

LAND FOR DEVELOPMENT — MARIETTA — COBB COUNTY

5+/- AC Cobb Pkwy Available

CORNER OF COBB PKWY & BARRETT PARKWAY

CROWDER REALTY, LLC

www.crowderrealtyllc.com

1459 Field Park Circle

Marietta, GA 30066

Office: 770-528-0300

Fax: 770-528-0502



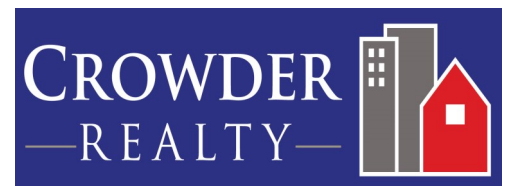
Overview

Approx. 5 acres available for rent, ground lease, or build-to-suit. Excellent exposure with over 1,200 ft of frontage on Cobb Pkwy. Nearly 40,000 cars per day on Cobb Pkwy and nearly 60,000 cars per day on Barrett Pkwy. Zoned Commercial. All utilities available. Great Location for Retail, Restaurant, Car Dealer, Medical, Bank, etc. Located on Cobb Pkwy at the intersection of Barrett Pkwy. Great access to I-75, 575, McCollum Airport. Neighbors include CarMax, and Kennesaw Market development. Neighboring retailers include: Whole Foods, Academy Sports, AT&T, Cactus Carwash, Hobby Lobby, Mattress Firm, Newk's Café, Petco, Panda Express, PNC Bank, QuikTrip, Starbucks, SunTrust, Floor and Décor, LA Fitness, Babies R' Us.

Traffic Count

- 40,000 VPD on Cobb Pkwy - 60,000 VPD on Barrett Pkwy

Demographics (2015)	1-MILE	3-MILE	5-MILE
DAYTIME POPULATION	19,610	86,480	203,231
HOUSEHOLDS	2,510	17,616	58,411
AVG HH INCOME	\$70,671	\$79,525	\$83,958



CHARLIE CROWDER

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DEAN VICKERS

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Information contained herein may have been provided by outside sources and while deemed to be reliable, may be estimated, projected, subject to change, and/or limited in scope, and therefore should not be relied upon as accurate. Information should be independently confirmed within an applicable due diligence period.

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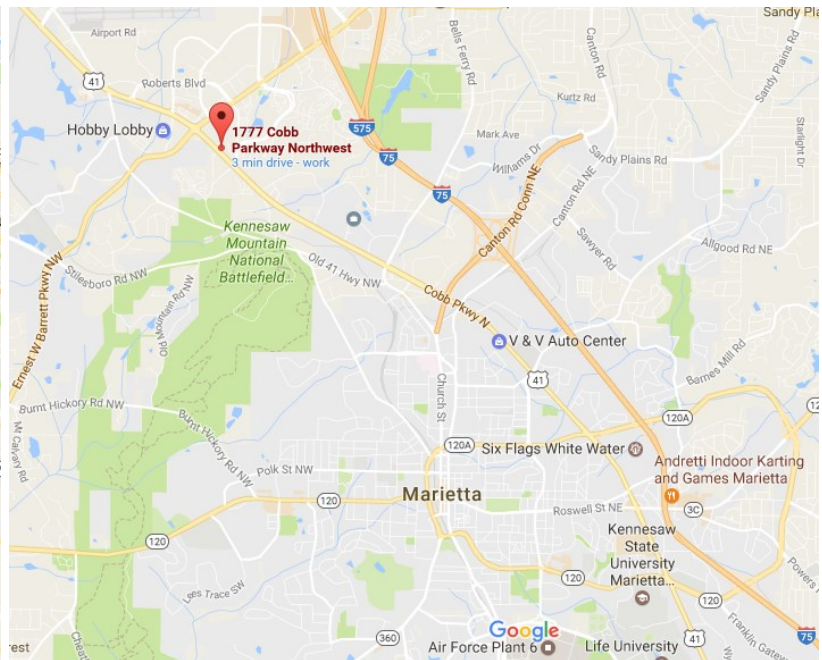
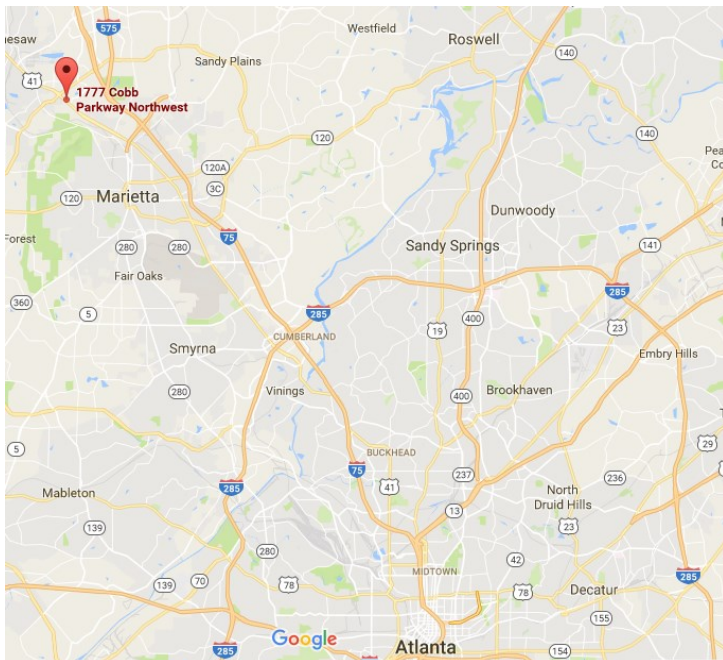
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