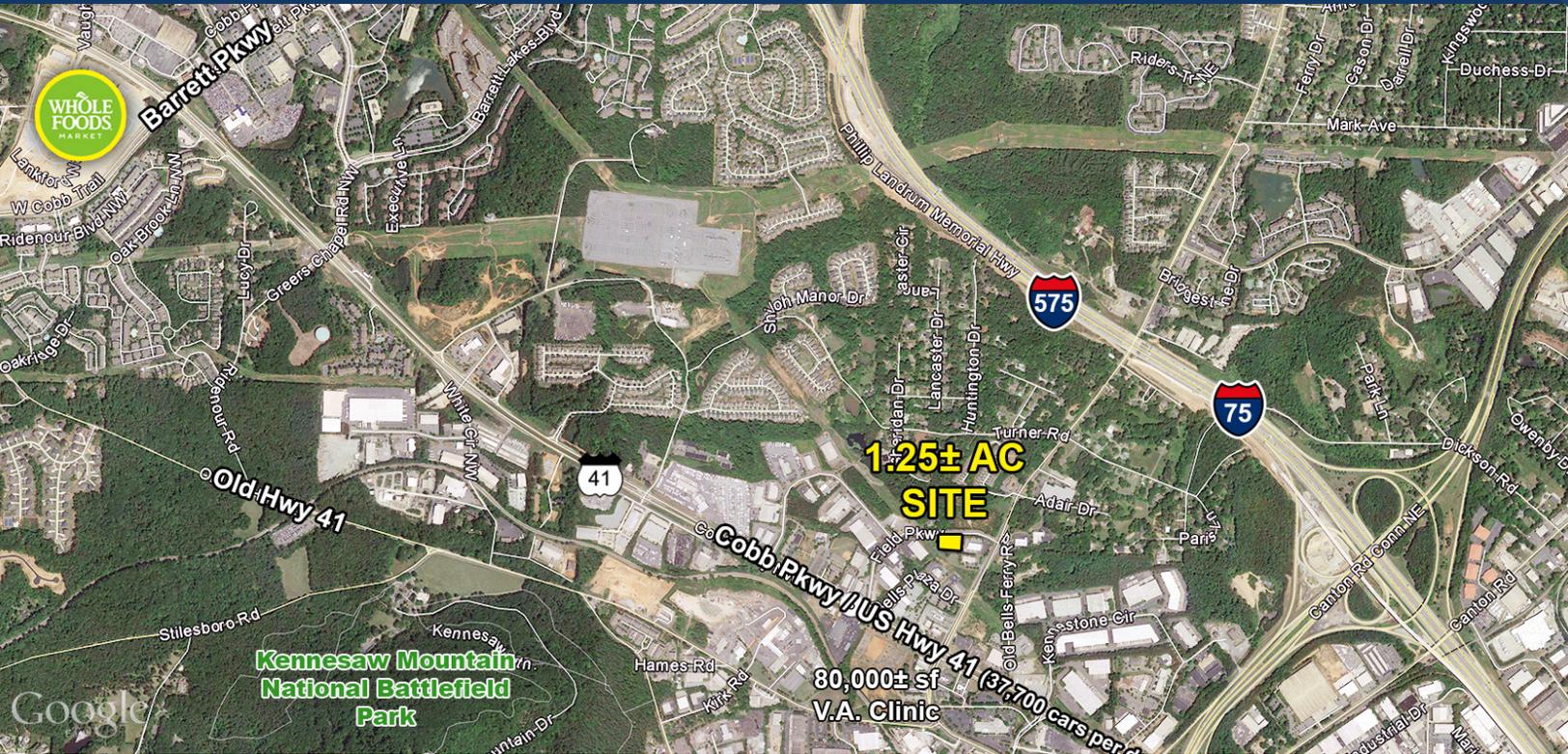


LAND FOR SALE

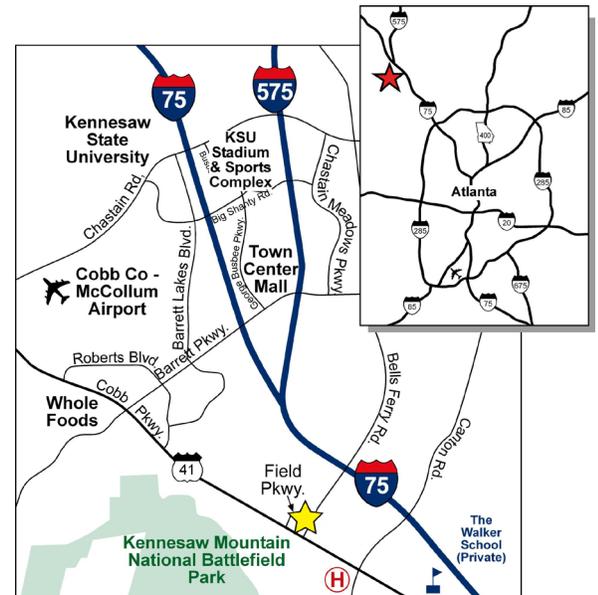
1.25± ACRES - ZONED COMMERCIAL

1336 FIELD PARKWAY, CITY OF MARIETTA, GA 30062



Property Details

- 1.25± Acres
- Zoned Community Retail Commercial (CRC), City of Marietta, and designated at Community Activity Center (CAC) on the City's Future Land Use map
- Just west of Bells Ferry Road within close proximity to 37,700 cars per day on Cobb Pkwy (US Hwy 41)
- Convenient access to Whole Foods, Town Center Mall, Kennestone Hospital, Marietta Square, Kennesaw State University, and a new 80,000± sf Veterans Affairs (V.A.) Clinic
 - » 2.1 miles southeast of new Whole Foods anchored mixed-use development at Hwy 41 and Barrett Pkwy
 - » 1.0 miles north of Kennestone Hospital
