

FOR LEASE

NOW
AVAILABLE



**707 WHITLOCK AVE SW, STE E14,
MARIETTA, GA 30064**

2 Office/Medical/Dental Private Units Available

UNIT A

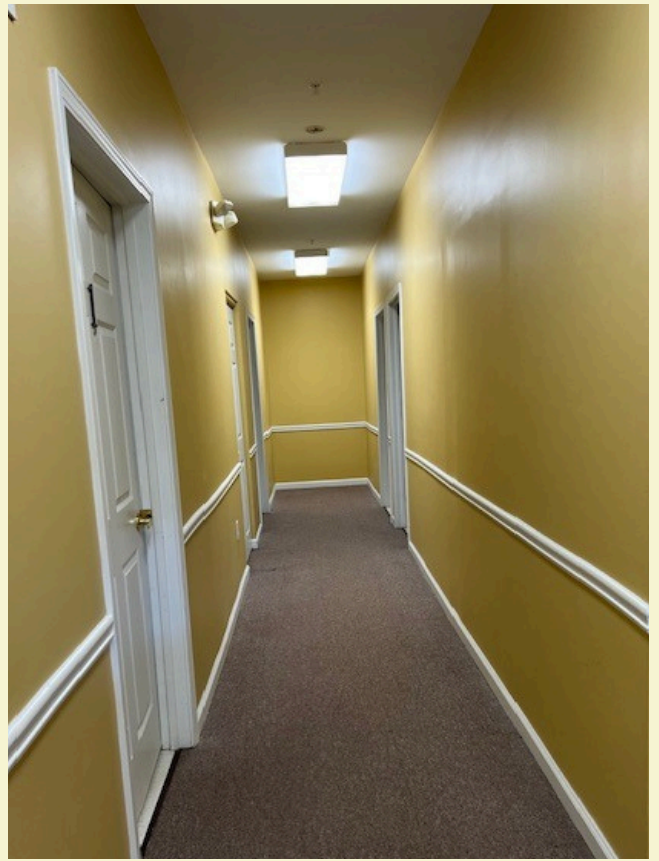
- First Floor Suite
- Dental/Medical
- Lobby & Reception
- 4 Offices/Restroom
- 1,347 SF

UNIT B

- Top Level Full Suite
- 5 Large Offices
- Breakroom & X-Ray
- Restroom & Sink Area
- 1,347 SF

Contact Joanna Lindsey, O: 770.240.2004, D: 770.820.2414 for suite pricing & tours

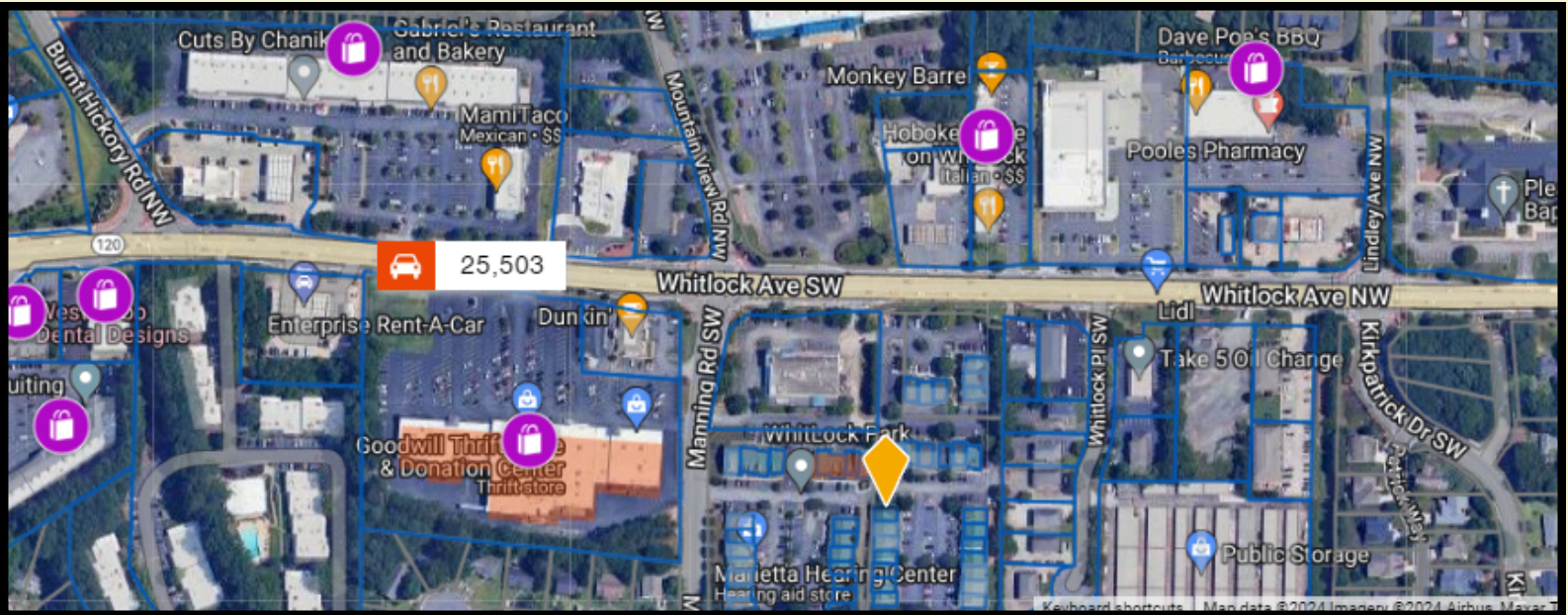
Walking Distance to Restaurants & Shopping



