

Metro Atlanta Office/Retail Investment with Upside

# FOR SALE

365 Villa Rica Way, Marietta, GA 30064



**BULL REALTY**  
Asset & Occupancy Solutions

**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES



## HIGHLIGHTS

- ±8,000 SF office/retail building in the heart of West Cobb
- High exposure corner property located on ±1.7 acres
- Long term tenants include dentist & salon
- Average rents: \$21.90/SF allowing for upside by bringing to market rents (\$26.16/SF)
- General Commercial zoning
- Monument & building signage
- ±31,661 VPD on Dallas Highway
- ±15,340 VPD on Barrett Parkway
- 4/1,000 parking ratio
- ±1,600 SF available for lease



**\$1,500,000**  
*Price*

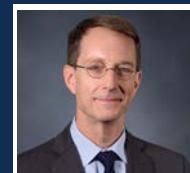
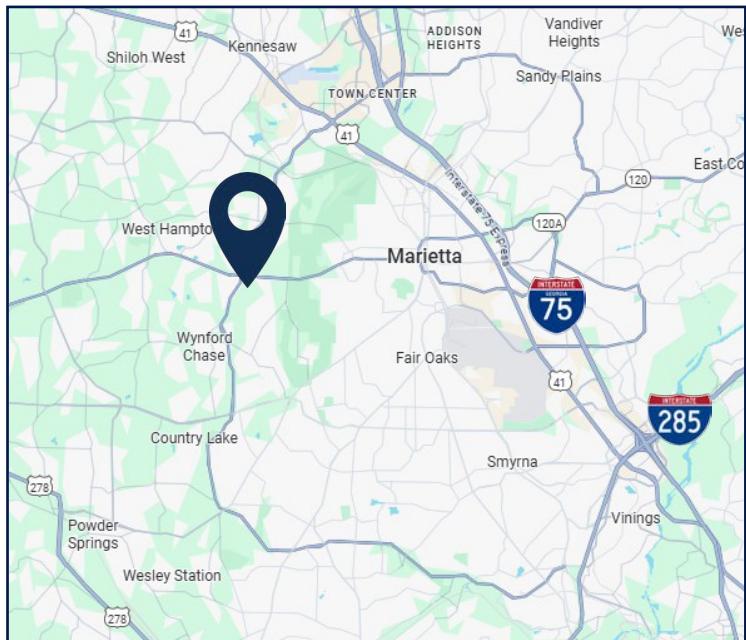


**8.5%**  
*Cap Rate*

## LOCATION OVERVIEW

Situated at the corner of Barrett Parkway and Dallas Highway in West Marietta, Cheatham Hill Plaza is just 4 miles to popular Downtown Marietta, 27 miles to Downtown Atlanta and 30 miles to Hartsfield-Jackson Atlanta International Airport.

Surrounded by an abundance of restaurants, national retailers, and housing options of all types and prices.



**SEAN WILLIAMS**  
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CONTACT

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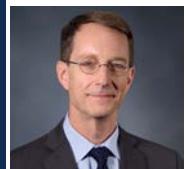
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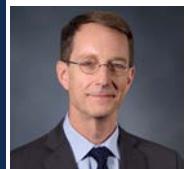
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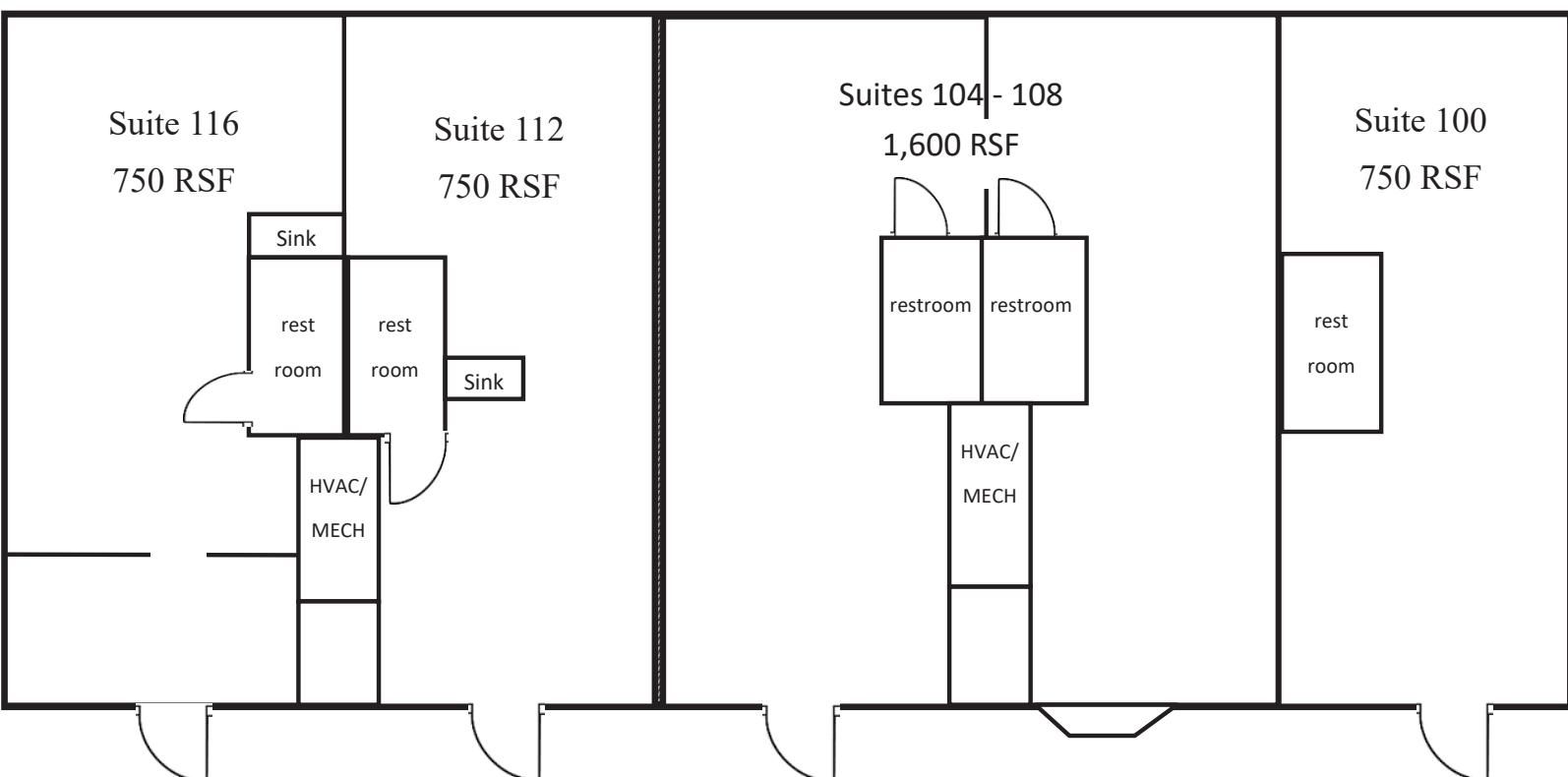
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## Floor Plan

