

Metro Atlanta Office/Retail Investment with Upside

# FOR SALE

365 Villa Rica Way, Marietta, GA 30064



**BULL REALTY**  
Atlanta & Surrounding Suburbs

**TCN**  
COMMERCIAL  
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*

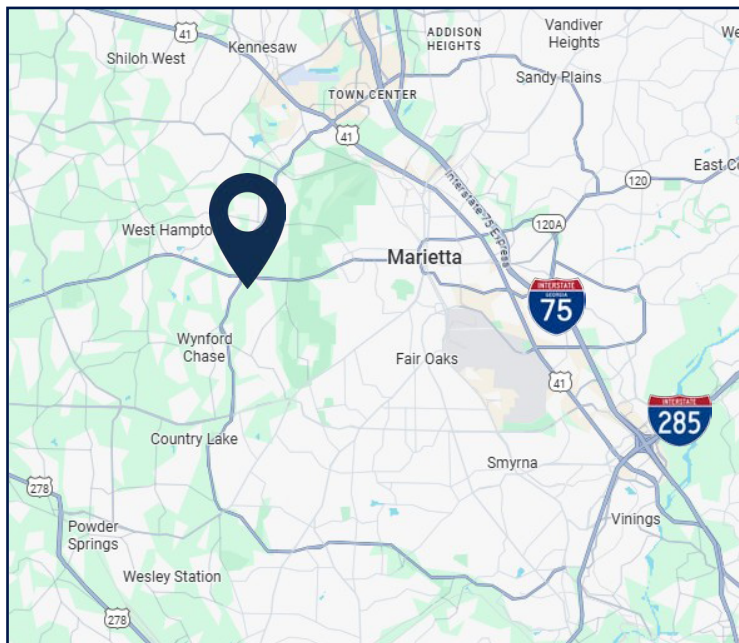


**8.5%**  
*Cap Rate*

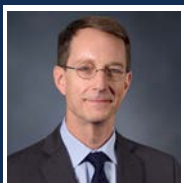
## LOCATION OVERVIEW

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.



CONTACT



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A Real Estate Company

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WORLDWIDE  
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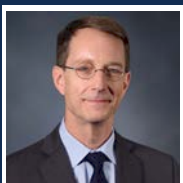


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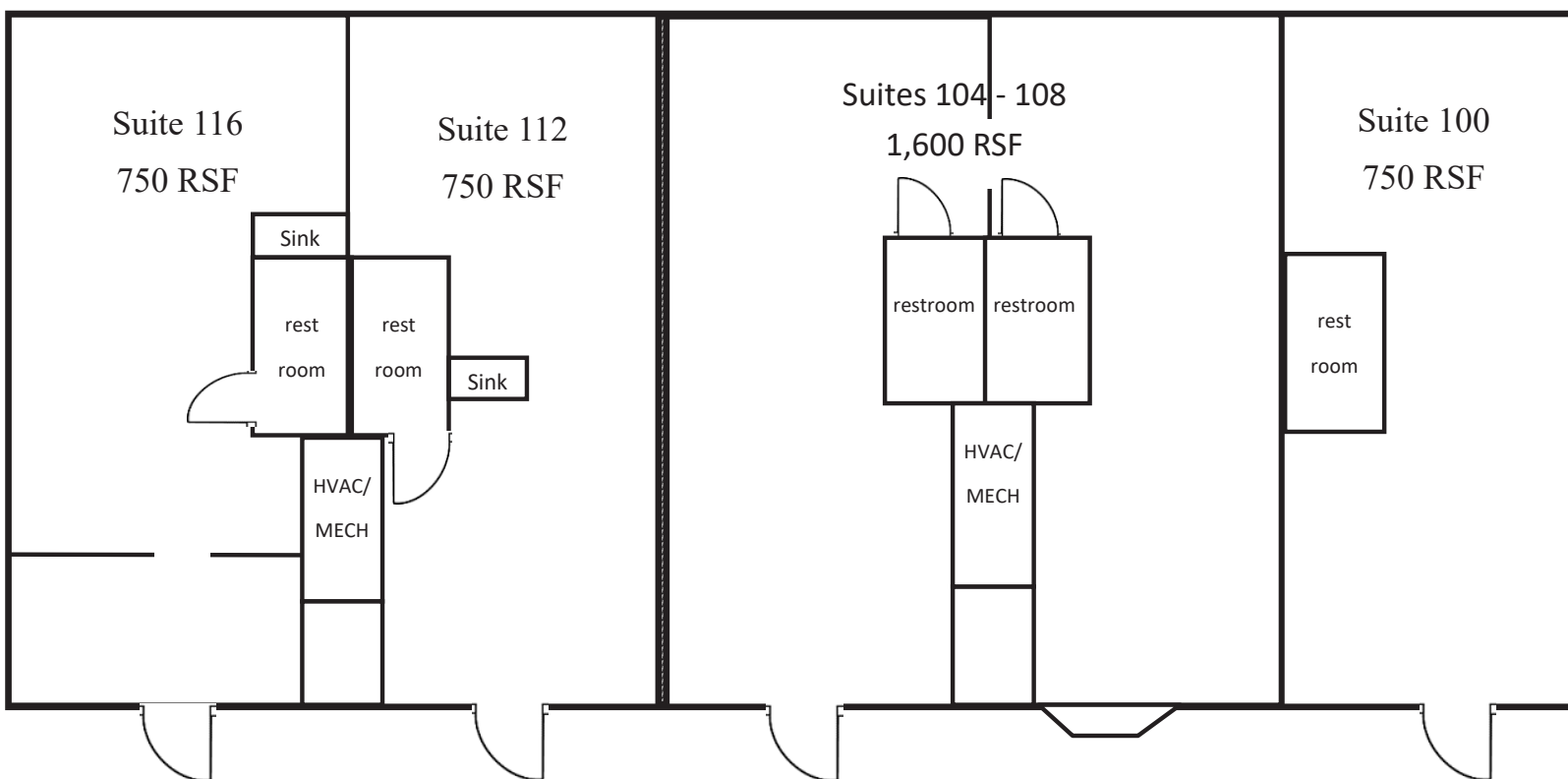
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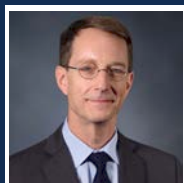
## Floor Plan

