



Leasing Department

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**1477 Roswell Road
Marietta, GA 30062**



Retail Property For Lease

Beautiful Landscape | Professional Setting | Easy Access





PROPERTY DESCRIPTION

WePartner Group, LLC is pleased to present for Lease Suite 350 at East Marietta Commons, an established and 98% leased Neighborhood Shopping Center located at 1477 Roswell Road (Hwy. 120) in Marietta, Georgia 30062 (Cobb County).

Situated on 10.011 acres, with over 600 lineal feet of roadway frontage on Roswell Road, East Marietta Commons is an 89,053 SF retail center comprised of four buildings, including two restaurant outparcels, and offers 555 designated parking spaces (6.2/1,000 ratio) for customers and employees. Located less than 2 miles from I-75, the property is highly visible in both directions and easily accessible with seven points of ingress and egress; daily traffic counts at the property exceed 27,000 vehicles.

East Marietta Commons is within the Town Center/Marietta Submarket and more than one-half of the retail inventory within this property sector is classified as a Neighborhood Center. In general, rental rates for Neighborhood Centers in this Submarket average around \$19.50/SF/NNN, not far from the Atlanta metro-wide average.

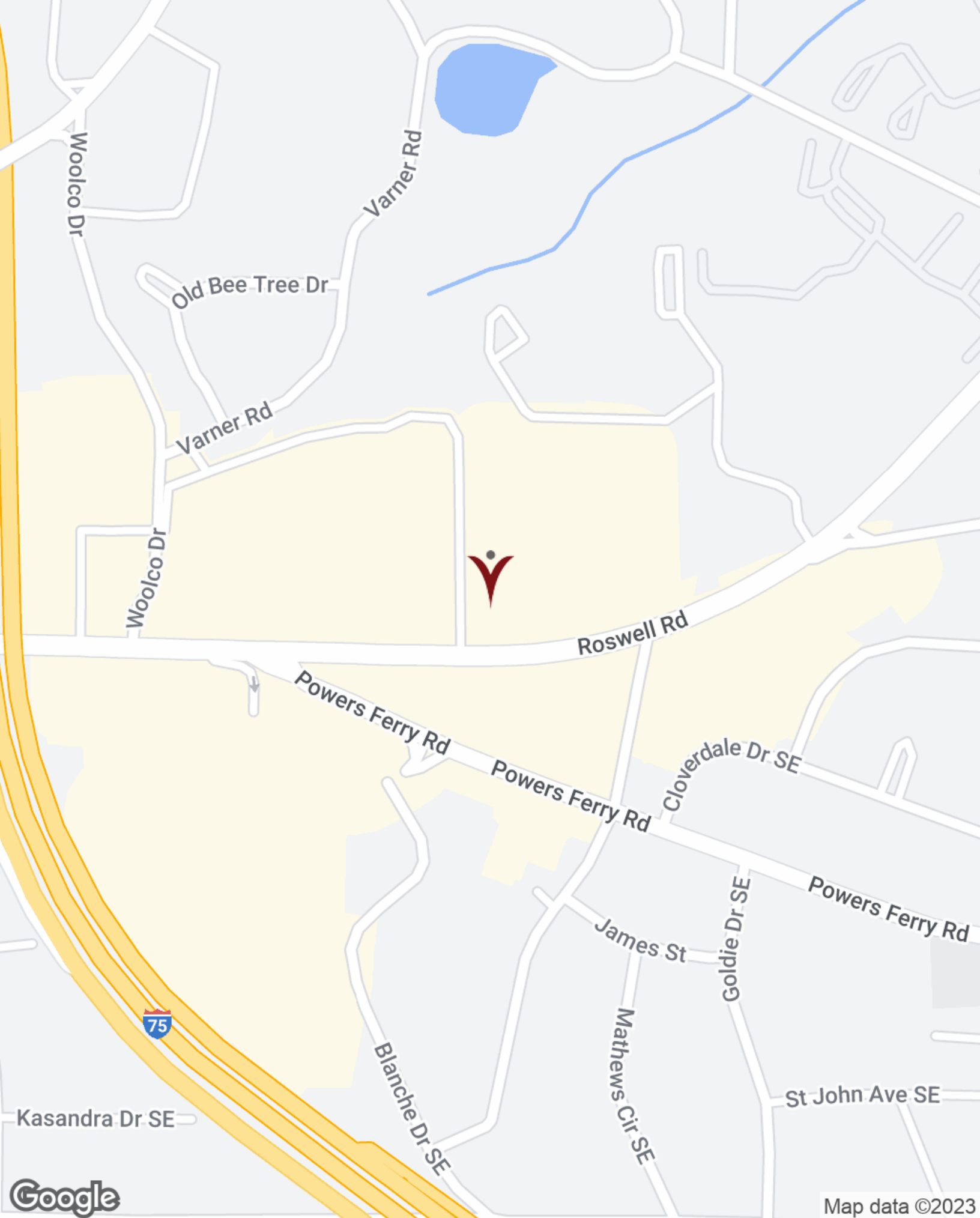
Strong demographic data for the 5-mile radius around East Marietta Commons includes: a population of 222,728; average annual household income of \$108,529; buying power of \$6B. Of the 91,403 households included in the annual income average, 45% of those reported incomes in excess of \$75,000/year.

