

LAND FOR SALE

# MARIETTA DEVELOPMENT 1.64-ACRE SITE

1141 WHITLOCK AVENUE NORTHWEST, MARIETTA, GA 30064



FOR SALE

**KW COMMERCIAL | FIRST ATLANTA**

200 Glenridge Point Parkway  
Atlanta, GA 30342



Each Office Independently Owned and Operated

**PRESENTED BY:**

**CHARLIE GONZALEZ**

Associate

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361032, Georgia

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1141 WHITLOCK AVENUE SOUTHWEST



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# EXECUTIVE SUMMARY

1141 WHITLOCK AVENUE NORTHWEST



## OFFERING SUMMARY

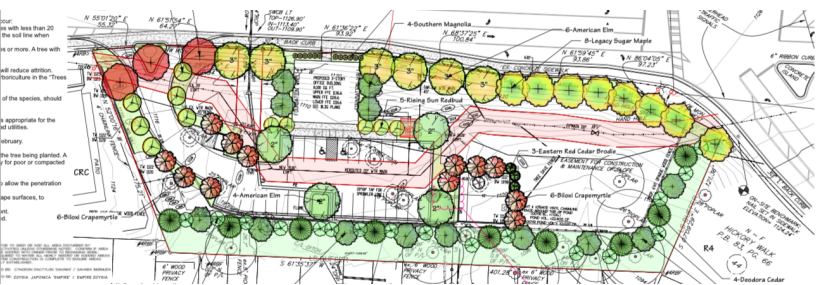
PRICE:	\$800,000
LOT SIZE:	1.64 Acs.
PRICE / ACRE:	\$487,805 / Ac.
ZONING:	OI, Office Institutional
FRONTAGE:	Whitlock Avenue
TRAFFIC COUNT:	~26,000
SIGNAL INTERSECTION:	Whitlock Ave. & Old Dallas Road
ENTITLEMENTS::	LDP Approved / Permit Issued
APN:	20032501450

## PROPERTY OVERVIEW

Prime 1.64-acre development site located along the heavily traveled Whitlock Avenue corridor, just minutes from the Marietta Square, in Marietta, GA. The property is zoned Office Institutional (OI) and includes an approved Land Disturbance Permit (LDP) and engineered site plans, making it ready for immediate construction.

### Flexible Development Options:

While entitled for office use, the site also includes engineered concept plans supporting rezoning to either single-family detached or townhome residential uses, offering broad redevelopment potential to meet Marietta's growing housing demand.



## Highlights

- Approved LDP for Office Development
- Engineered Plans Available for Potential Residential Rezoning
- Minutes from Marietta Square, Marietta High School, and Employment Centers
- High Traffic Road Frontage of 26,000 Cars Per Day along Whitlock Avenue
- Excellent Visibility and Access

