

# School - Church - Event Facility Opportunity



**A**tlanta  
**L**and  
**G**roup



1521 Hurt Rd  
Marietta, GA 30060

**Mike Cahalan**

678.429.1990

[mcahalan@AtlantaLandGroup.com](mailto:mcahalan@AtlantaLandGroup.com)

**Robert Armstrong**

404.790.6100

[rarmstrong@AtlantaLandGroup.com](mailto:rarmstrong@AtlantaLandGroup.com)

# Executive Summary



Subject property is operating as East / West Church congregation in western Marietta.

The complex is made up of several buildings all joined together to complete the site. The total square footage of all buildings is 45,000 sq. ft.

There is a large theater located to the west side of the property with seating for over 400 people and a total capacity of over 1,000 attendees.

There is a balcony in the theater that controls the lighting and sound for the theater with state-of-the-art components.

There are 24 classrooms located on both sides of the theater encompassing two floors.

The main building is used for executive offices - children's nursery – additional classrooms - storage – and facilities management.

On the right side of the complex is the Life Center. It is a large structure that is 150 x 100 or a total of 15,000 square feet of gathering space that can hold up to 700 people.

The building has walls that are 30 feet in height on all four sides. There is a full entertainment stage complete with drapes and overhead lighting equipment.

This building can easily be used for a gymnasium – sports facility – concert hall – wedding chapel - event facility.

The entire building complex has paved parking on all four sides with a total of 300 parking spaces. There is a garage to the rear with six spaces and roll up doors for each.

The lot has been recently seal-coated and striped. There is a total of 650 feet of road frontage facing the property.