365 Villa Rica Way

Lower Level



*Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.*



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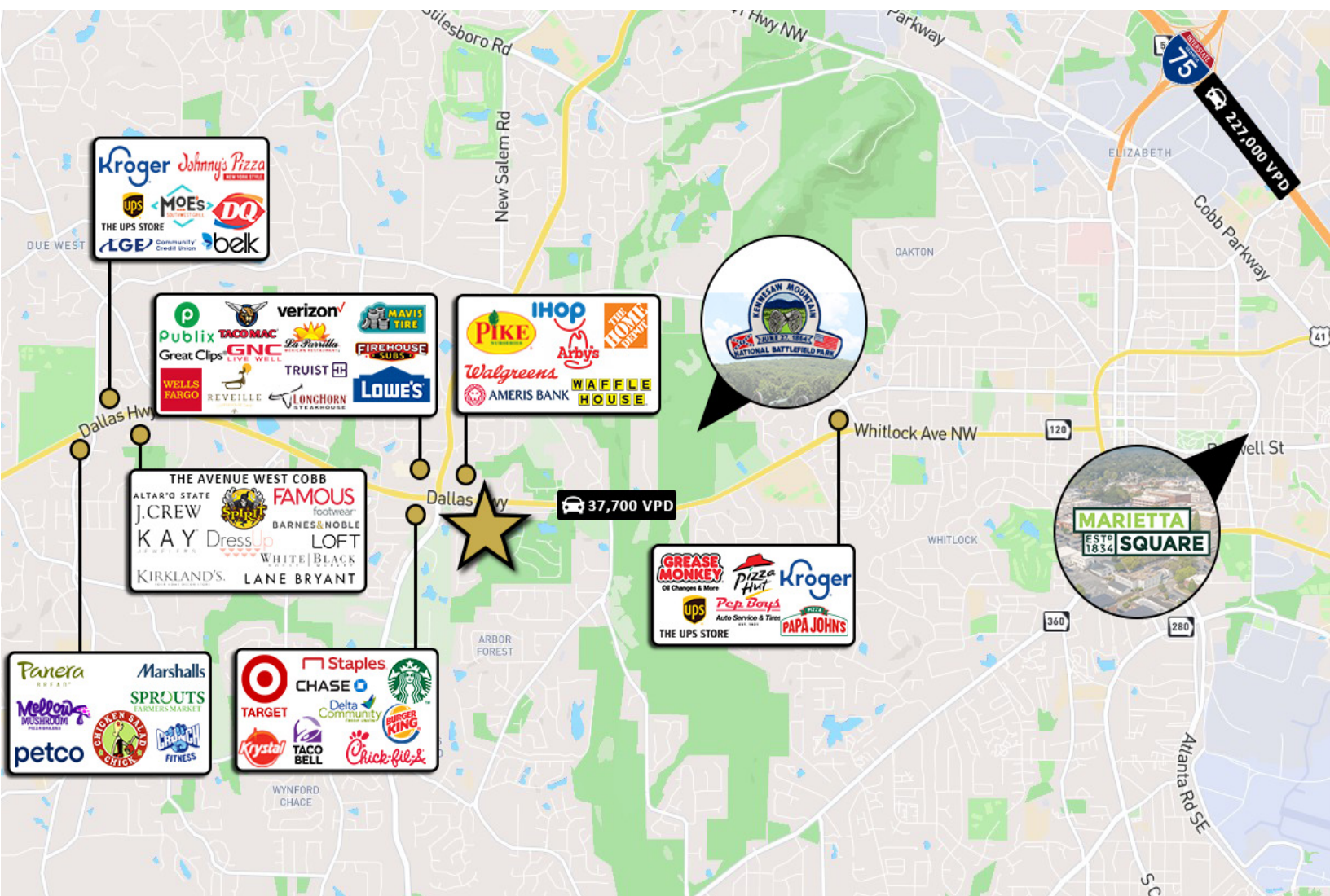
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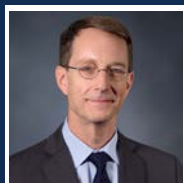
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## Retail In The Area



