

# High-Visibility Outparcel Build-to-Suit or Ground Lease 0.61± AC - Prime Infill Location



575 Cobb Pkwy (Hwy 41), Marietta, GA 30060



## Property Highlights

- ±0.61 AC outparcel to the new Hollis Apartments
- Excellent visibility & frontage along US Hwy 41 (Cobb Pkwy)
- High traffic counts: approx. 27,600 vehicles per day
- Prime infill location directly across from Kennesaw State University – Marietta Campus
- Strong built-in demand from adjacent new multifamily and townhome residents
- Ideal for QSR, coffee, retail, or service users
- Easy access with northbound & southbound exposure
- Surrounded by dense residential, student housing, and established retail
- Growing Marietta submarket with continued redevelopment and population growth
- Available for build-to-suit or ground lease

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

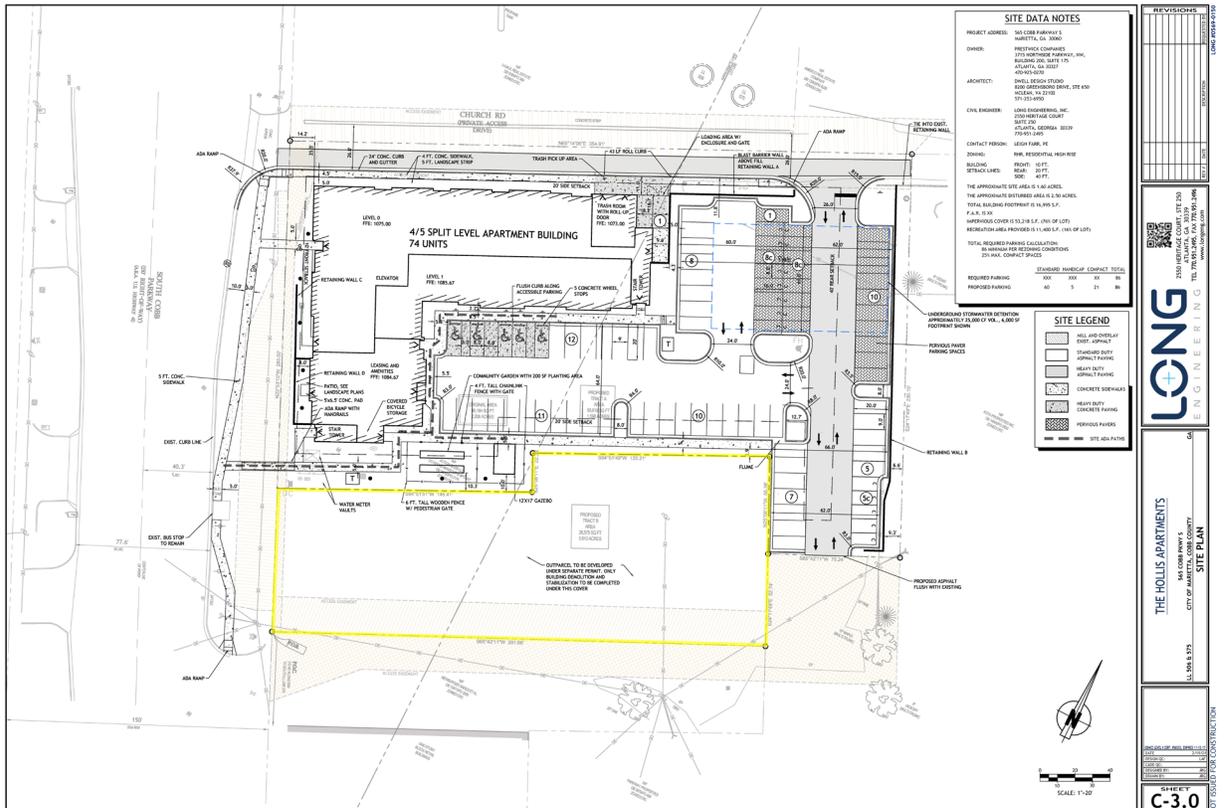
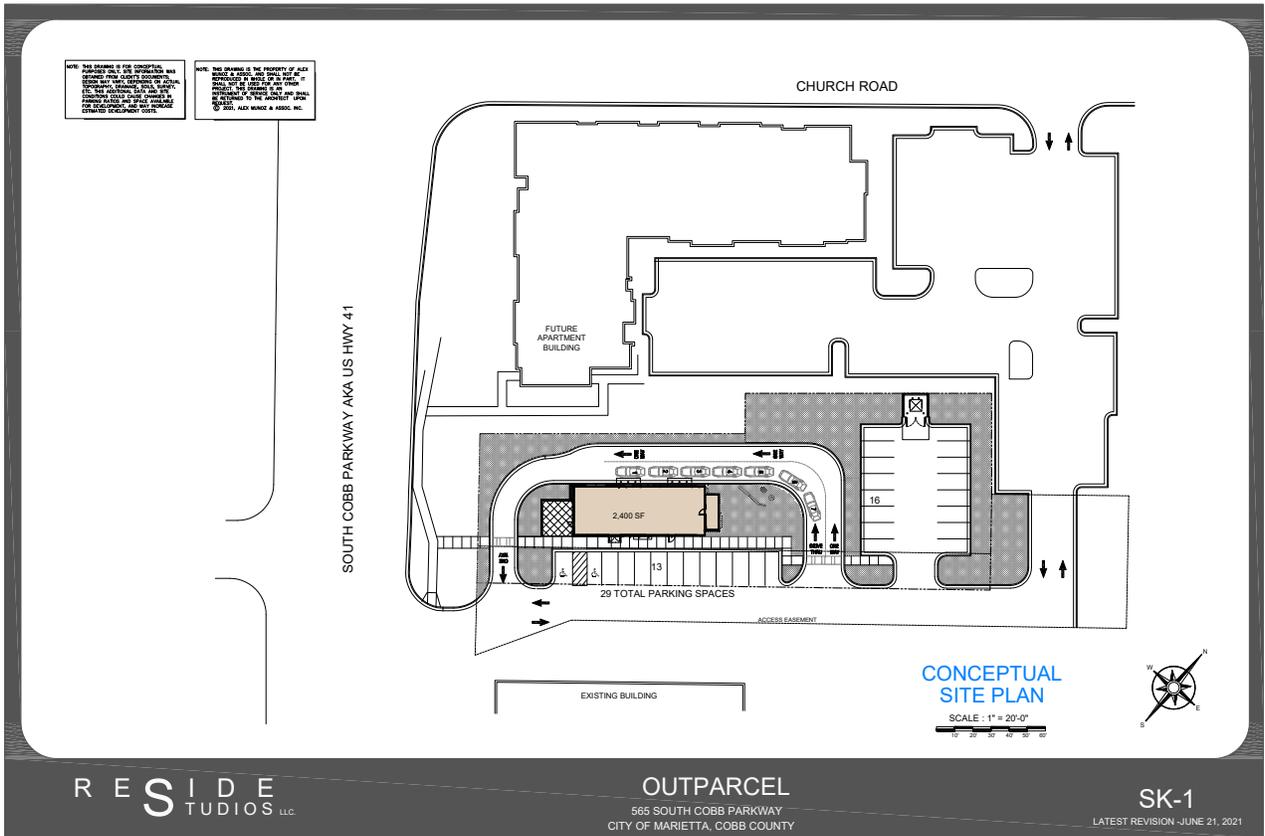
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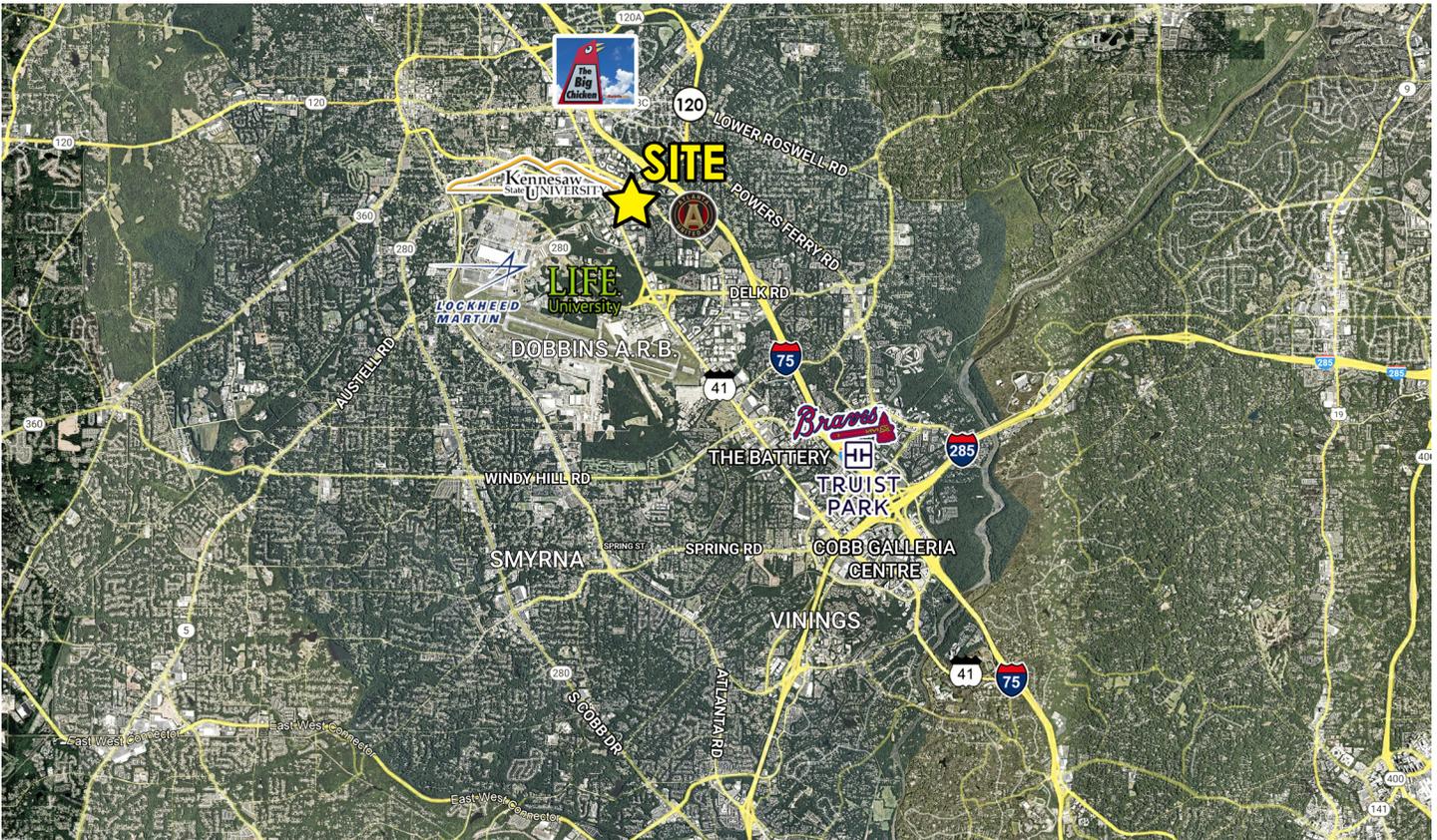
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