# Exterior Property Photos



Rear View



Life Center



Front Entrance

# Exterior Property Photos



Life Center



Six Car Garage



Left Side Entrance

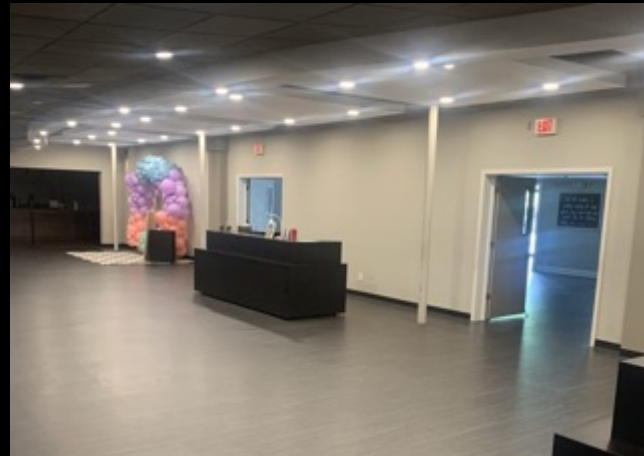


Front Entrance

# Interior Property Photos



Theater &  
Coffee Shop



Theater &  
Entrance  
to theater



# Interior Property Photos



Life Center



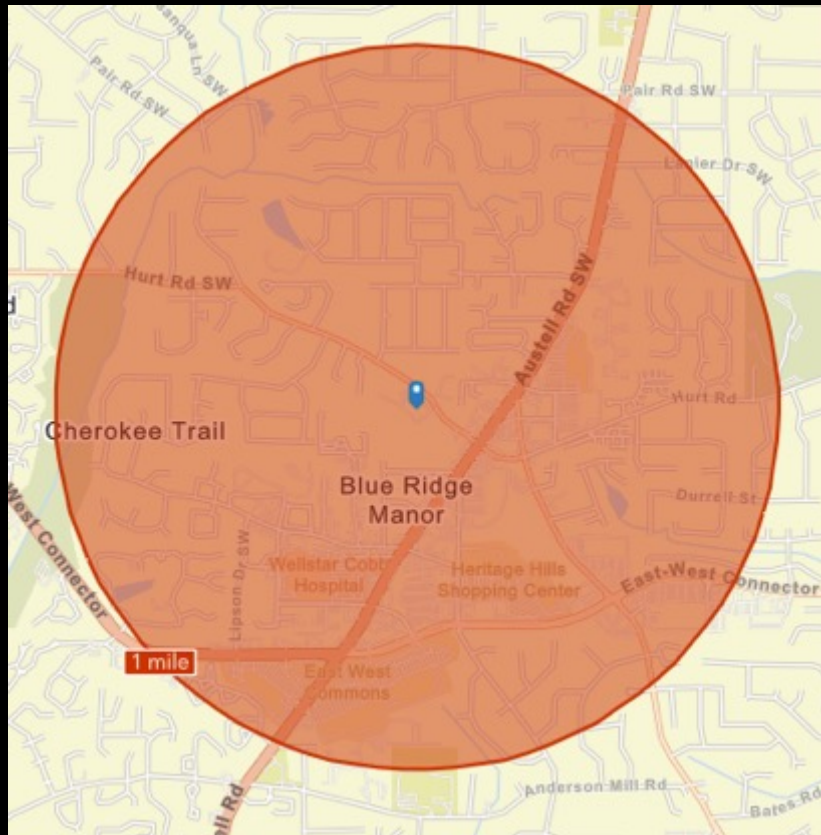
Executive Offices

# Location Map



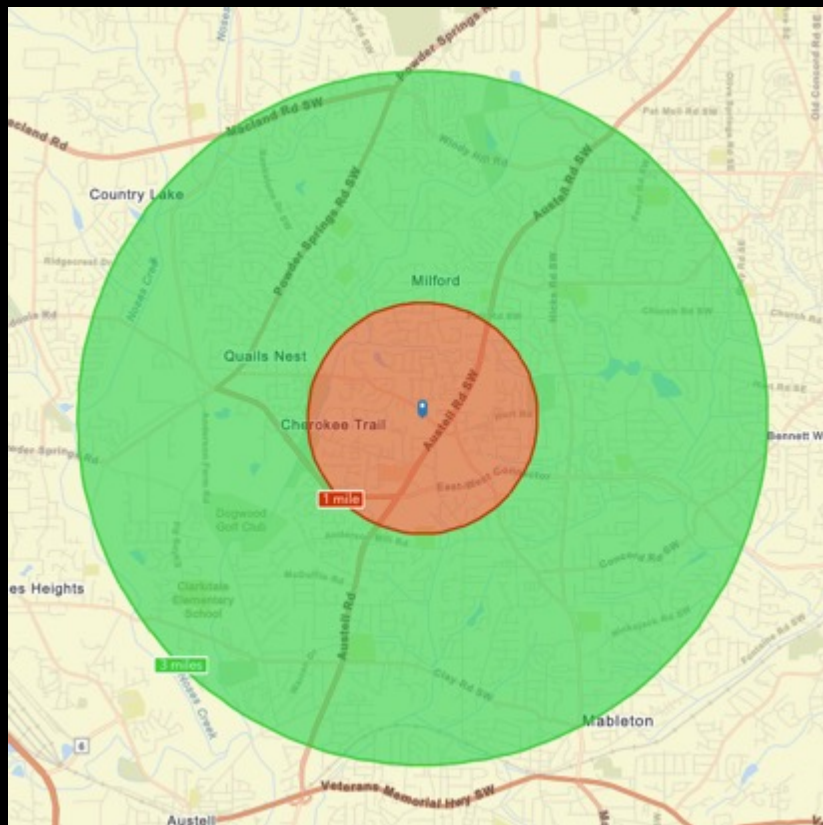


# Demographics: 1-Mile Radius



Summary	Census 2010	Census 2020	2023	2028
Population	8,394	9,192	9,173	9,129
Households	3,223	3,587	3,586	3,579
Families	1,964	2,185	2,110	2,102
Average Household Size	2.50	2.47	2.47	2.46
Owner Occupied Housing Units	1,559	1,664	1,793	1,852
Renter Occupied Housing Units	1,663	1,923	1,793	1,728
Median Age	35.0	37.2	37.5	37.0
Trends: 2023-2028 Annual Rate	Area	State	National	
Population	-0.10%	0.51%	0.30%	
Households	-0.04%	0.65%	0.49%	
Families	-0.08%	0.59%	0.44%	
Owner HHs	0.65%	0.82%	0.66%	
Median Household Income	2.10%	3.01%	2.57%	
Households by Income	2023		2028	
	Number	Percent	Number	Percent
<\$15,000	402	11.2%	329	9.2%
\$15,000 - \$24,999	194	5.4%	153	4.3%
\$25,000 - \$34,999	339	9.5%	290	8.1%
\$35,000 - \$49,999	389	10.8%	330	9.2%
\$50,000 - \$74,999	1,019	28.4%	982	27.4%
\$75,000 - \$99,999	368	10.3%	392	11.0%
\$100,000 - \$149,999	516	14.4%	606	16.9%
\$150,000 - \$199,999	269	7.5%	388	10.8%
\$200,000+	88	2.5%	109	3.0%
Median Household Income	\$58,497		\$64,916	
Average Household Income	\$77,066		\$89,665	
Per Capita Income	\$30,357		\$35,361	

