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:

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- 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

KENNESAW

CUMBERLAND

WOODSTOCK

VININGS

BUCKHEAD

14 MIN.

15 MIN.

16 MIN.

18 MIN.

19 MIN.

20 MIN.



Estimated Population

3 Miles 39,029

5 Miles 125,742

10 Miles 555,381





Households

3 Miles 13,219 5 Miles 43,515

198,348

10 Miles



Daytime Population

Miles	11,043
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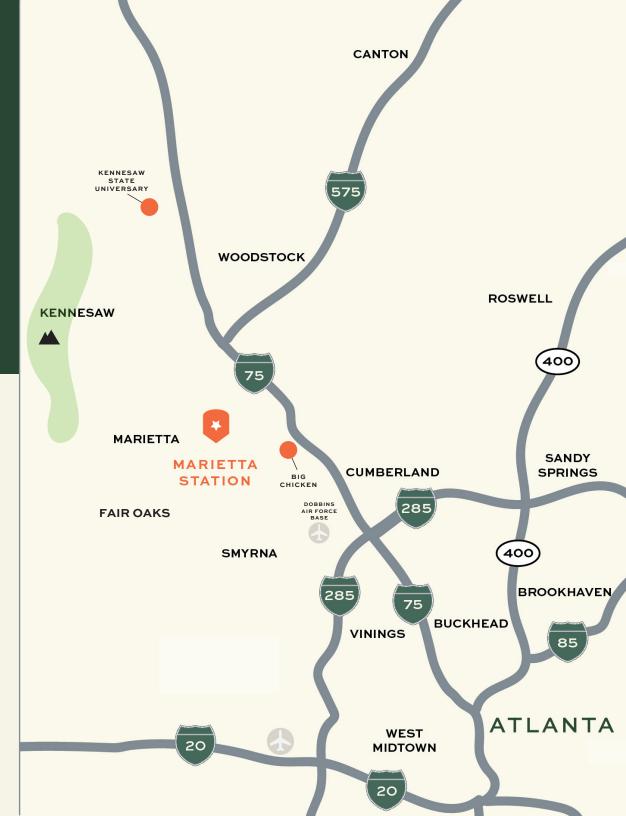
3 Miles 51,984

5 Miles 170,286



Household Income 2020

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





MARIETTA STATION
SITE PLAN