365 Villa Rica Way

Lower Level



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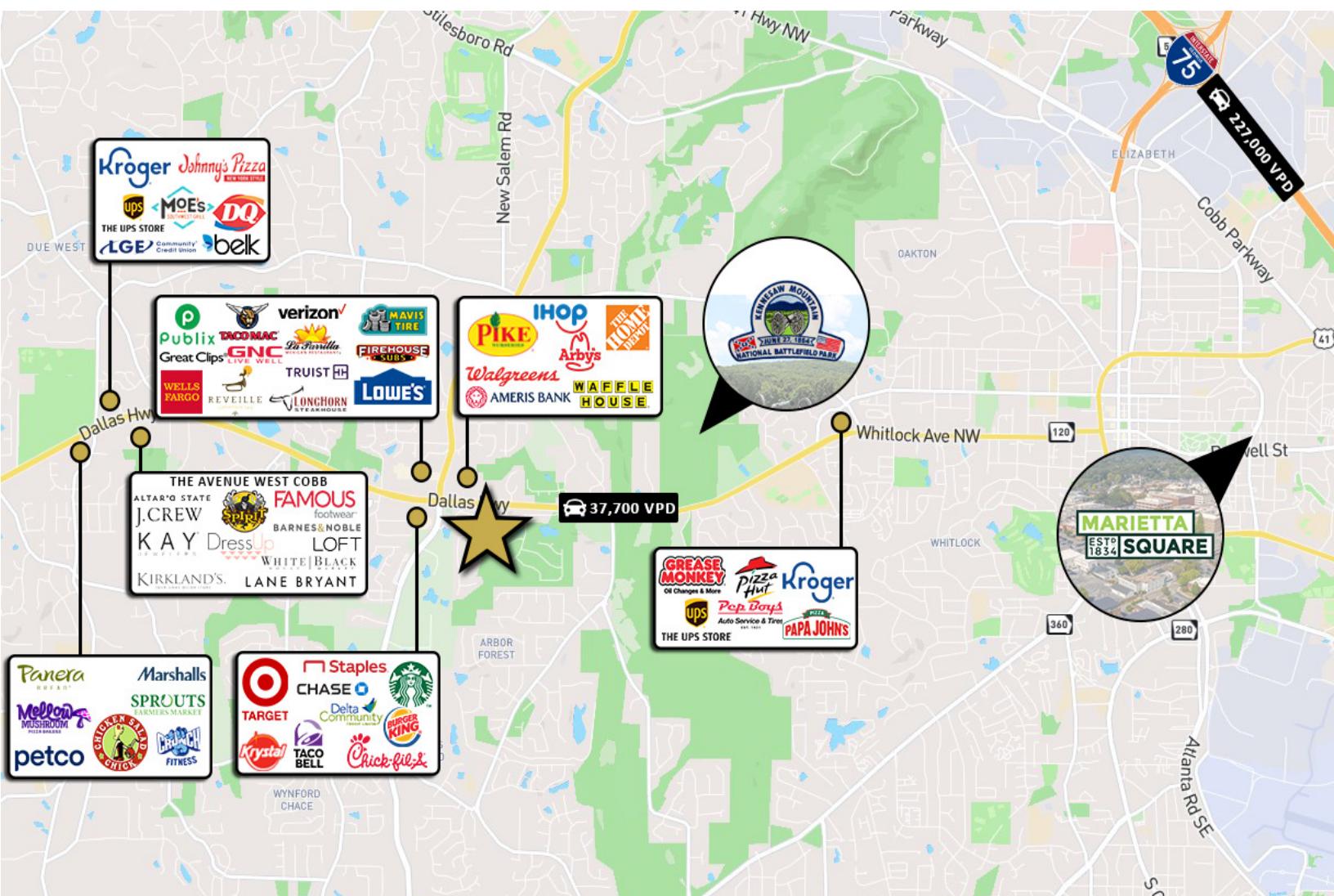
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## Retail In The Area



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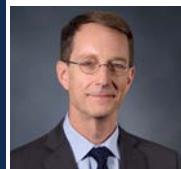
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## Demographic Overview



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