DEMOGRAPHICS

Traffic

Collection Street	Cross Street	Traffic Volume	Count Year	Distance from Property
Whitlock Ave NW	Mountain View Rd NW E	25,503	2022	0.18 mi
Whitlock Avenue Northwest	Brookwood Dr E	22,848	2020	0.31 mi
Whitlock Ave NW	Brookwood Dr E	22,722	2022	0.31 mi
Polk St NW	Hanson Way NW W	13,574	2018	0.40 mi
Polk St NW	Hanson WayNW W	11,823	2022	0.40 mi
Manning Rd	Manning Rd SW NE	3,625	2022	0.41 mi
Manning Rd	Manning Rd SW SW	4,150	2017	0.41 mi
Manning Road	Manning Villas Dr NE	4,182	2022	0.46 mi
Manning Road	-	4,279	2022	0.46 mi
Polk Street Northwest	Debonaire Dr NW W	11,865	2022	0.54 mi



Population

	2 mile	5 mile	10 mile
2010 Population	24,156	161,381	636,557
2023 Population	26,679	184,501	711,404
2028 Population Projection	26,931	187,226	720,237
Annual Growth 2010-2023	0.8%	1.1%	0.9%
Annual Growth 2023-2028	0.2%	0.3%	0.2%
Median Age	40	36.9	38.5
Bachelor's Degree or Higher	42%	35%	44%
U.S. Armed Forces	27	255	872

Income

	2 mile	5 mile	10 mile
Avg Household Income	\$110,460	\$95,330	\$110,360
Median Household Income	\$73,214	\$71,199	\$83,680
< \$25,000	1,665	9,514	27,831
\$25,000 - 50,000	2,304	15,203	48,888
\$50,000 - 75,000	1,611	11,458	46,113
\$75,000 - 100,000	1,217	10,339	37,468
\$100,000 - 125,000	659	5,892	28,315
\$125,000 - 150,000	738	3,786	20,136
\$150,000 - 200,000	926	6,299	28,684
\$200,000+	1,771	6,326	34,248





JOANNA LINDSEY



As a 10 + year REALTOR®, with a background in commercial business and community development within the nonprofit sector, Joanna brings much to her profession: Integrity, honesty, excellent customer service, proven sales ability, listening skills, and a welcoming, down-to-earth personality that has earned her a loyal and devoted following from previous clients.

Since 2013, Joanna has offered successful representation to clients with solid negotiation and closing skills, making her stand out in the industry. Joanna has always associated herself with the philosophy that the quality of the transaction, not the quantity, is the key to success. Most of her business is by referral with many repeat clients, which is a testament to her tireless work ethic and uncompromising client service. Joanna has an in-depth knowledge of the needs of a business and finding the perfect location for it to thrive is the utmost focus. Joanna is a native Spanish speaker and understands the importance of providing commercial real estate services and resources to all businesses.

Joanna is a Mableton Improvement Coalition (MIC) Economic Development Committee member. She has volunteered as a member of the Advisory Council member of the KSU Campus Awareness Resource and Empowerment (CARE), a program that supports the basic needs of college students struggling with homelessness, food insecurity, and who are currently or previously in the foster care system. As a Rotaract representative, she has held prior membership with the Marietta Metro Rotary Club. She also served on the Cobb Association of REALTORS® (CAR) Governmental Affairs/RPAC Committee and was Secretary to the president of the Paulding Board REALTORS®.

Joanna is a California native and Georgia resident since 2007. She is married to a US Navy veteran and has two children. She has a passion for running, recently completed her second half-marathon, and enjoys spending time with her family.

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