

THE WALK AT PIEDMONT

140 Piedmont Road | Marietta, GA



SEVER
GROUP

THE PROPERTY

Location	140 Piedmont Road Marietta, GA 30066
County	Cobb
APN	16-0642-0-001-0

HIGHLIGHTS

- New Commercial Mixed-Use Development Involving Multiple Commercial Buildings.
- Strategically Located in One of Marietta’s Most Active Trade Areas.
- Positioned Near Major Highways and Surrounded by Established Residential and Commercial Developments.
- Offers a Unique Opportunity for Retail and Dining to Flourish.

POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
7,017	57,484	184,882

AVERAGE HOUSEHOLD INCOME

1.00 MILE	3.00 MILE	5.00 MILE
\$109,032	\$116,447	\$130,104

NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
3,048	22,805	71,435



PROPERTY FEATURES

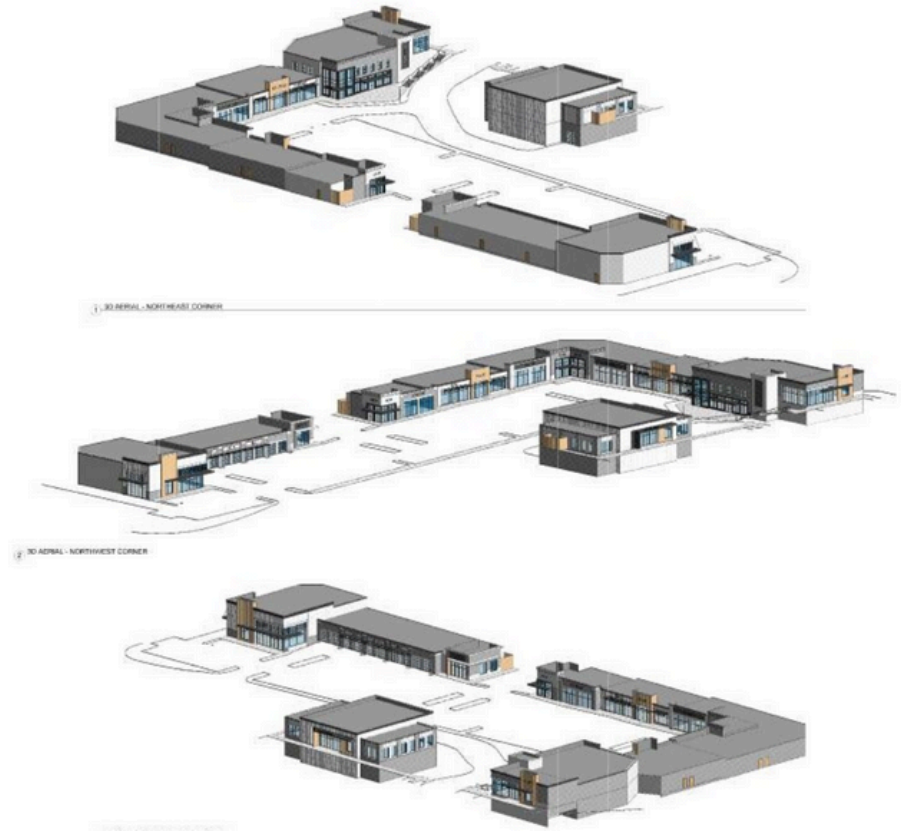
TOTAL TENANTS	28
BUILDING SF	60,000
GLA (SF)	60,166
LAND SF	234,614
LAND ACRES	5.386
NUMBER OF STORIES	1-2
NUMBER OF BUILDINGS	3