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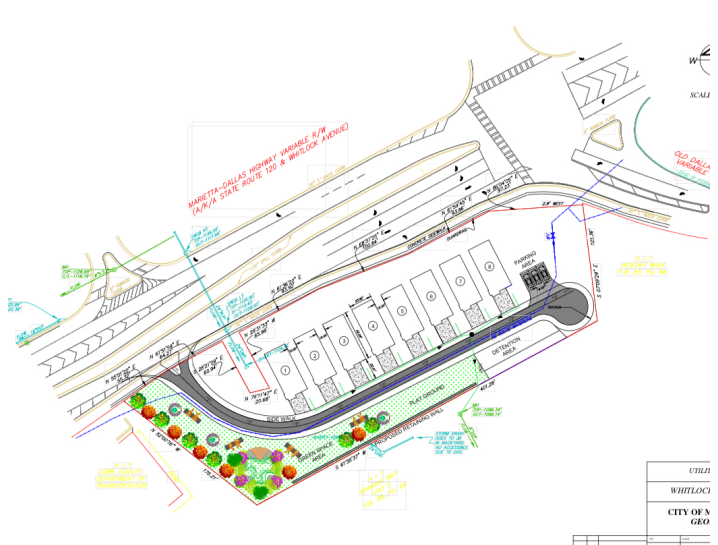
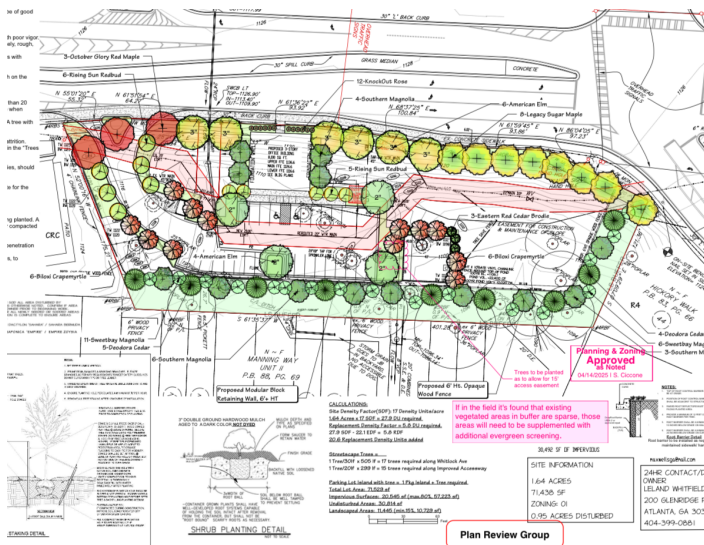
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# PROPERTY PHOTOS

