



1913
Piedmont
Rd NE

 **Sandy Plains Rd**
(±38,400 VPD)

 **Piedmont Rd NE**
(±17,300 VPD)

0.34 AC | HARD CORNER LOT | 55,700+ COMBINED VPD | ATLANTA MSA

AVAILABLE FOR GROUND LEASE OR BUILD-TO-SUIT

HARD CORNER DEVELOPMENT SITE

1913 Piedmont Rd NE | MARIETTA, **GEORGIA** 30066





Point of Contact



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Commercial Real Estate
Debt + Equity | Investment Sales | Loan Servicing | Fund Management

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Offering Overview

AVAILABLE FOR GROUND LEASE OR BUILD-TO-SUIT

LEASE RATE	Contact Broker
LOT SIZE	0.34 AC
ZONING	See Footnote *
APN:	16059500350
UTILITIES	All Available



HIGHLIGHTS

-  Prime Opportunity in a High-Growth Area of Atlanta MSA | 0.34 AC Available for Ground Lease or Build-to-Suit
-  Ideally Positioned Hard Corner Lot | Excellent Visibility via Piedmont Rd NE & Sandy Plains Rd (55,700+ Combined VPD) | Multiple Points of Ingress/Egress
-  Located in a Dense Retail Corridor | Situated Directly Across from the Sprayberry High School (1,700+ Students)
-  National Retailers in the Immediate Surrounding Area Include Walgreens, Chick-fil-A, Dollar Tree, LA Fitness, UPS, & More
-  Strong Demographics with an Average | Household Income Over \$167,600 within a 3-Mile Radius | Population Over 191,000 within a 5-Mile Radius
-  Across from Sprayberry Crossings | New Mixed-Use Development | 230+ Total Planned Multifamily & Townhome Units | 14,500+ SF of Planned Retail

*The property is currently operating under grandfathered GC zoning. Any future use will require rezoning in accordance with the Cobb County's current Neighborhood Activity Center (NAC) overlay district. All rezoning is subject to formal approval by Cobb County and a public hearing.

*Zoning allowed within the Neighborhood Activity Center (NAC) overlay includes SC (suburban condo), LRO (low-rise office), LRC (limited retail commercial), OS (special exceptions - office/service), NRC (neighborhood retail commercial), PVC (planned village community), UVC (urban village commercial), RSL (residential senior living).

*There is an existing structure on the property that will need to be demolished.

Surrounding Area



LAIFITNESS



Piedmont Rd NE
±17,300 VPD



1913
Piedmont
Rd NE



Sprayberry High School
±1,700 Students



MEDICAL/
OFFICE
CORRIDOR

- Dental World Marietta
- Omega Pediatrics at Marietta Cobb
- East Cobb Direct Primary Care
- Southern Elite Contracting
- Solution Technology
- Haven Charity Solutions



Sandy Plains Rd
±38,400 VPD



Surrounding Area



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OFFICE
CORRIDOR**

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Sprayberry High School
±1,700 Students

Sandy Plains Rd
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**Parker Chase Preschool
of Sprayberry**

**Sprayberry Crossing
Mixed-Use Development**

Senior Living Building | 132 Units
14,500+ SF of Retail
102 Townhomes

**SPRAYBERRY
SQUARE**

- USA Party & Rentals
- Shred Nations
- Sandy Paws Veterinary Clinic
- British Academy of Performing Arts
- Dirty Paw Dog Spa
- Vital Vybz Juice bar

Surrounding Area



MEDICAL/ OFFICE CORRIDOR

- Dental World Marietta
- Omega Pediatrics at Marietta Cobb
- East Cobb Direct Primary Care
- Southern Elite Contracting
- Solution Technology
- Haven Charity Solutions

THE CORNERS

- Queen of Hearts Antiques & Interiors
- FYZICAL Therapy & Balance Centers
- Cazadores Mexican Restaurant
- Nail Time
- Ultimate Karate & Fitness Marietta
- Superior Dental of East Cobb

Sprayberry High School
±1,700 Students

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SPRAYBERRY SQUARE

- USA Party & Rentals
- Shred Nations
- Sandy Paws Veterinary Clinic
- British Academy of Performing Arts
- Dirty Paw Dog Spa
- Vital Vybz Juice bar