CONSTRUCTION

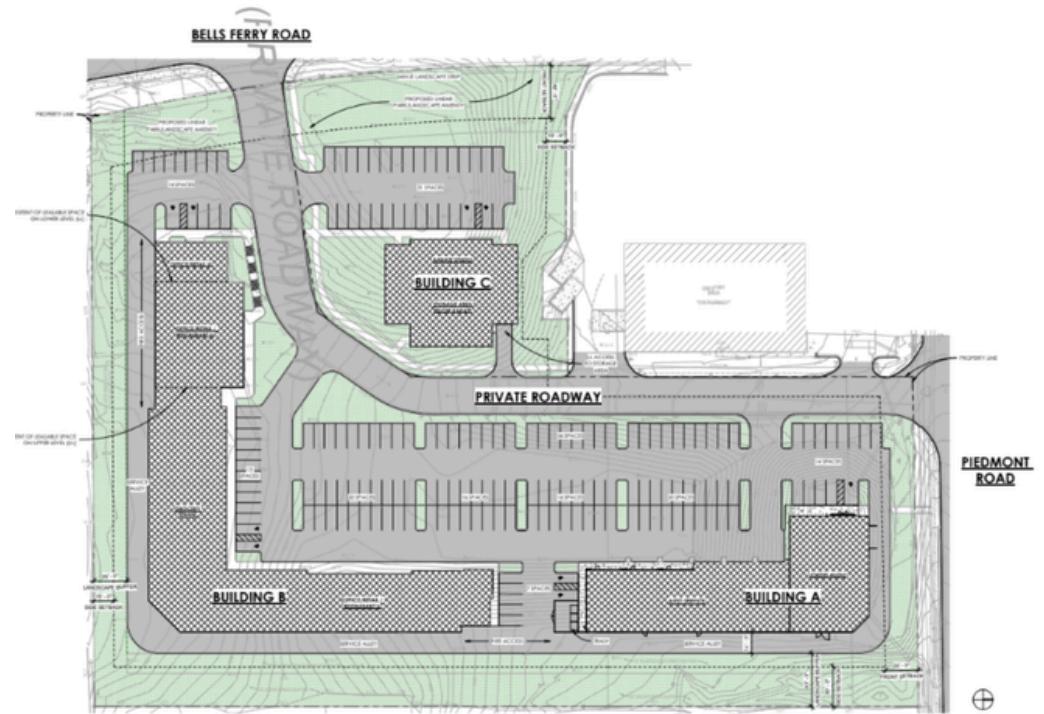
FRAMING	Steel
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TENANT INFORMATION

LEASE TYPE	NNN
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- The property is located in Marietta, a city in Cobb County, Georgia, known for its historic downtown area and vibrant community events.
- Marietta Square, a popular shopping and dining destination, is just a short drive from the property, offering a variety of restaurants, boutiques, and entertainment options.
- The area is well-connected to major highways, including Interstate 75 and Highway 41, providing convenient access to Atlanta and other surrounding areas.
- Nearby neighborhoods such as Kennesaw and Smyrna offer a mix of residential and commercial developments, attracting a diverse population to the area.
- The property's proximity to local schools, parks, and recreational facilities makes it an attractive location for businesses looking to serve the community and benefit from high foot traffic.



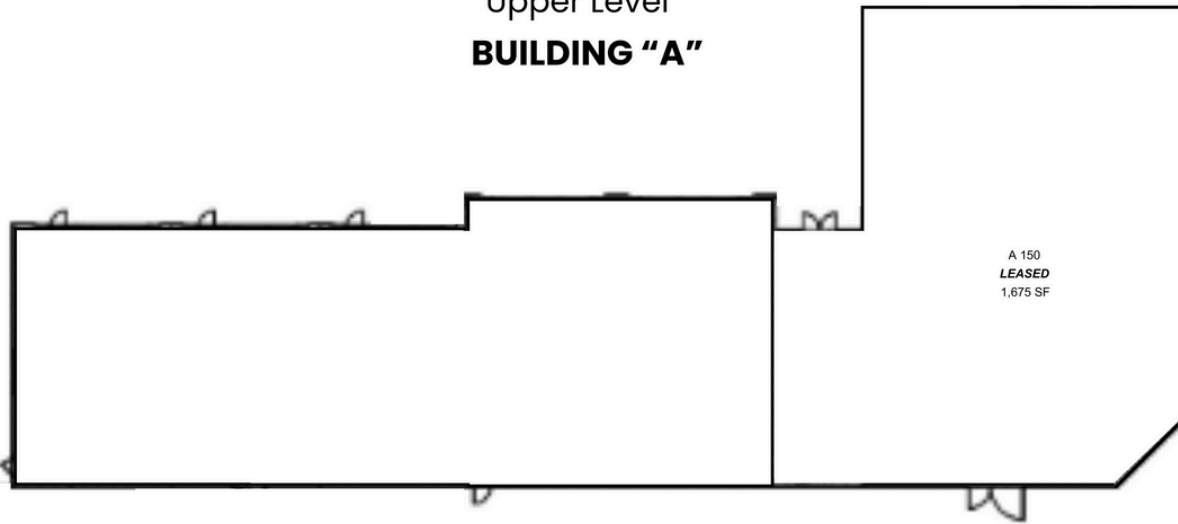
THE SPACE

BUILDING "A"

