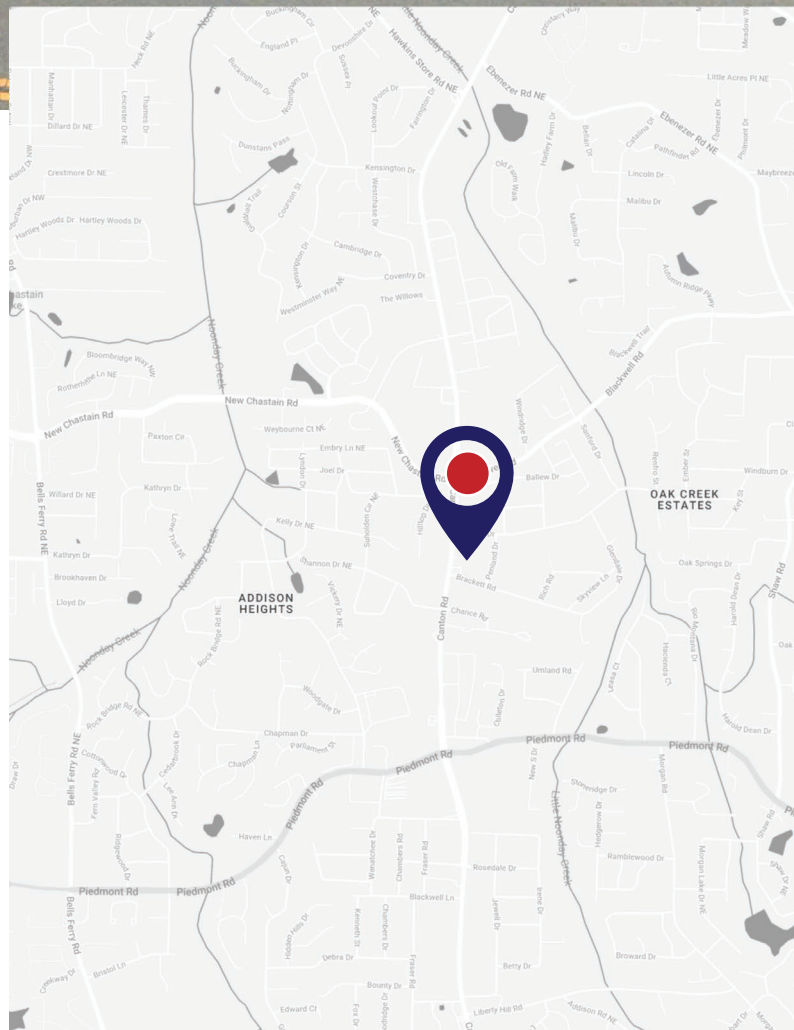
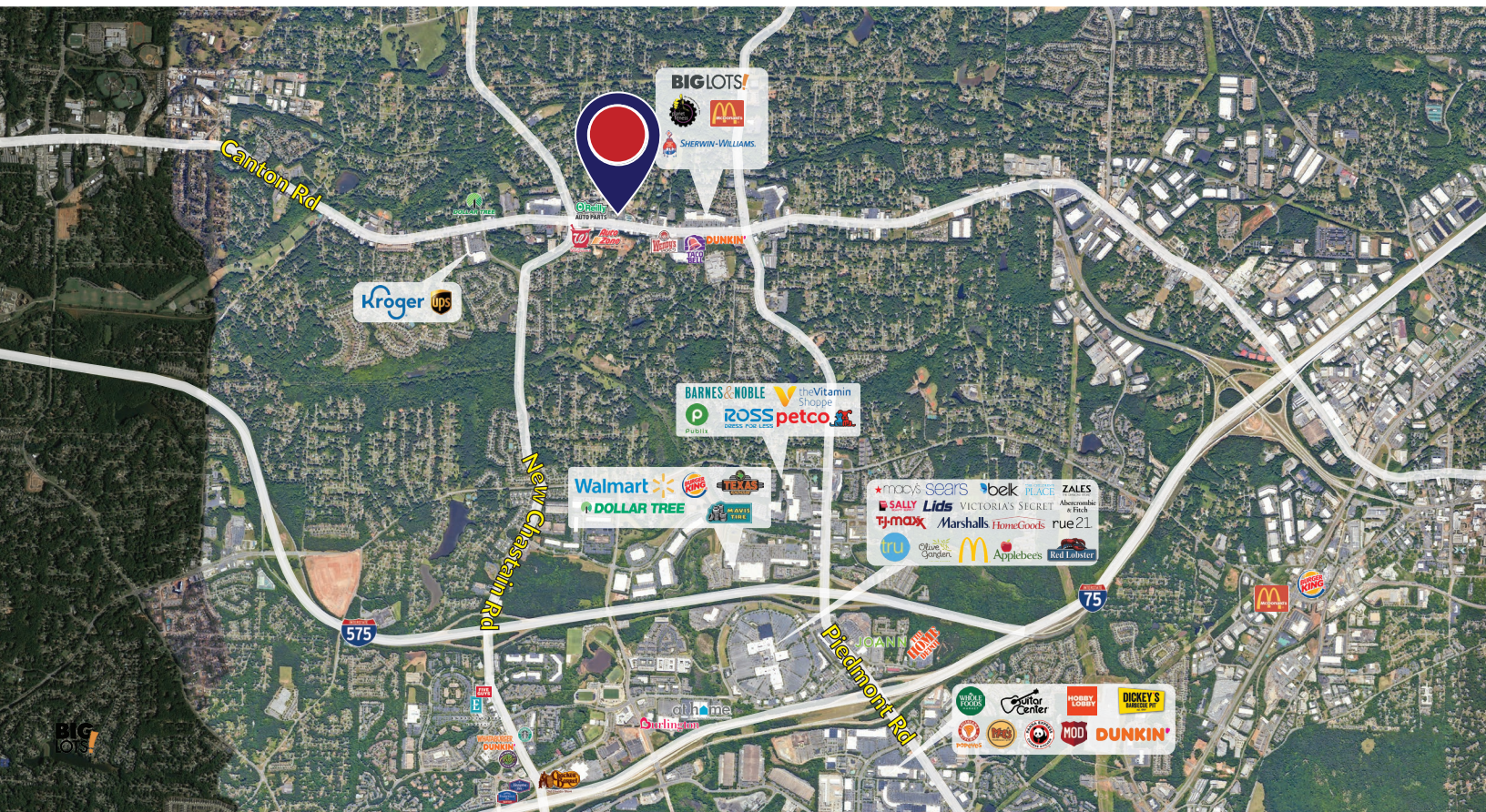