OFFERING SUMMARY

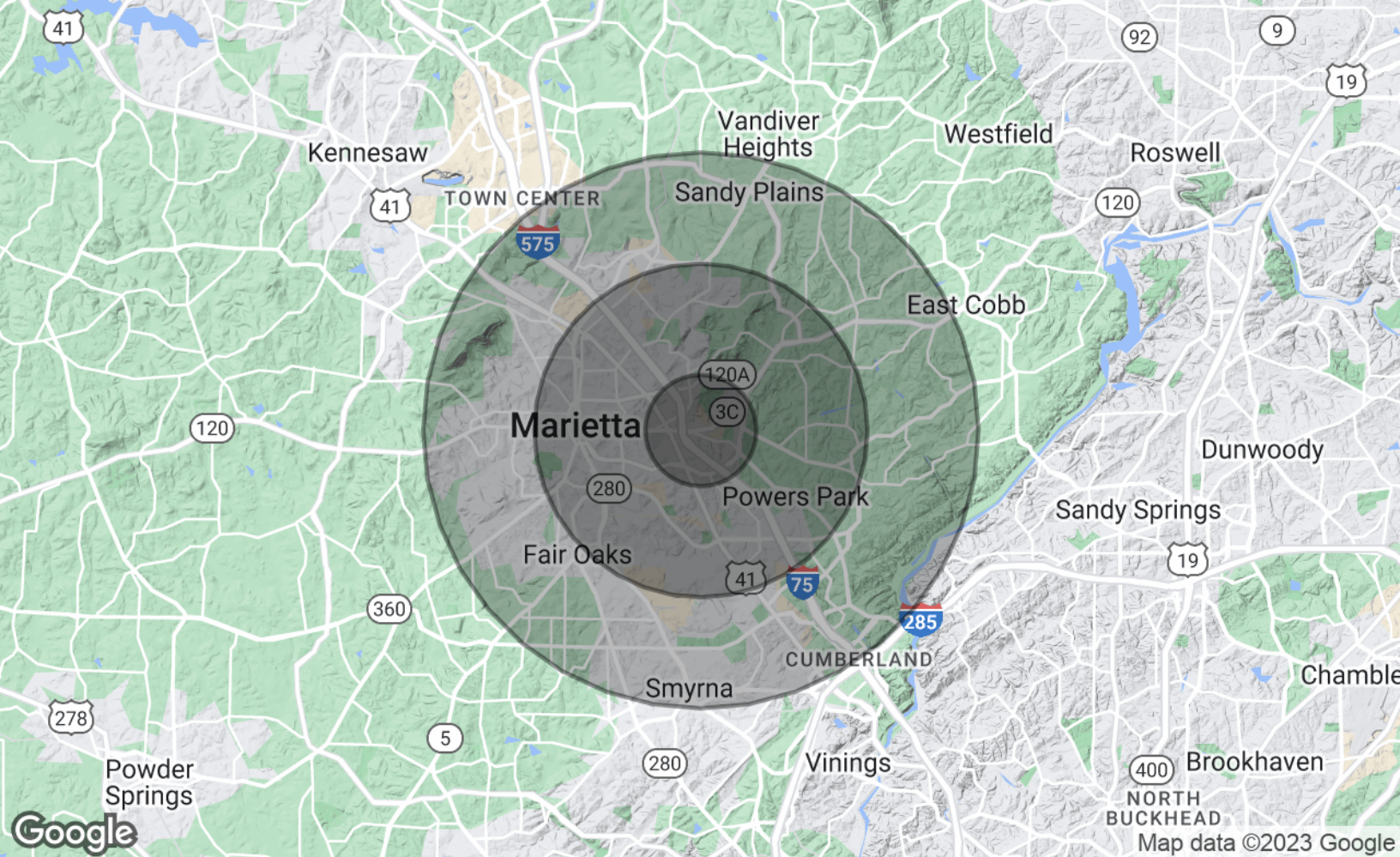
Lease Rate:	\$18.00 SF/yr (NNN)
Number of Units:	14
Available SF:	1,600 SF
Lot Size:	10.011 Acres
Building Size:	89,053 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,371	31,157	91,772
Total Population	8,932	71,798	210,437
Average HH Income	\$56,367	\$78,248	\$87,872





Map data ©2023



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	8,932	71,798	210,437
Average Age	31.3	35.9	37.4
Average Age (Male)	29.8	33.9	35.6
Average Age (Female)	32.4	38.1	38.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,371	31,157	91,772
# of Persons per HH	2.6	2.3	2.3
Average HH Income	\$56,367	\$78,248	\$87,872
Average House Value	\$155,091	\$210,803	\$248,728

* Demographic data derived from 2020 ACS - US Census