GLA

14,072

Upper Level BUILDING "A"



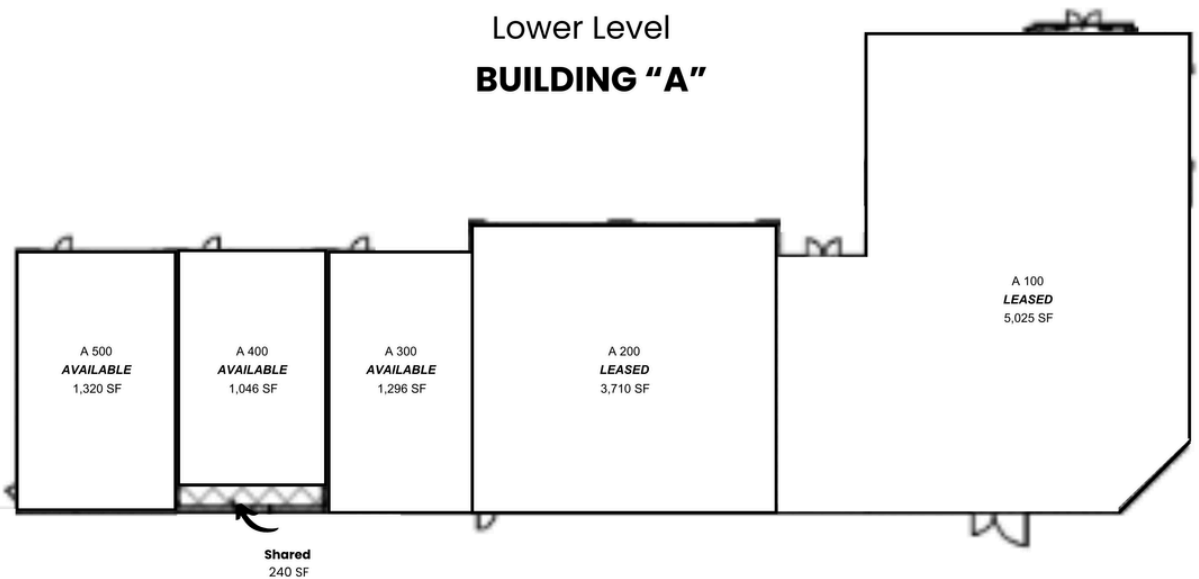
UPPER LEVEL

Suite Tenant	Square Feet	Lease Type
A150 Leased	1,675	NNN

LOWER LEVEL

Suite Tenant	Square Feet	Lease Type
A100 Leased	5,025	NNN
A200 Leased	3,710	NNN
A300 Available	1,296	NNN
A400 Available	1,046	NNN
A500 Available	1,320	NNN

Lower Level BUILDING "A"

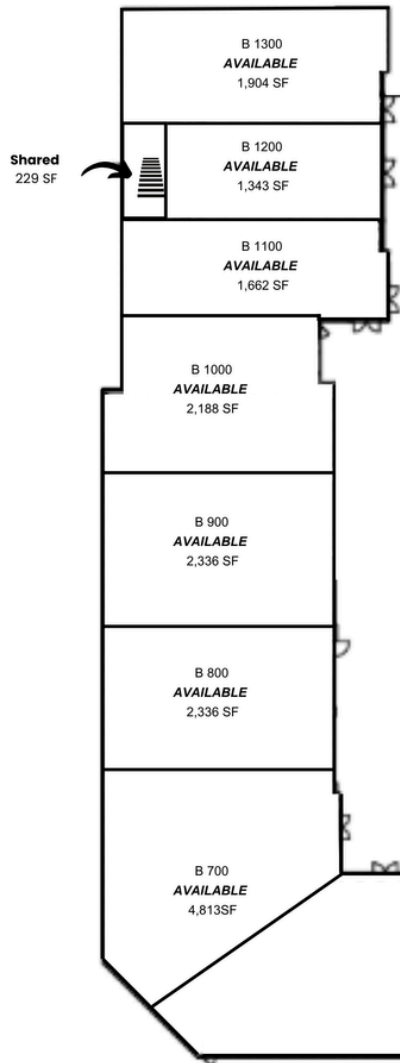


THE SPACE

BUILDING "B"