Regional Map



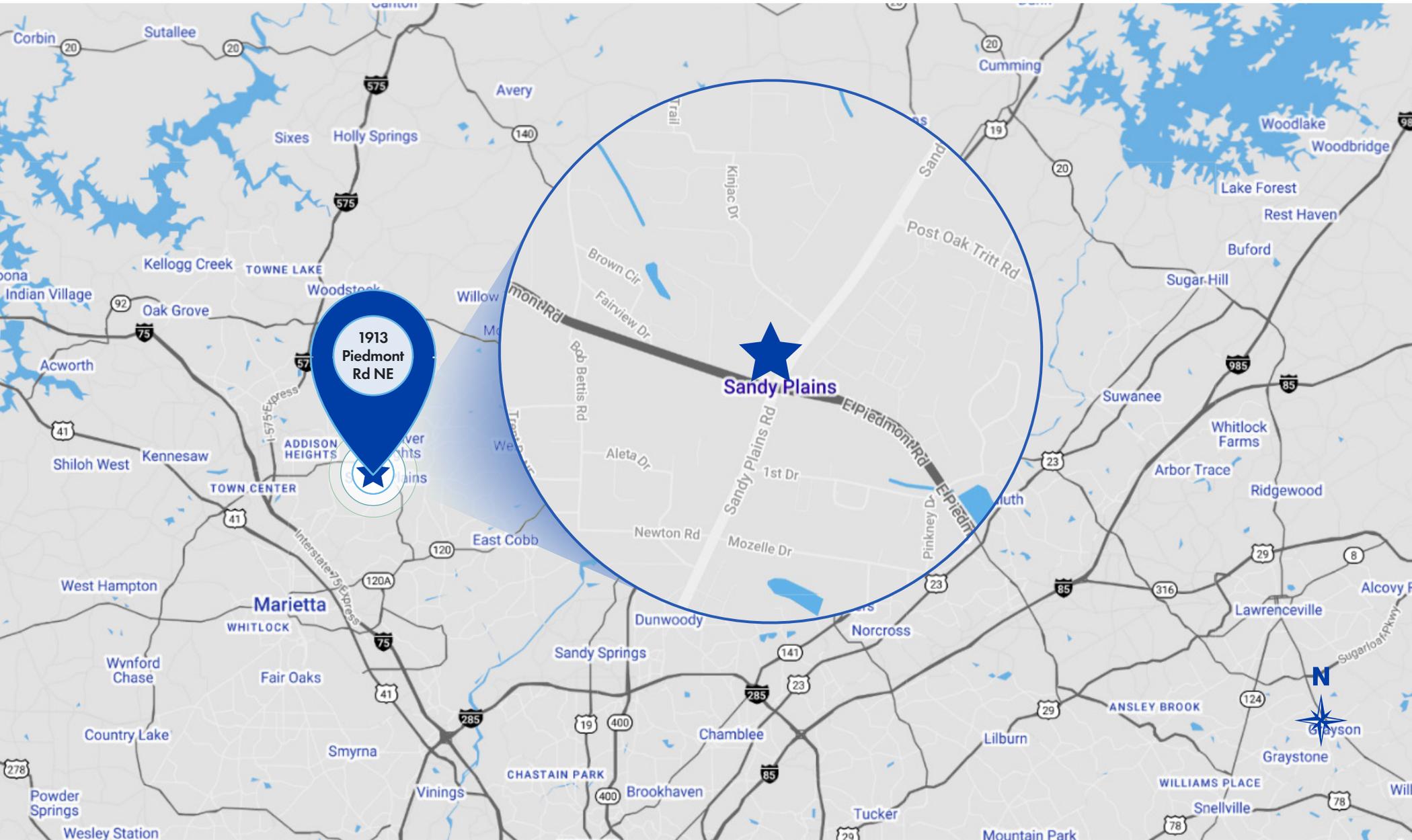
2025 AVERAGE HHI
<3 MILES FROM SUBJECT

\$167,633



2025 POPULATION
<5 MILES FROM SUBJECT

188,561



Location Overview

Atlanta MSA

Atlanta is the largest city in Georgia and the county seat of Fulton County, with portions extending into DeKalb County. It is the eighth largest metropolitan area in the United States, with a 2023 metro population exceeding 6.2 million residents. Atlanta has consistently ranked among the fastest growing large metros in the nation, driven by strong in-migration and economic expansion. Known as the business capital of the Southeast, Atlanta is home to 16 Fortune 500 company headquarters and more than 30 Fortune 1000 companies, including The Coca-Cola Company, Delta Air Lines, The Home Depot, UPS, and Southern Company. The metro is also a hub for innovation, with strengths in fintech, film production, logistics, and advanced manufacturing.

Atlanta's central location makes it one of the nation's most important transportation and distribution centers. Three major interstate highways (Interstate 20, Interstate 75, and Interstate 85) converge in downtown Atlanta, creating a strategic nexus for regional and national commerce. The city is also globally connected through Hartsfield-Jackson Atlanta International Airport, the busiest airport in the world by passenger volume, with more than 100 million annual travelers and direct flights to over 150 U.S. destinations and 70 international cities. Nearly 80 percent of the U.S. population lives within a two-hour flight of Atlanta, making it a true gateway to both domestic and international markets. Atlanta's pro-business climate, diversified economy, and unmatched connectivity continue to solidify its position as one of the nation's leading metros for corporate growth, talent attraction, and real estate investment.



