

4901 Olde Towne Parkway, Marietta, GA 30068



PRICE PER UNIT:	-
AVAILABLE SF:	385 - 8,871 SF
LEASE RATE:	\$16.50 SF/Yr (MG)
LOT SIZE:	0 Acres
BUILDING SIZE:	25,800 SF
BUILDING CLASS:	A
CROSS STREETS:	Johnson Ferry Road

## PROPERTY OVERVIEW

Up to 8871SF available in the heart of East Cobb. Directly across from the new Northside Hospital Medical Campus and close proximity to Wellstar Health East Cobb Center. Minutes to Sandy Springs and Perimeter.

## PROPERTY FEATURES

- Apx. 385-8871SF available.
- Newly renovated lobby.
- Private entrances/exits.
- Well-maintained and private setting.
- Secured building.

**KW COMMERCIAL**  
115 Perimeter Center Place,  
Suite 100  
Atlanta, GA 30346

**ROCKY KAUFMANN**  
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GA #248712

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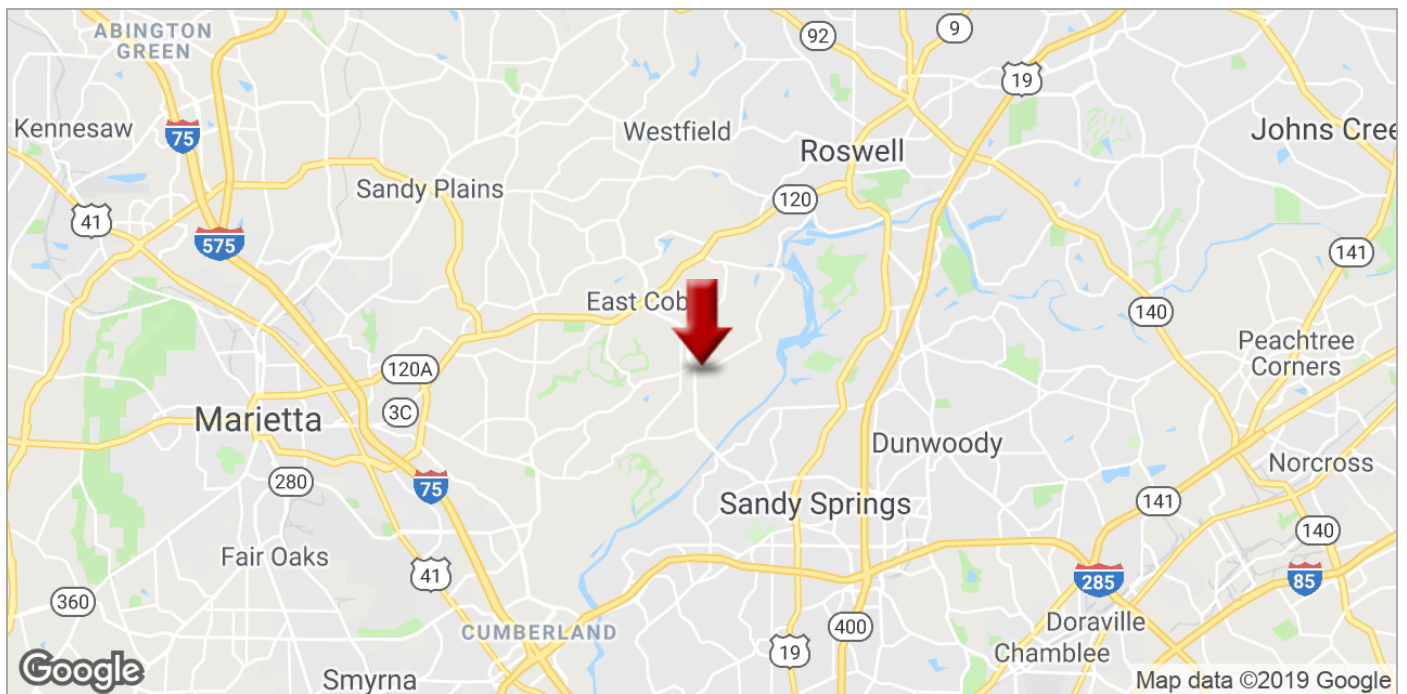
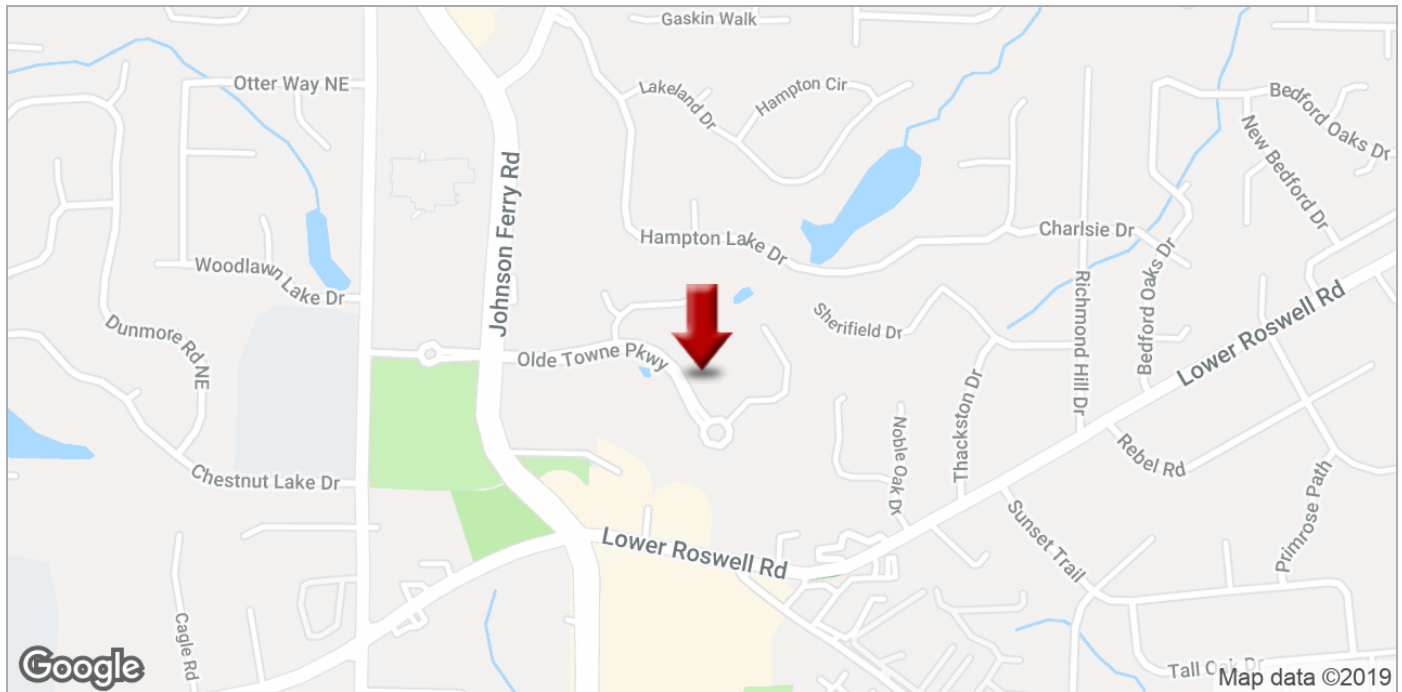
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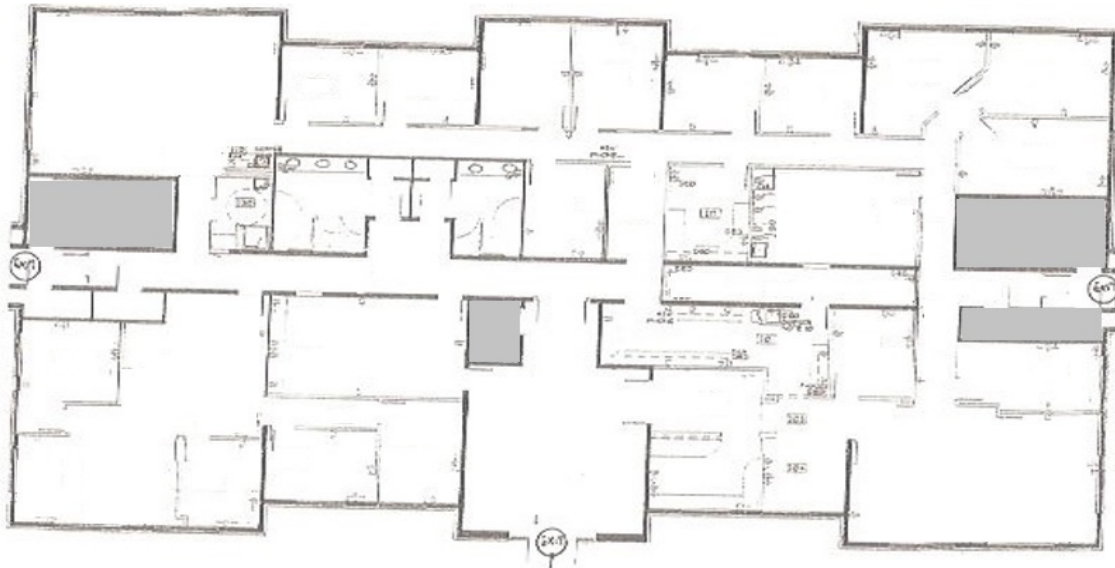
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)
Terrace Level	Office Building	\$16.50 SF/YR	Modified Gross	385 - 4,000 SF
200	Office Building	\$16.50 SF/YR	Modified Gross	8,871 SF

