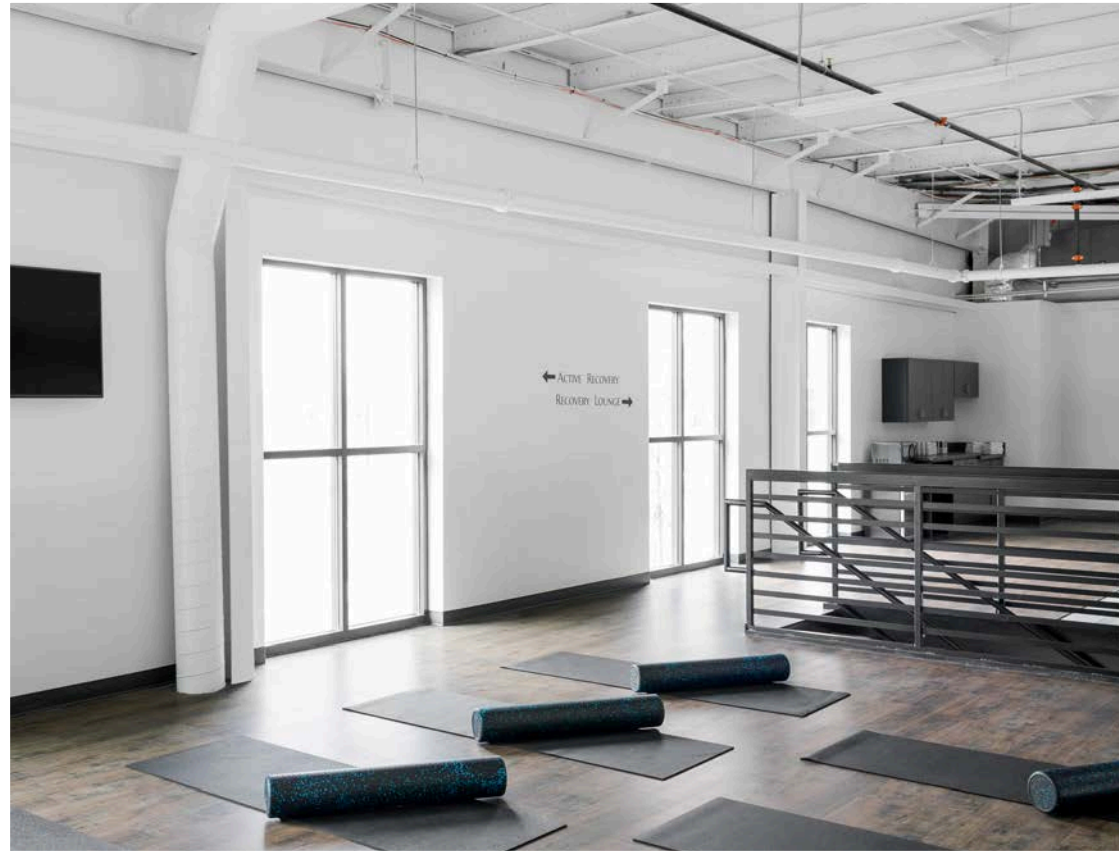


SECOND FLOOR













# GET TO KNOW THE Marietta Square

**39,651**  
AVG DAILY VISITORS

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**30+**  
RESTAURANTS

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

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**AREA AMENITIES**  
ART GALLERIES, MUSEUMS, STRAND THEATRE

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**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





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