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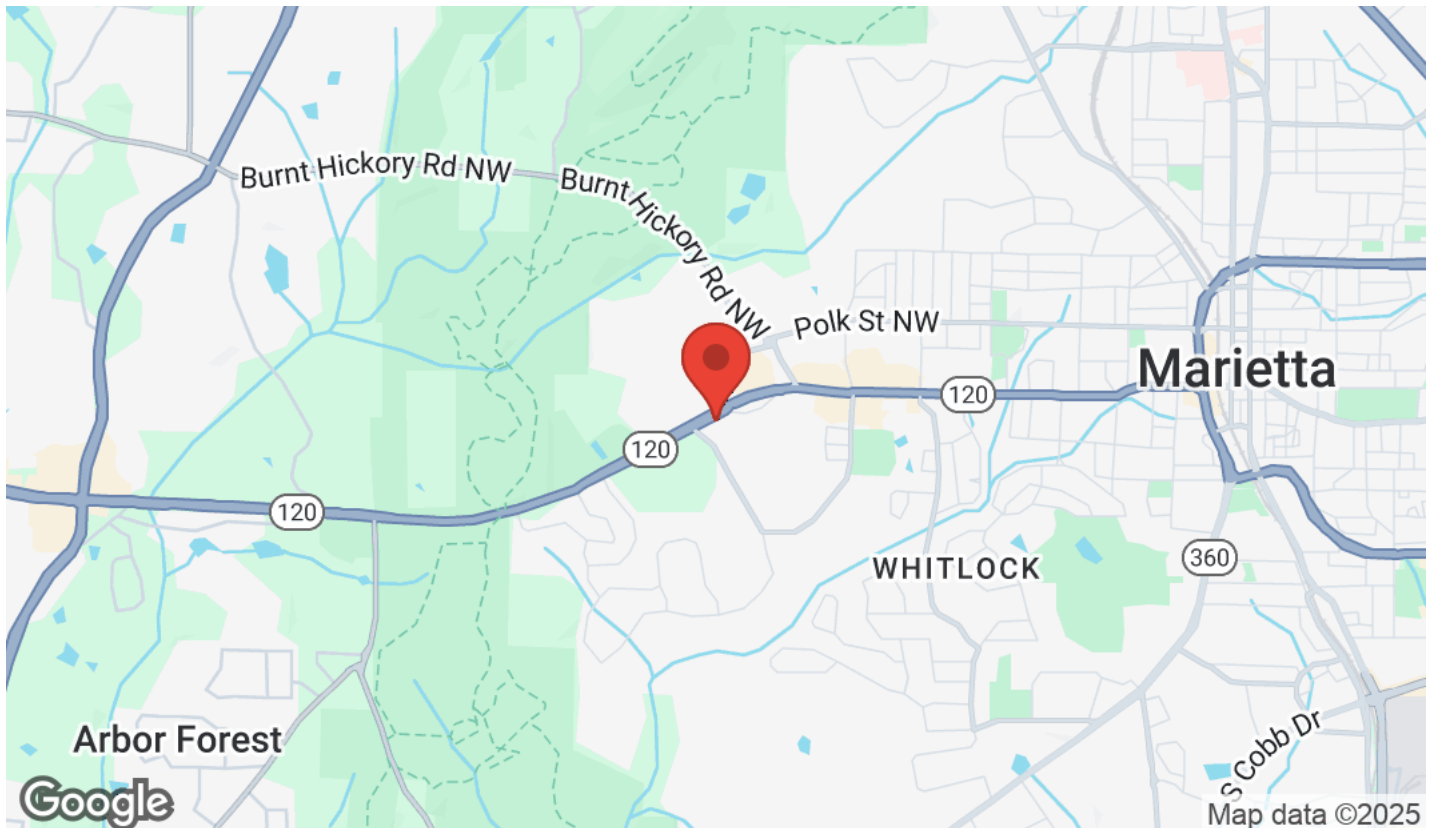