Site Details

- 20,860 square foot building
- 1.47 acre parcel
- Zoning - X
- Cobb County
- 228 ft frontage on Canton Rd.
- 88 parking spaces
- 53 minutes drive to Hartsfield-Jackson Atlanta International Airport
- Owners will carefully review market based purchase offers







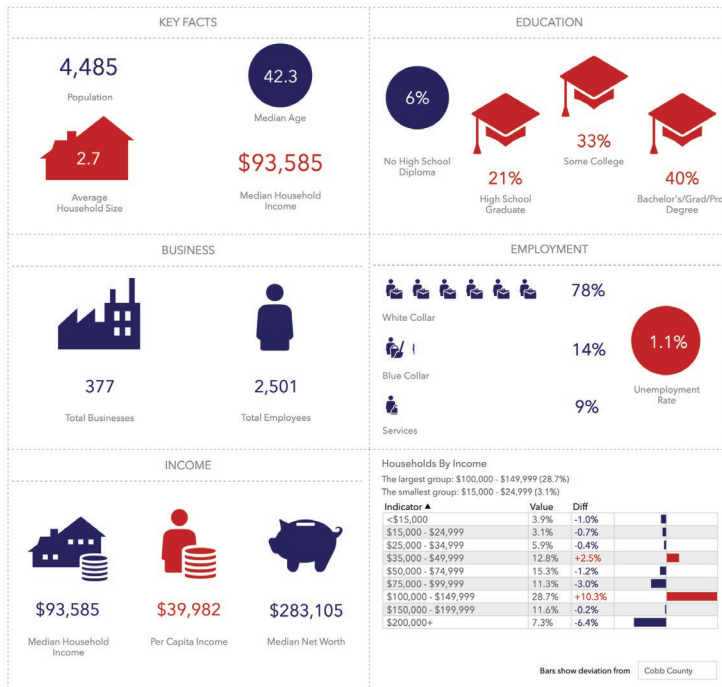
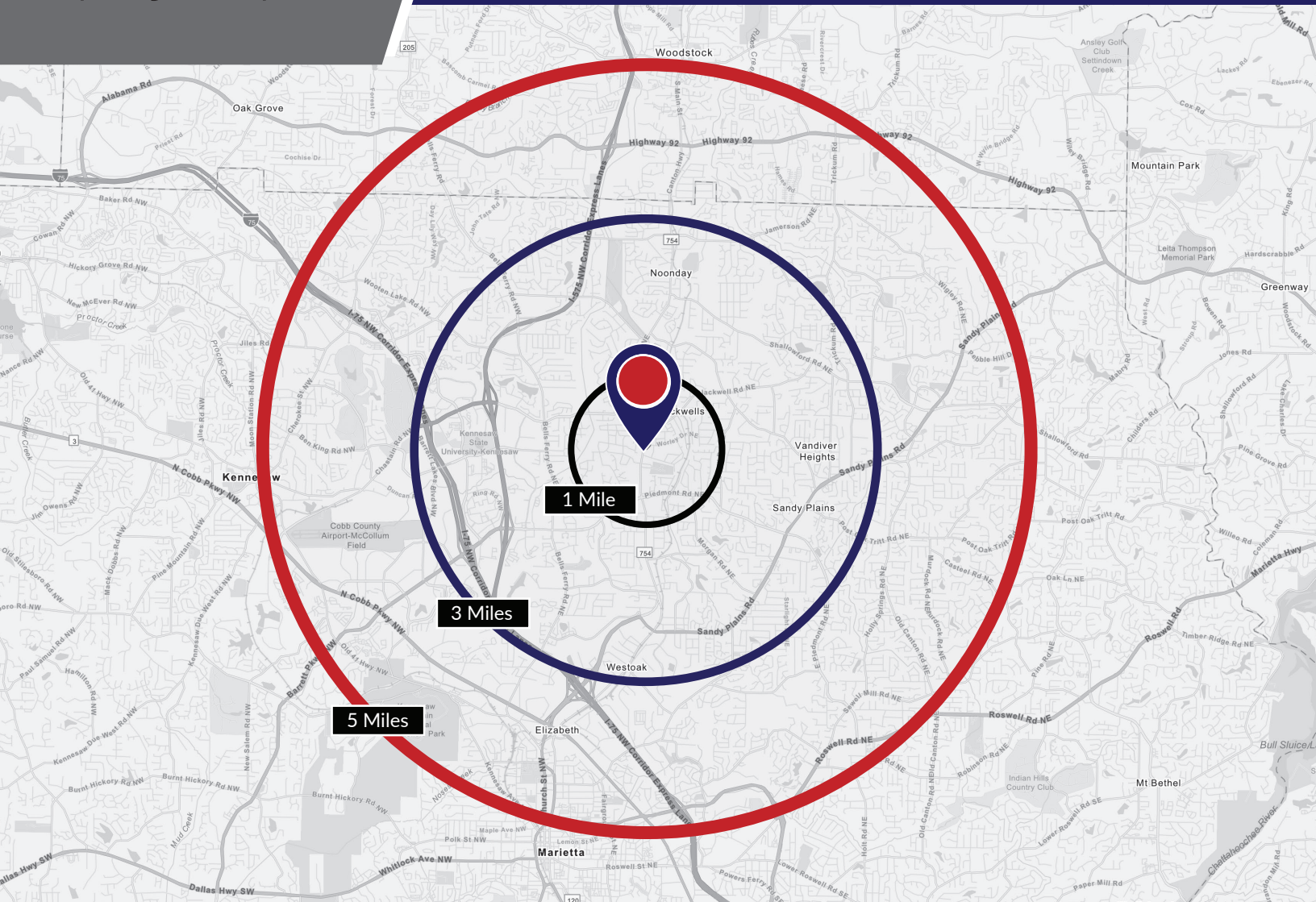
MARIETTA, GEORGIA