 - » 2.1 miles south of Town Center Mall
 - » 2.3 miles north of Marietta Square
- Convenient access to I-75 Exit 267, Canton Rd, & Exit 269 Barrett Pkwy, and I-575
- There is a 0.41± ac parcel owned by other others to the west of this 1.25± ac parcel not currently on the market, but can be purchased for potential outside storage under the powerlines.
- Priced at \$437,500 (\$350,000/acre)



Dan Buyers
770.596.2629
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McWhirter Realty Partners, LLC
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Building 2, Suite 150
Atlanta, GA 30339
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www.mcwrealty.com



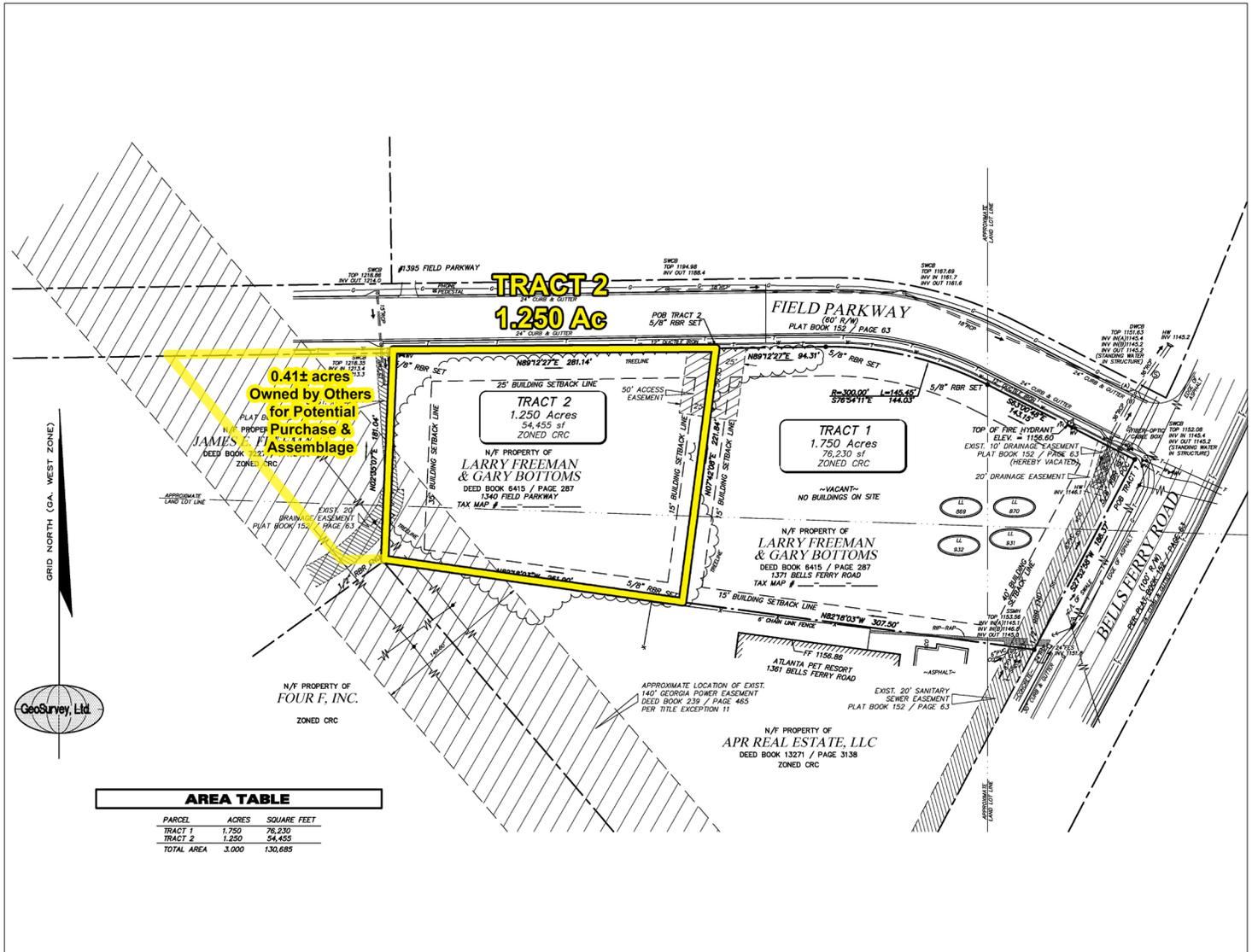
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LAND FOR SALE