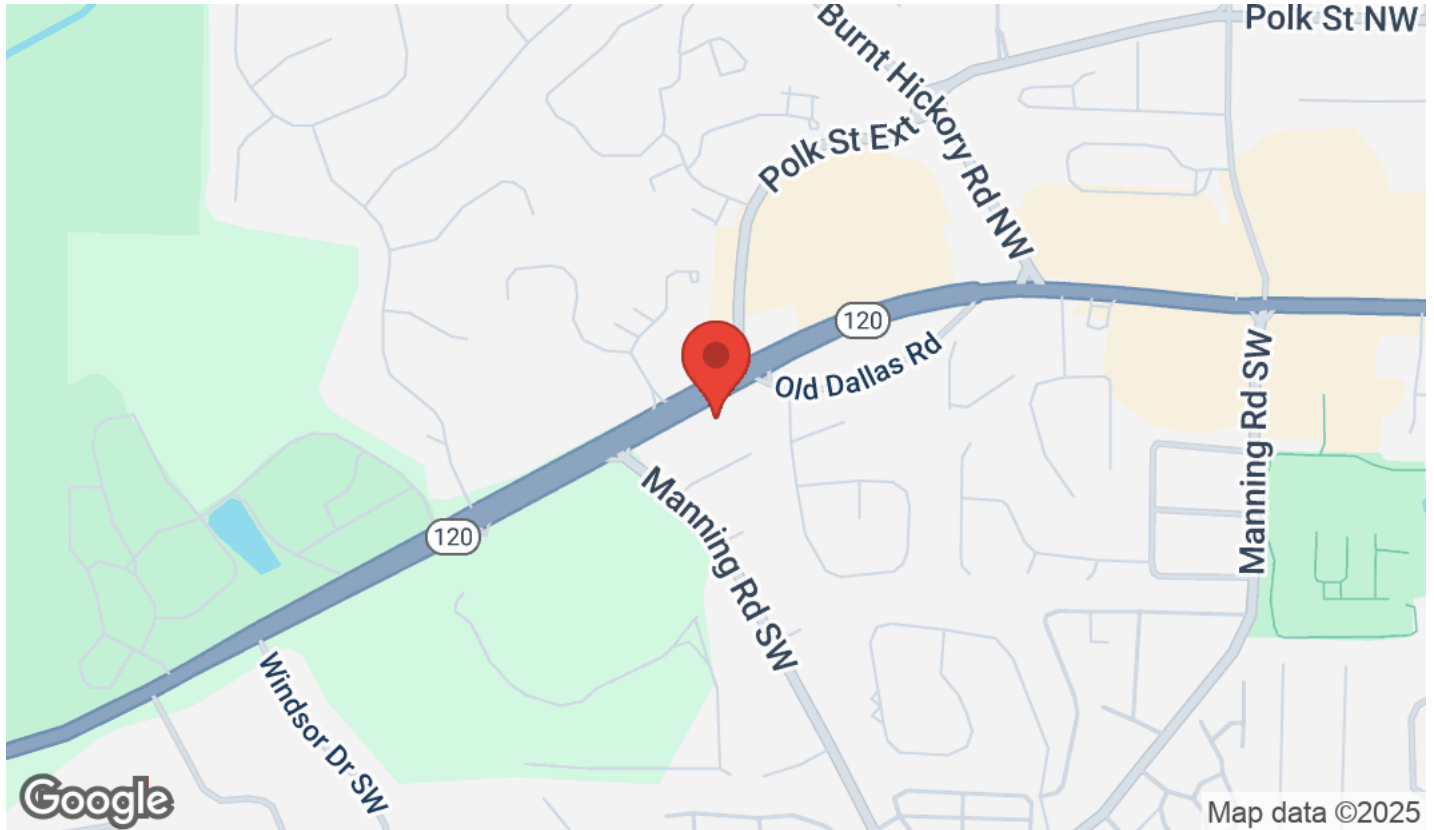
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## LOCATION MAPS