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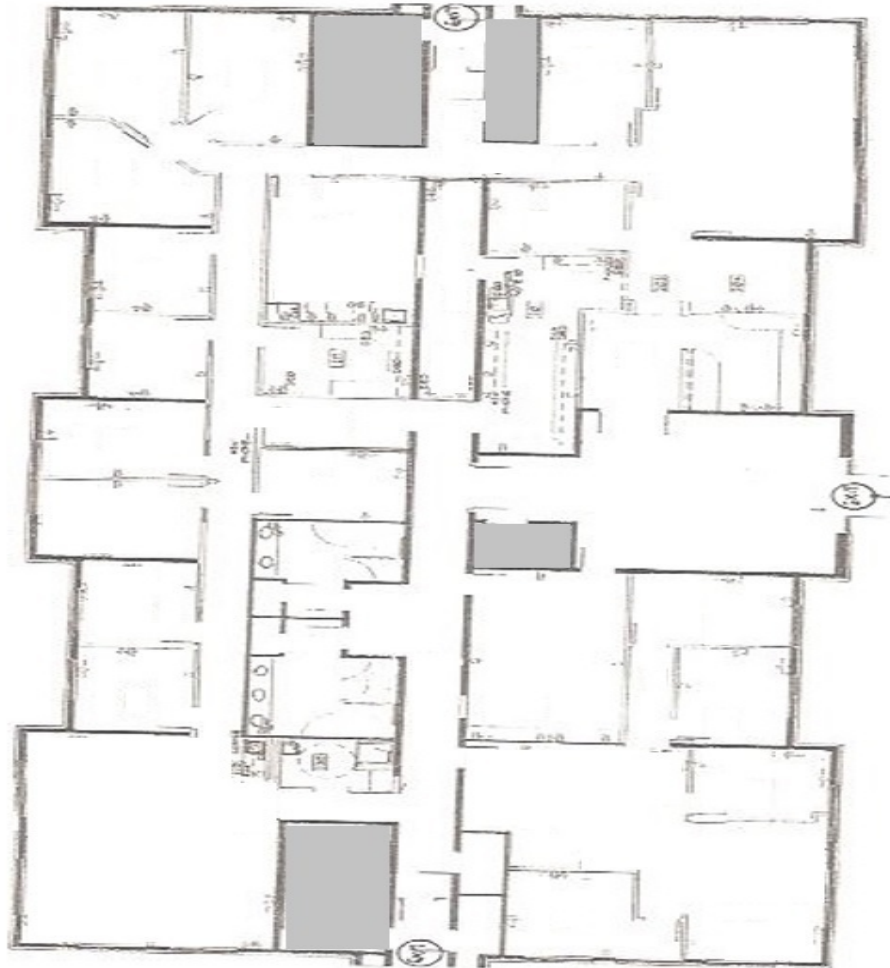
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**OFFICE FOR LEASE**