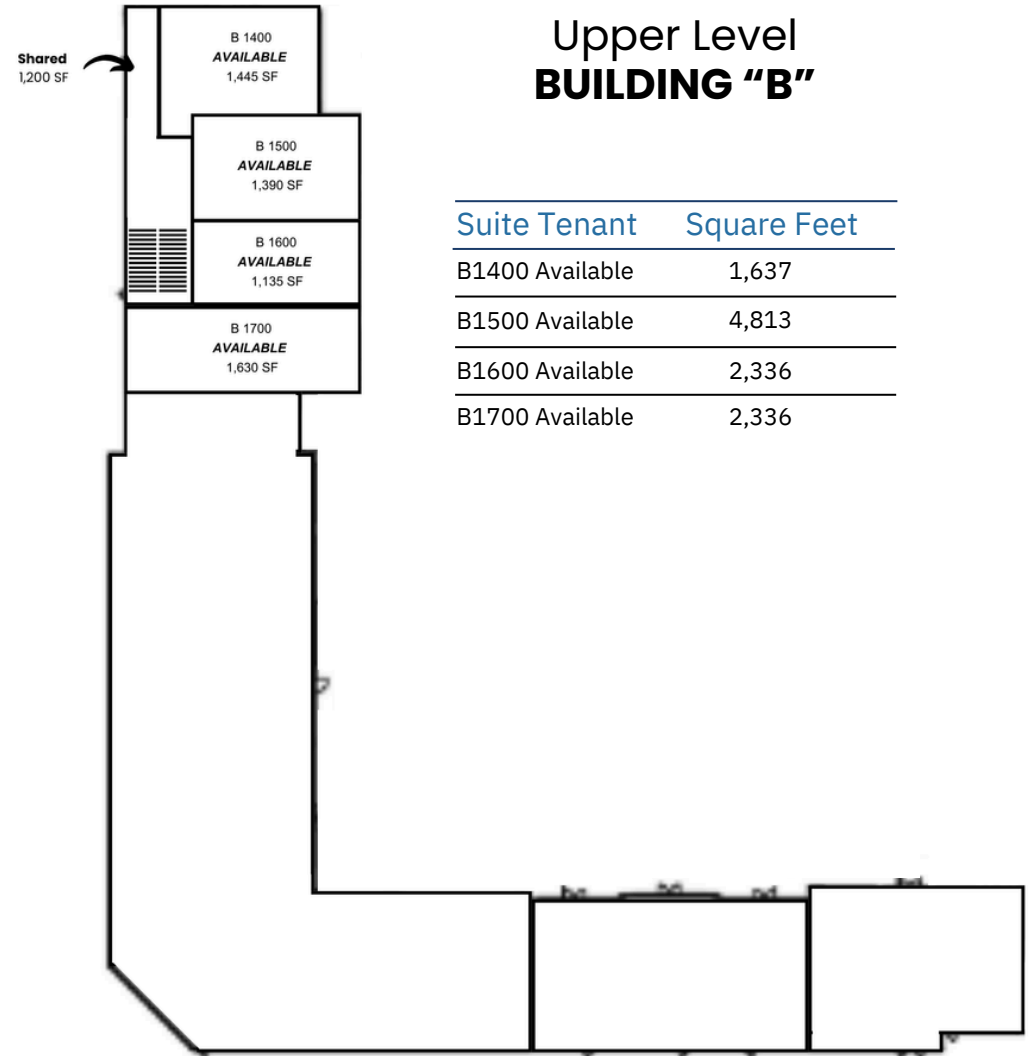
GLA

31,398



Lower Level BUILDING "B"

Suite Tenant	Square Feet
B100 Available	1,058
B200 Available	2,188
B300 Available	1,662
B400 Available	1,343
B500 Available	1,904
B600 Available	1,445
B700 Available	1,390
B800 Available	1,135
B900 Available	1,630
B1000 Available	1,543
B1100 Available	1,154
B1200 Available	1,194
B1300 Available	1,154



Upper Level BUILDING "B"