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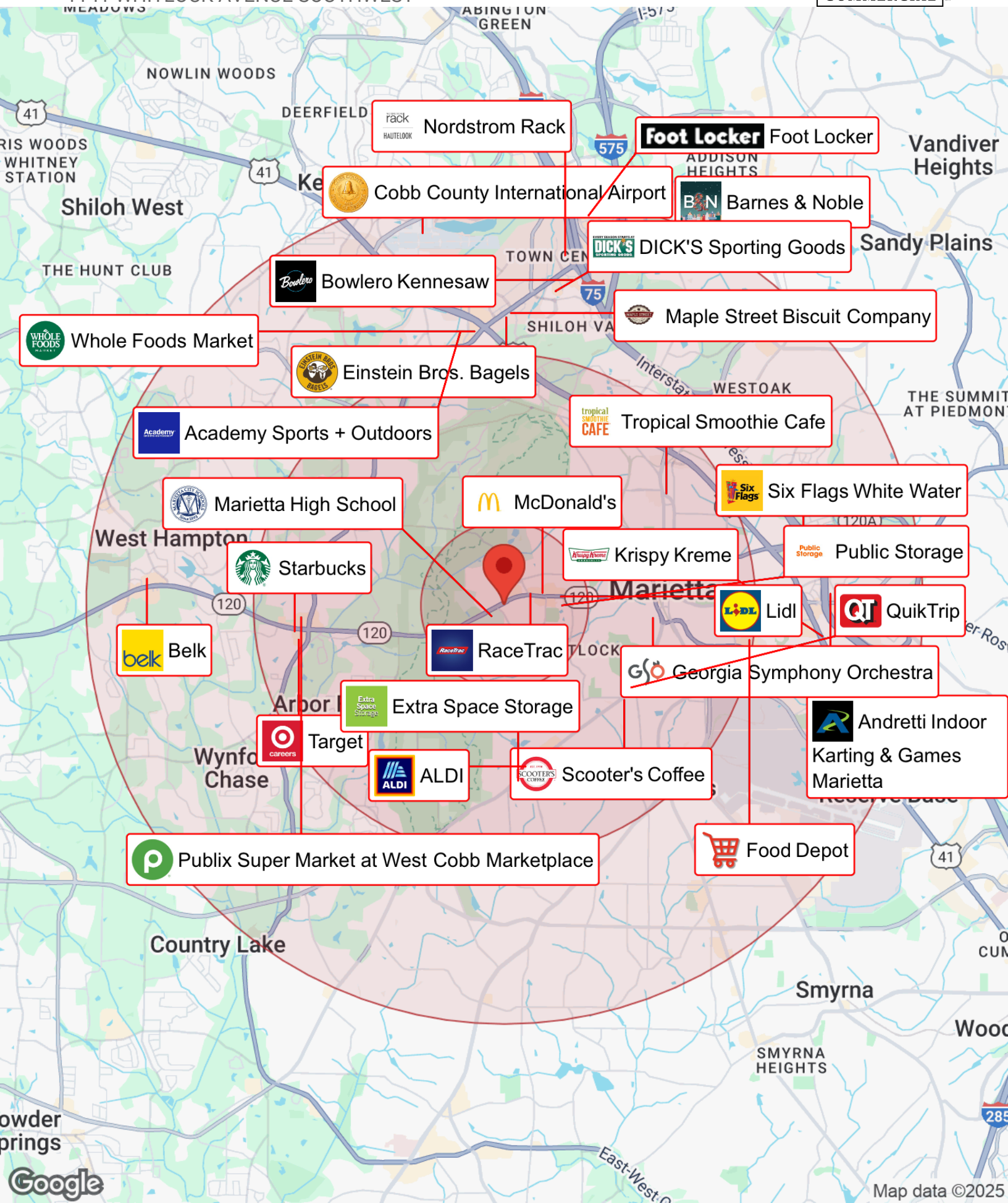
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# BUSINESS MAP