# Demographics: 3-Mile Radius



Summary	Census 2010	Census 2020	2023	2028	
Population	52,608	60,034	60,863	61,010	
Households	18,543	21,438	21,818	21,977	
Families	13,276	14,753	15,162	15,226	
Average Household Size	2.82	2.78	2.77	2.76	
Owner Occupied Housing Units	13,866	14,611	15,729	16,132	
Renter Occupied Housing Units	4,681	6,827	6,089	5,846	
Median Age	35.1	36.6	36.9	37.1	
Trends: 2023-2028 Annual Rate		Area	State	National	
Population		0.05%	0.51%	0.30%	
Households		0.15%	0.65%	0.49%	
Families		0.08%	0.59%	0.44%	
Owner HHS		0.51%	0.82%	0.66%	
Median Household Income		3.19%	3.01%	2.57%	
Households by Income		2023		2028	
		Number	Percent	Number	Percent
<\$15,000		1,670	7.7%	1,310	6.0%
\$15,000 - \$24,999		1,272	5.8%	931	4.2%
\$25,000 - \$34,999		1,370	6.3%	1,125	5.1%
\$35,000 - \$49,999		2,265	10.4%	1,872	8.5%
\$50,000 - \$74,999		3,550	16.3%	3,177	14.5%
\$75,000 - \$99,999		3,304	15.1%	3,304	15.0%
\$100,000 - \$149,999		4,577	21.0%	5,290	24.1%
\$150,000 - \$199,999		2,085	9.6%	2,867	13.0%
\$200,000+		1,725	7.9%	2,102	9.6%
Median Household Income		\$79,635		\$93,162	
Average Household Income		\$102,625		\$119,636	
Per Capita Income		\$36,685		\$42,982	

# Demographics: 5-Mile Radius



Summary	Census 2010	Census 2020	2023	2028	
Population	106,902	116,216	118,864	121,321	
Households	37,749	41,808	42,962	44,074	
Families	25,825	28,403	28,508	29,161	
Average Household Size	2.75	2.74	2.73	2.71	
Owner Occupied Housing Units	24,509	26,181	27,696	28,814	
Renter Occupied Housing Units	13,240	15,627	15,266	15,260	
Median Age	34.2	35.9	36.3	36.6	
Trends: 2023-2028 Annual Rate		Area	State	National	
Population		0.41%	0.51%	0.30%	
Households		0.51%	0.65%	0.49%	
Families		0.45%	0.59%	0.44%	
Owner HHs		0.79%	0.82%	0.66%	
Median Household Income		3.10%	3.01%	2.57%	
Households by Income		2023		2028	
		Number	Percent	Number	Percent
<\$15,000		2,658	6.2%	2,133	4.8%
\$15,000 - \$24,999		2,648	6.2%	2,128	4.8%
\$25,000 - \$34,999		3,178	7.4%	2,666	6.0%
\$35,000 - \$49,999		4,744	11.0%	3,957	9.0%
\$50,000 - \$74,999		7,639	17.8%	7,260	16.5%
\$75,000 - \$99,999		5,675	13.2%	5,934	13.5%
\$100,000 - \$149,999		7,727	18.0%	8,870	20.1%
\$150,000 - \$199,999		4,738	11.0%	6,291	14.3%
\$200,000+		3,956	9.2%	4,834	11.0%
Median Household Income		\$77,078		\$89,797	
Average Household Income		\$106,298		\$122,900	
Per Capita Income		\$38,486		\$44,721	





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