# SUITE 200

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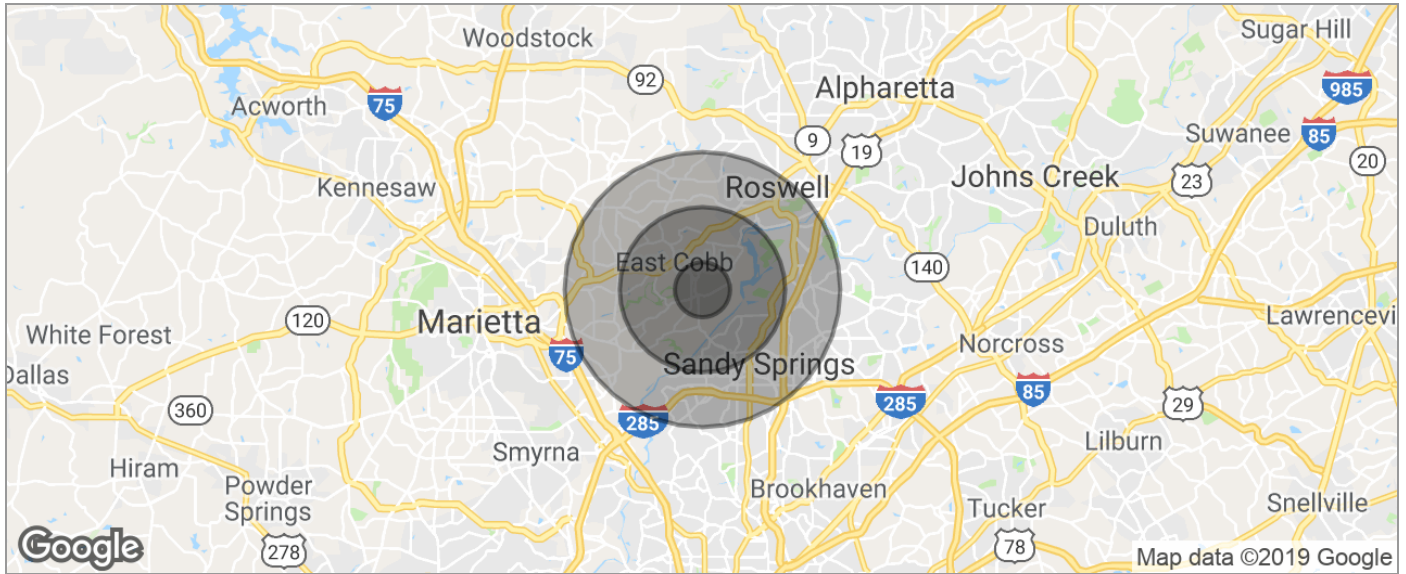
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	6,548	59,932	181,438
MEDIAN AGE	43.2	41.0	39.6
MEDIAN AGE (MALE)	42.8	40.5	39.0
MEDIAN AGE (FEMALE)	44.0	41.8	40.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,356	22,661	72,761
# OF PERSONS PER HH	2.8	2.6	2.5
AVERAGE HH INCOME	\$147,371	\$134,778	\$118,931
AVERAGE HOUSE VALUE	\$431,931	\$444,264	\$407,097
RACE	1 MILE	3 MILES	5 MILES
% WHITE	88.3%	85.6%	79.4%
% BLACK	2.6%	6.4%	11.0%
% ASIAN	7.2%	6.0%	5.8%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.1%
% OTHER	0.4%	1.0%	2.4%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	2.3%	3.4%	6.6%

\* Demographic data derived from 2010 US Census

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