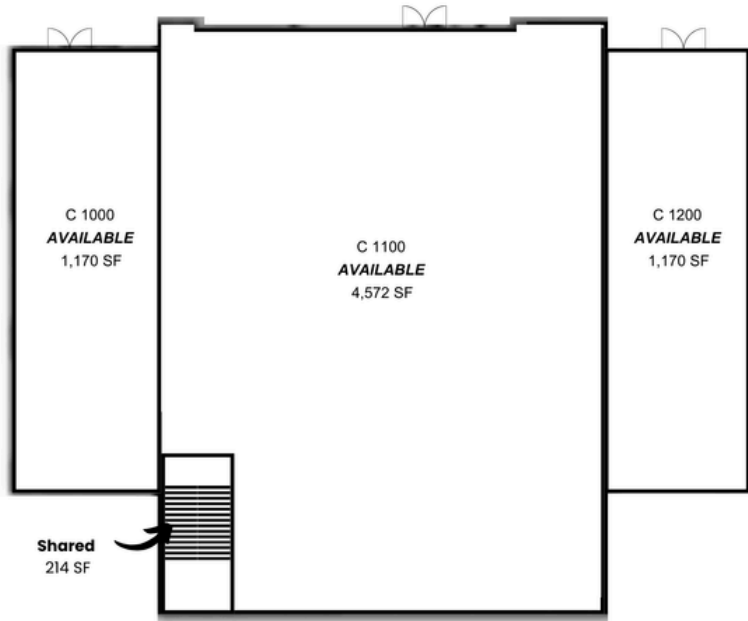
Suite Tenant	Square Feet
B1400 Available	1,637
B1500 Available	4,813
B1600 Available	2,336
B1700 Available	2,336

THE SPACE

BUILDING "C"

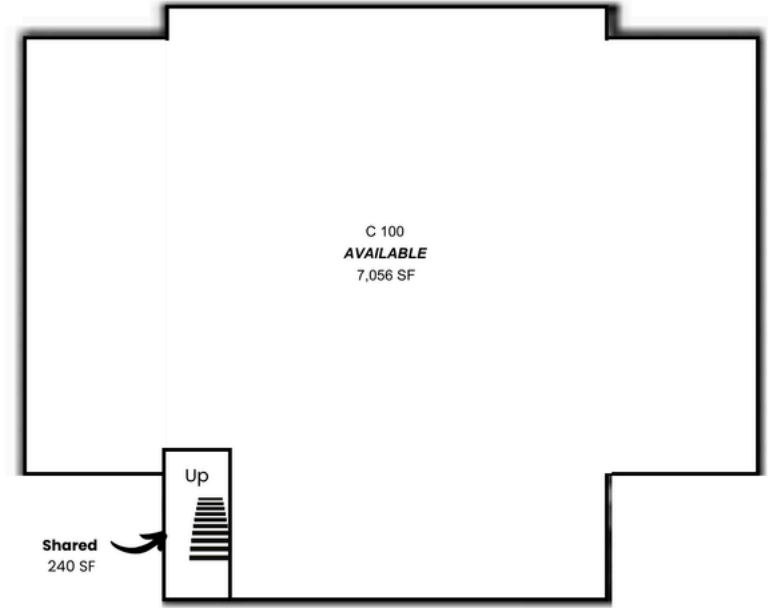
GLA

13,968



UPPER LEVEL

Suite Tenant	Square Feet
C1000 Available	1,170
C1100 Available	4,572
C1200 Available	1,170