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Demographics

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
<u>Population</u>			
2029 Projection	3,458	60,958	184,495
2024 Population	3,410	59,491	180,938
2020 Population	3,403	56,094	175,302
<u>Income</u>			
Average Household Income	\$95,726	\$103,868	\$104,484
Median Household Income	\$82,393	\$78,056	\$79,643

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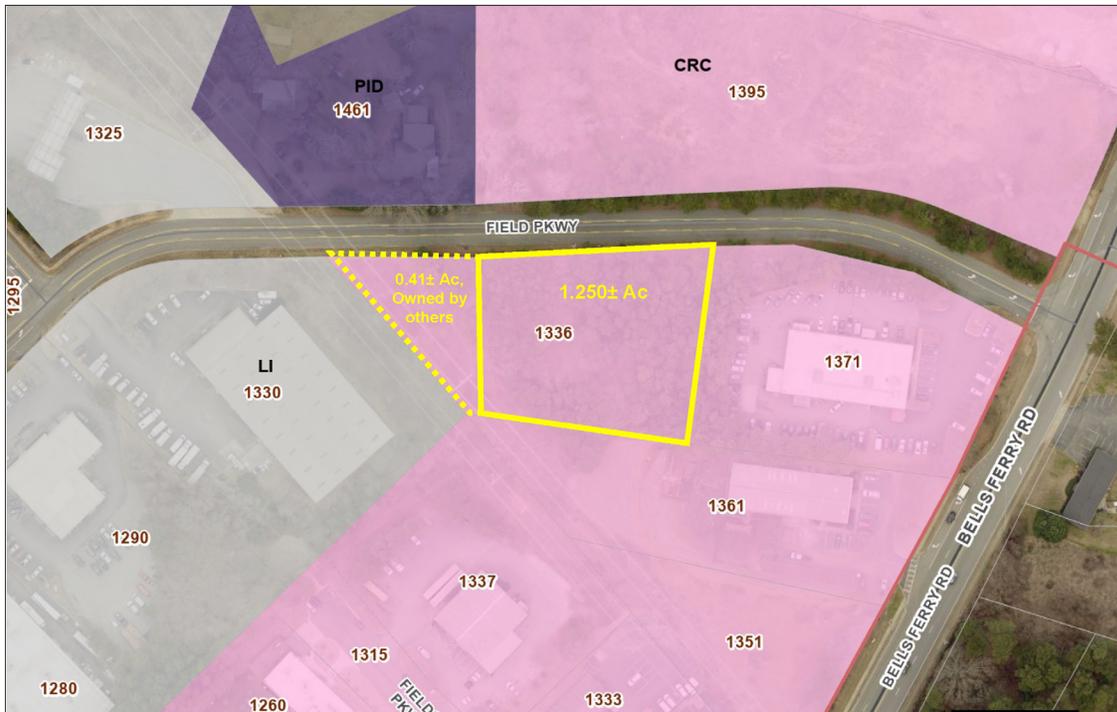
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Tax Aerial



Zoning Districts



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