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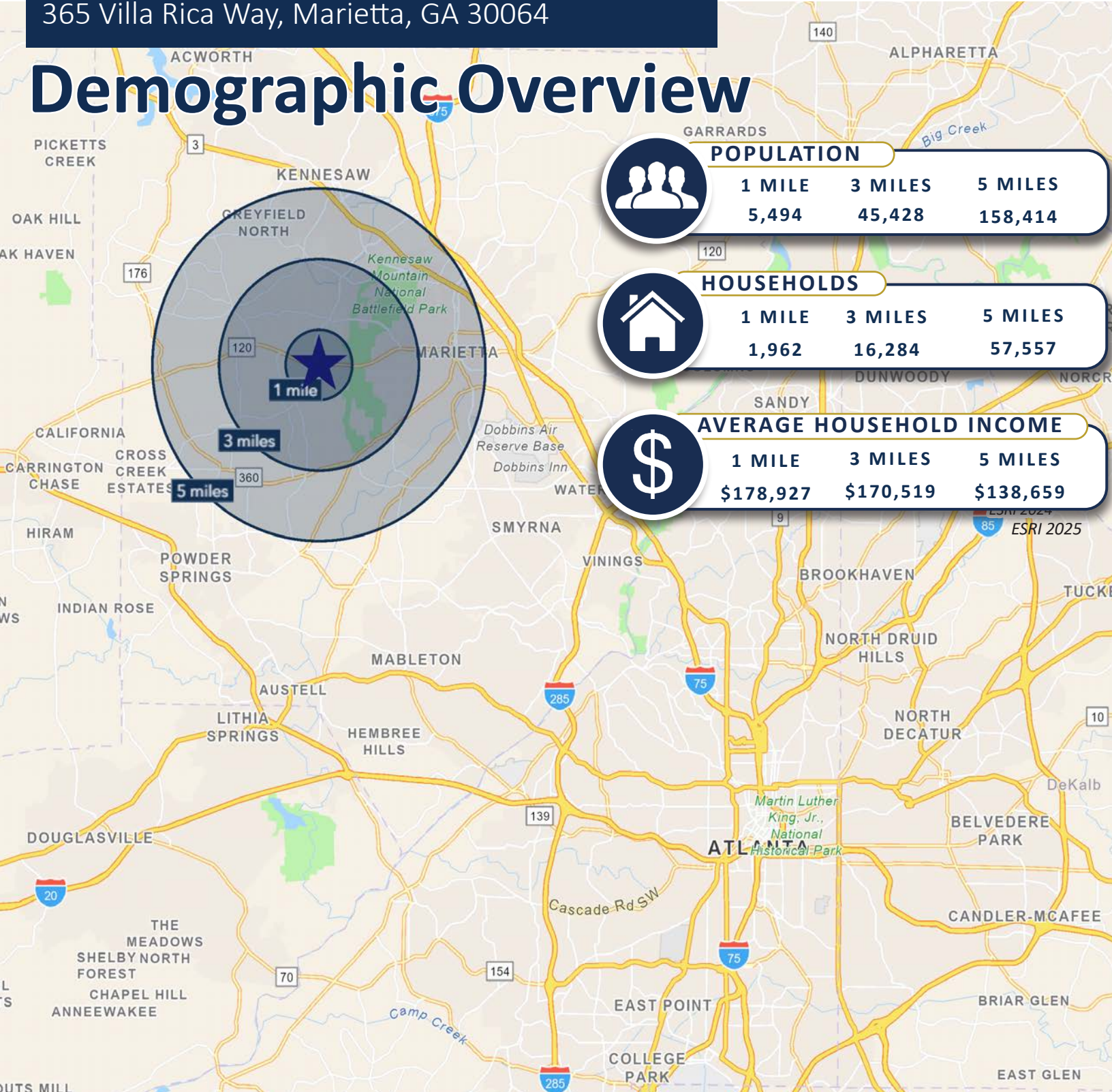
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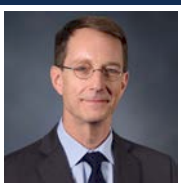
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## Demographic Overview



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