

MARIETTA STATION

DOWNTOWN MARIETTA

Irreplaceable historic mixed-use assemblage located in downtown Marietta's Central Business District, steps away from iconic Marietta Square.

60,000 SF OFFICE SPACE

19,000 SF RETAIL

LEASING INFORMATION:

Shelbi Bodner

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404-381-2220

ESTD  2020

BRIDGER
PROPERTIES



MARIETTA STATION

- Marietta Station is a second-generation family-owned mixed-use assemblage of historic buildings located in the heart of downtown Marietta just steps away from Marietta Square and the city government center.
- Approximately 60,000 SF of office space spread across four historic office buildings. Office suites range from 300 to 5,000 square feet, and the old-fashioned joisted masonry construction allows for very flexible space configuration.
- Approximately 19,000 SF of fully occupied street-front retail with visibility to the Square, the retail spaces along Church Street were built in phases from the early 1900s. Retail spaces range in size from 1,000 to 3,000 square feet.
- The Marietta Square Market, an 18,000 square foot food hall, was converted in 2019 from a 1960s warehouse. It houses 20 of the latest food and retail concepts in a dynamic setting.
- The downtown Marietta submarket is historically populated by non-institutional owners of historic buildings and designed to cater to small businesses looking for offices close to the courthouse and other government buildings.



DRIVE TIMES



SMYRNA	14 MIN.
KENNESAW	15 MIN.
CUMBERLAND	16 MIN.
WOODSTOCK	18 MIN.
VININGS	19 MIN.
BUCKHEAD	20 MIN.



Estimated Population

3 Miles	39,029
5 Miles	125,742
10 Miles	555,381



Daytime Population

1 Miles	11,043
3 Miles	51,984
5 Miles	170,286



Households

3 Miles	13,219
5 Miles	43,515
10 Miles	198,348



Household Income 2020

3 Miles	\$149,452
5 Miles	\$131,185
10 Miles	\$131,185





MARIETTA STATION SITE PLAN

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