1141 WHITLOCK AVENUE SOUTHWEST




 Nordstrom Rack

 Foot Locker


 Cobb County International Airport


 Barnes & Noble

 DICK'S Sporting Goods


 Bowlero Kennesaw


 Maple Street Biscuit Company


 Whole Foods Market

 Einstein Bros. Bagels


 Academy Sports + Outdoors


 Tropical Smoothie Cafe


 Marietta High School

 McDonald's


 Six Flags White Water

 Starbucks

 Krispy Kreme


 Public Storage

 Belk


 RaceTrac

 Lidl

 QuikTrip


 Georgia Symphony Orchestra


 Extra Space Storage


 Andretti Indoor Karting & Games Marietta

 Target

 ALDI

 Scooter's Coffee

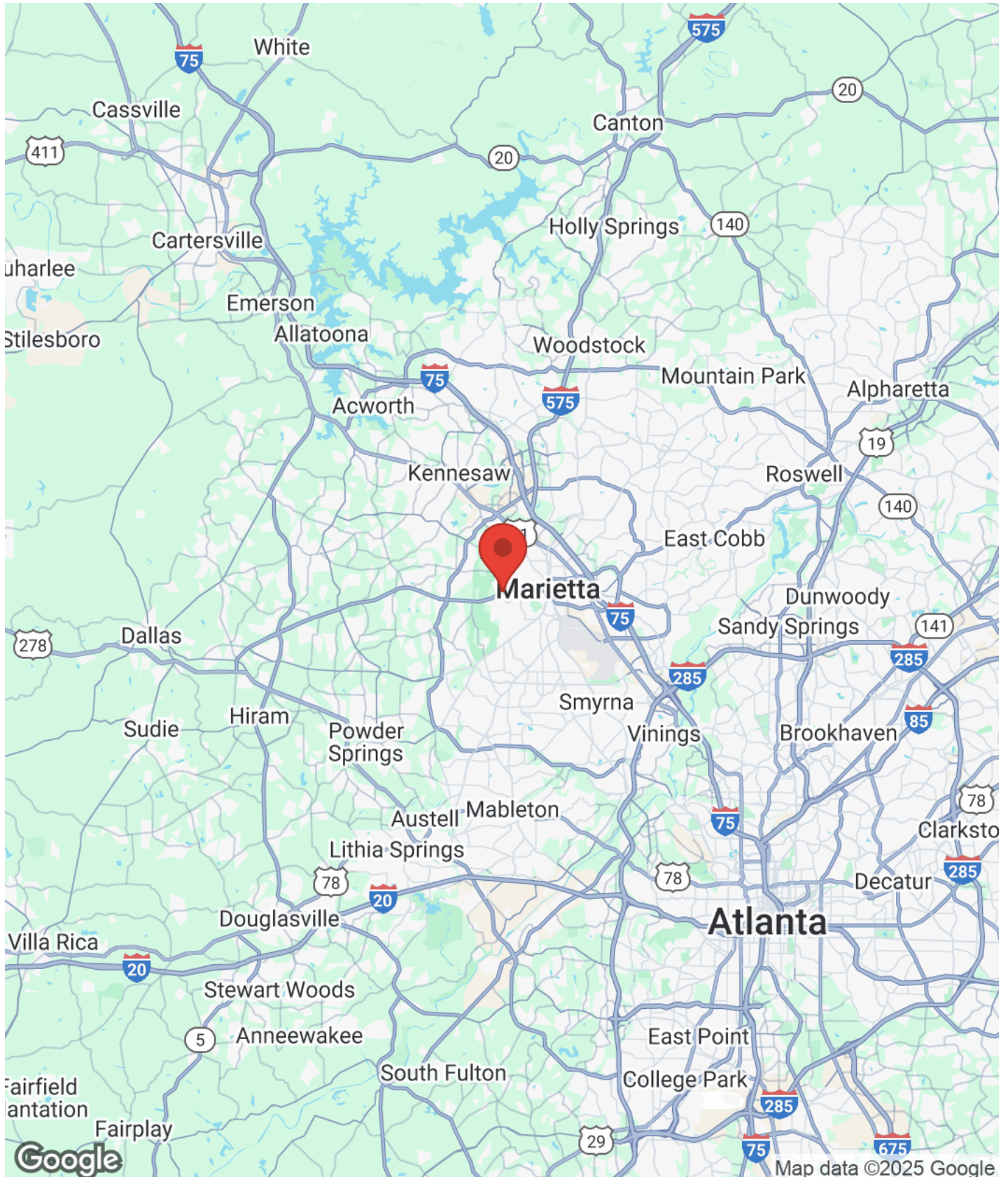
 Publix Super Market at West Cobb Marketplace