LOWER LEVEL

Suite Tenant	Square Feet
C100 Available	7,056

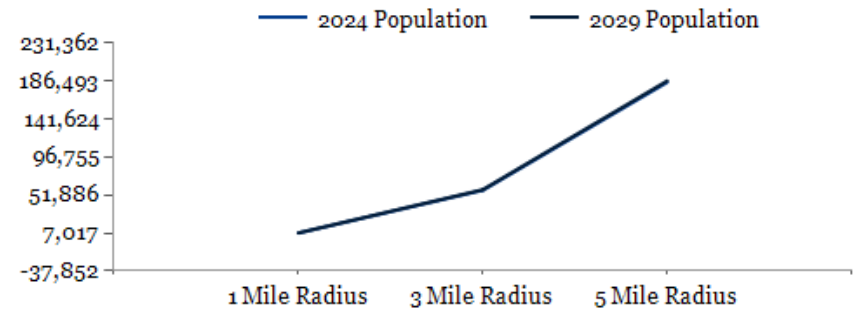




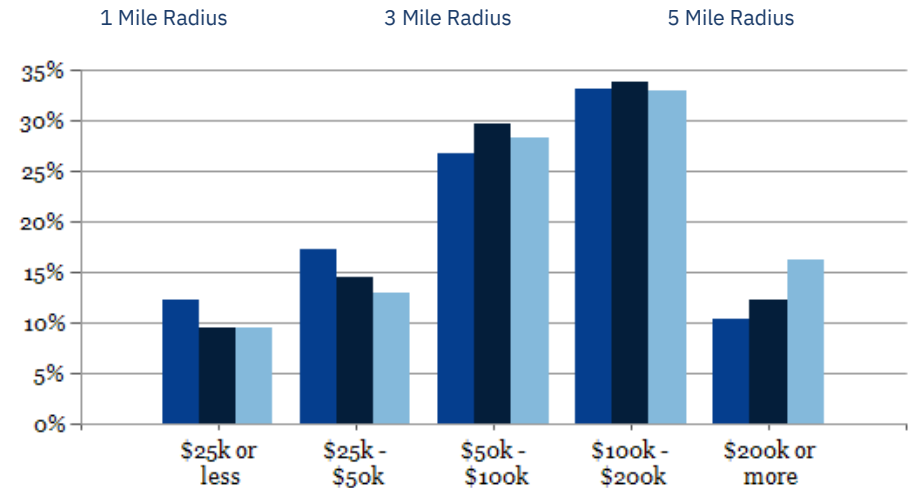
POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	4,619	40,515	144,974
2010 Population	5,865	49,606	164,996
2024 Population	7,017	57,484	184,882
2029 Population	7,133	58,176	186,493
2024-2029: Population: Growth Rate	1.65%	1.20%	0.85%

2024 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	111	1,051	3,748
\$15,000-\$24,999	264	1,132	3,102
\$25,000-\$34,999	211	1,248	3,507
\$35,000-\$49,999	316	2,070	5,772
\$50,000-\$74,999	481	3,712	11,231
\$75,000-\$99,999	336	3,057	8,947
\$100,000-\$149,999	671	5,513	15,596
\$150,000-\$199,999	341	2,208	7,947
\$200,000 or greater	318	2,812	11,585
Median HH Income	\$84,003	\$91,443	\$97,912
Average HH Income	\$109,032	\$116,447	\$130,104

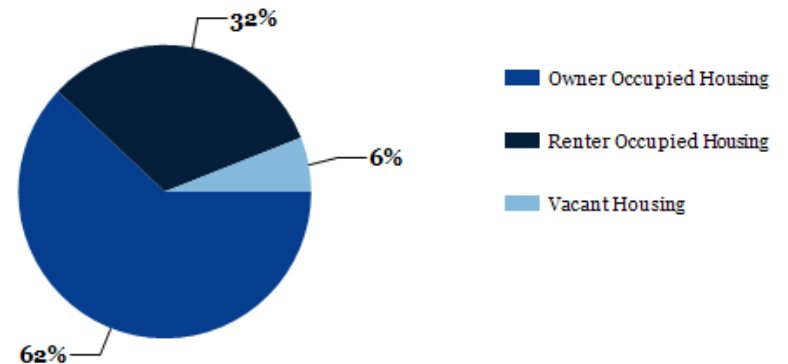
HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	1,941	16,666	57,042
2010 Total Housing			
Households 2024 Total Households	2,433	19,554	63,428
2029 Total Households 2024 Average	3,048	22,805	71,435
Household Size 2024-2029:	3,117	23,206	72,605
Households: Growth Rate	2.30	2.37	2.51
	2.25%	1.75%	1.65%