Established in 1834, Marietta, Georgia is located along the dramatic backdrops of the Chattahoochee River and historic foothills of Kennesaw Mountain, 18 miles northwest of Downtown Atlanta. Characterized by numerous natural resources, affordable real estate, and historic and cultural assets, Marietta is the county seat of Cobb County, Georgia's third largest county with approximately 766,802 citizens.

Marietta provides visitors and residents an exciting selection of attractions, festivals & annual events, outdoor concerts, recreational activities, sport venues, shopping, and a growing business environment of industry and commerce. Visitors and residents are sure to enjoy the traditional Southern charm, hospitality, and history of this quaint, modern city.

The City of Marietta is home to a thriving community of 61,497 residents living within city limits, and a population of Metro Marietta (outside city limits but with a Marietta address) includes over 300,000 residents. Marietta is the county seat of Cobb County, Georgia's third largest county of 766,802 citizens (2022 Census estimate).

Characterized by numerous natural resources, as well as historic and cultural assets, Marietta provides visitors and residents an exciting selection of local attractions, annual events, festivals, outdoor concerts, recreational activities, sport venues, and a growing environment of industry and commerce. At the center of it all is the antebellum Glover Park and fun-filled Marietta Square. Over the past twenty years, this charming "old town" center has evolved into the picturesque heart of Marietta's historic redevelopment. Visitors to the "Square" will discover an eclectic mix of busy restaurants—with both familiar and foreign fare—lively nightspots, an intimate Broadway-style theater, several museums, and a treasure-trove of specialty shops, trendy boutiques and unique galleries, offering antiques, fine china, jewelry, clothing, novelty items and more.



2022 Summary	1 Mile	3 Mile	5 Mile
Population	4,485	64,400	188,922
Households	1,632	24,391	71,671
Families	1,153	16,066	47,193
Average Household Size	2.74	2.52	2.57
Owner Occupied Housing Units	1,342	17,415	48,421
Renter Occupied Housing Units	290	6,976	23,250
Median Age	42.3	37.5	38.1
Median Household Income	\$93,585	\$88,215	\$88,732
Average Household Income	\$109,457	\$115,620	\$120,707
2024 Summary	1 Mile	3 Mile	5 Mile
Population	4,528	64,914	192,451
Households	1,650	24,652	73,175
Families	1,164	16,174	47,985
Average Household Size	2.74	2.51	2.57
Owner Occupied Housing Units	1,372	17,731	49,876
Renter Occupied Housing Units	278	6,921	23,299
Median Age	42.9	38.5	39.0
Median Household Income	\$105,518	\$102,707	\$102,959
Average Household Income	\$127,889	\$134,157	\$140,173