 Food Depot



## REGIONAL MAP

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## AERIAL MAP

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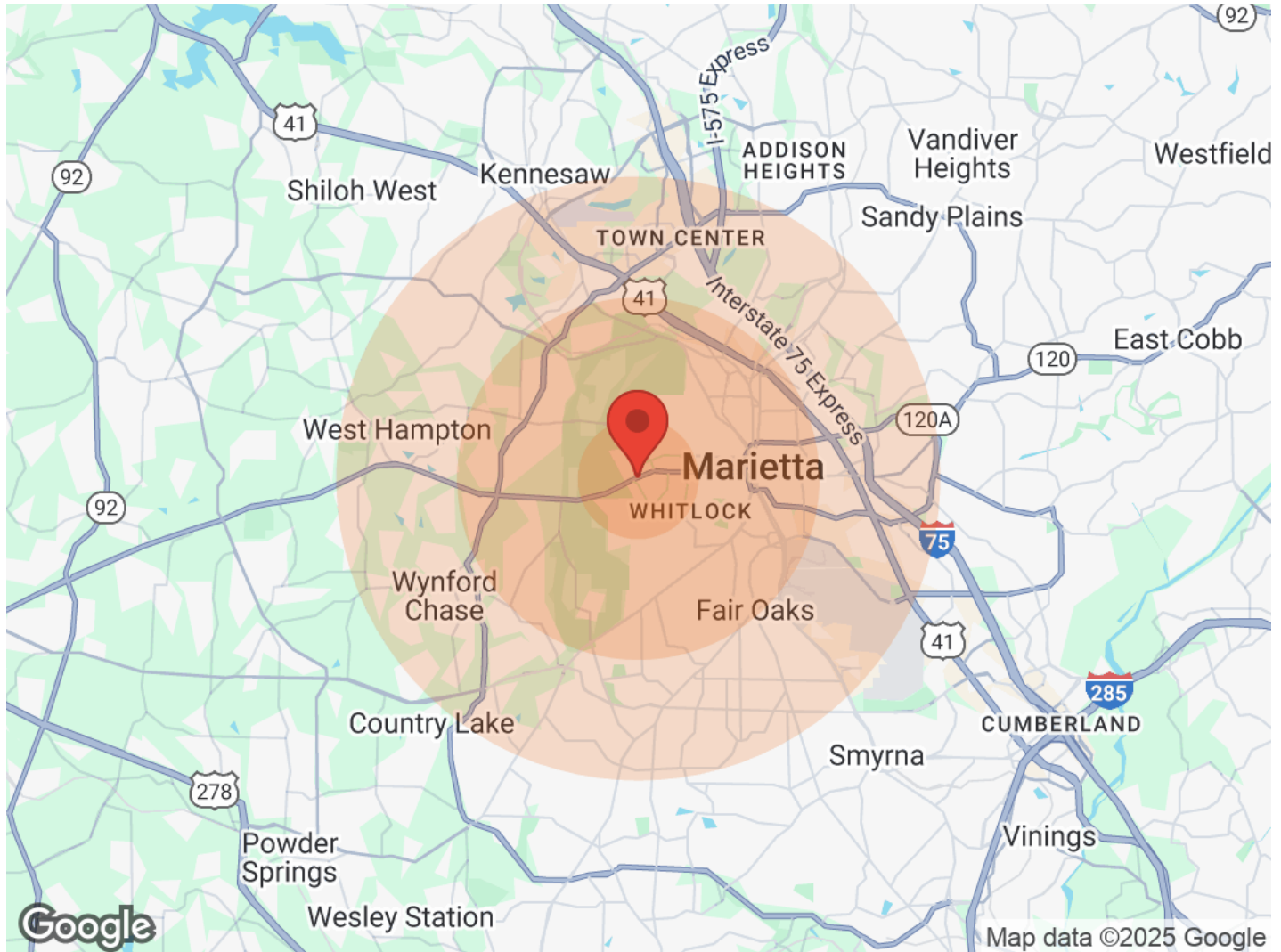
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# DEMOGRAPHICS

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Population	1 Mile	3 Miles	5 Miles
Male	1,351	25,298	76,729
Female	1,486	24,765	77,628
Total Population	2,837	50,063	154,357

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	549	10,326	35,544
Ages 15-24	358	6,355	20,734
Ages 25-54	1,119	19,977	62,100
Ages 55-64	314	5,668	16,443
Ages 65+	497	7,737	19,536

Race	1 Mile	3 Miles	5 Miles
White	1,785	30,215	86,577
Black	889	13,733	40,834
Am In/AK Nat	4	75	249
Hawaiian	N/A	N/A	8
Hispanic	171	10,514	38,671
Multi-Racial	306	10,668	44,234

Income	1 Mile	3 Miles	5 Miles
Median	\$49,488	\$51,695	\$48,310
< \$15,000	112	2,060	6,920
\$15,000-\$24,999	167	1,807	5,575
\$25,000-\$34,999	139	2,117	6,378
\$35,000-\$49,999	113	2,375	8,254
\$50,000-\$74,999	348	3,531	10,273
\$75,000-\$99,999	220	2,116	6,824
\$100,000-\$149,999	133	2,401	6,768
\$150,000-\$199,999	10	1,126	3,238
> \$200,000	26	1,214	2,266

Housing	1 Mile	3 Miles	5 Miles
Total Units	1,512	22,341	64,644
Occupied	1,377	19,657	57,024
Owner Occupied	912	11,553	32,671
Renter Occupied	465	8,104	24,353
Vacant	135	2,684	7,620

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## PROFESSIONAL BIO

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