2024 Household Income



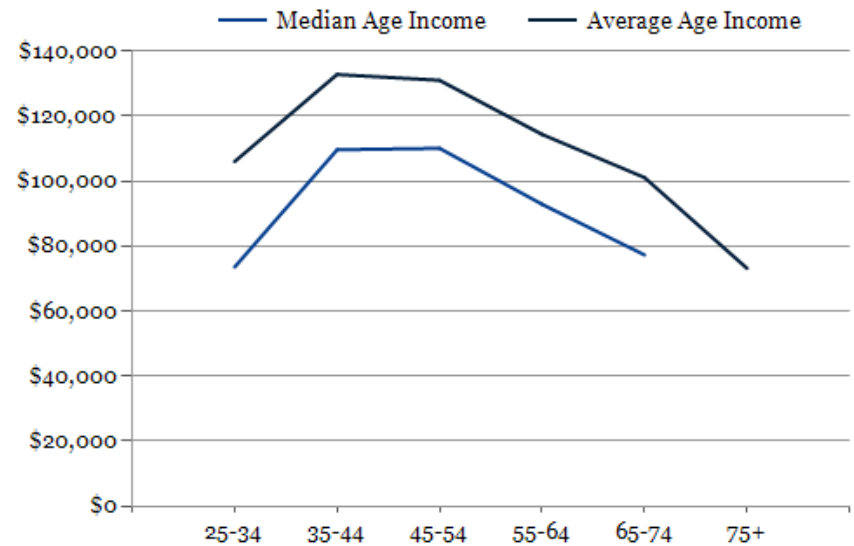
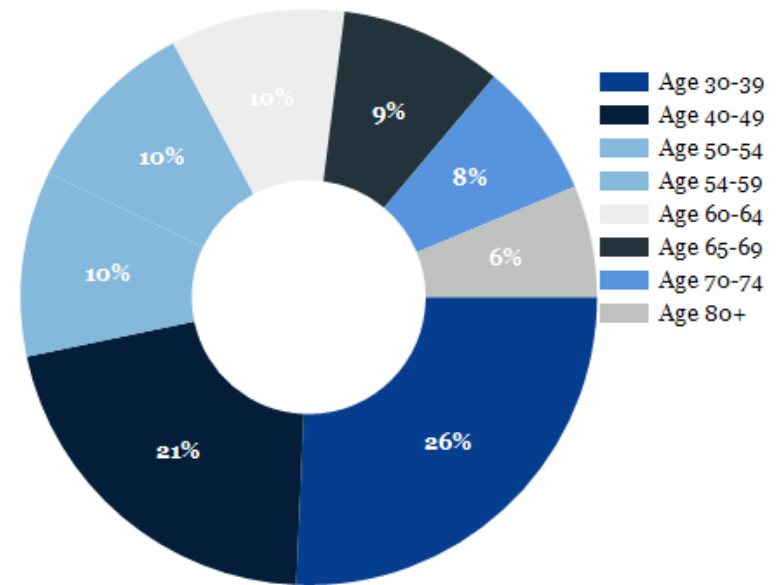
2024 Own vs. Rent - 1 Mile Radius



Source: esri

2024 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2024 Population Age 30-34	544	4,457	13,511
2024 Population Age 35-39	545	4,113	13,048
2024 Population Age 40-44	476	3,867	12,824
2024 Population Age 45-49	414	3,254	11,379
2024 Population Age 50-54	441	3,366	11,708
2024 Population Age 55-59	429	3,093	10,642
2024 Population Age 60-64	415	2,992	10,428
2024 Population Age 65-69	387	2,565	9,135
2024 Population Age 70-74	322	2,141	7,532
2024 Population Age 75-79	266	1,662	5,703
2024 Population Age 80-84	186	1,015	3,226
2024 Population Age 85+	177	900	2,972
2024 Population Age 18+	5,827	47,178	148,723
2024 Median Age	40	35	37
2029 Median Age	42	37	39

2024 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$73,568	\$82,731	\$86,873
Average Household Income 25-34	\$106,024	\$108,863	\$114,676
Median Household Income 35-44	\$109,681	\$110,140	\$112,344
Average Household Income 35-44	\$132,856	\$137,848	\$147,132
Median Household Income 45-54	\$110,135	\$111,466	\$119,853
Average Household Income 45-54	\$131,052	\$139,601	\$159,413
Median Household Income 55-64	\$92,895	\$102,428	\$111,499
Average Household Income 55-64	\$114,403	\$127,507	\$148,871
Median Household Income 65-74	\$77,306	\$80,069	\$82,313
Average Household Income 65-74	\$101,121	\$105,658	\$117,448
Average Household Income 75+	\$73,166	\$79,903	\$87,772



The Walk at Piedmont

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