Sources: Site Selection Group 2020 Tech City Ranking Report, Business Facilities 2020 Metro Rankings Report, WalletHub Best and Worst Metro Areas for STEM Professionals (2020), Penske Annual Top Moving Destinations List (2020)



Demographics



POPULATION

	1 MILE	3 MILES	5 MILES
2020 POPULATION	7,998	67,090	188,561
2025 POPULATION	7,990	67,291	191,188
2030 POPULATION	8,142	67,612	193,486



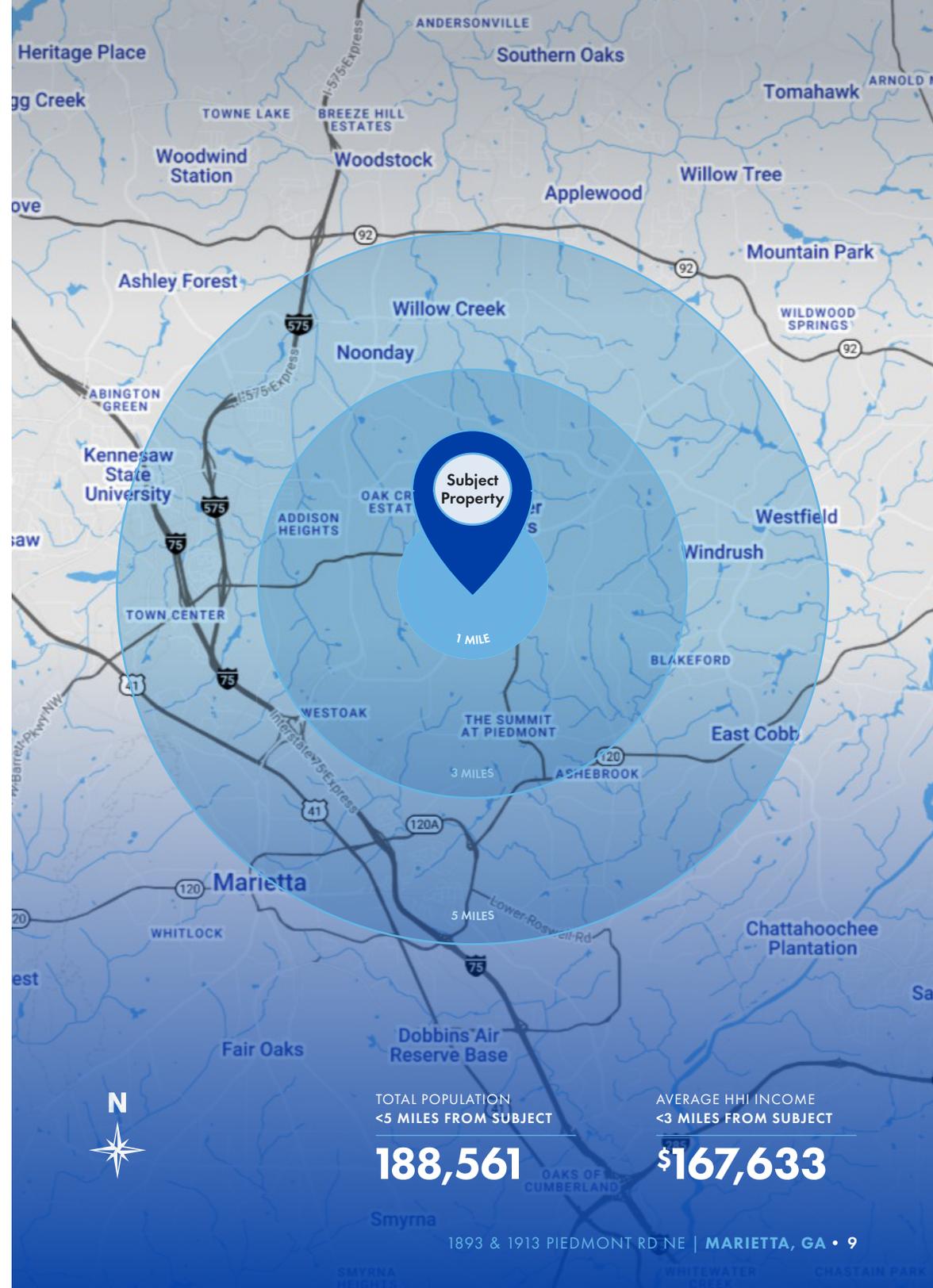
HOUSEHOLDS

	1 MILE	3 MILES	5 MILES
2020 HOUSEHOLDS	3,056	24,090	69,492
2025 HOUSEHOLDS	3,076	24,307	70,520
2030 HOUSEHOLDS	3,146	24,445	71,521



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
2025 AVERAGE HOUSEHOLD INCOME	\$152,430	\$167,633	\$156,397
2030 AVERAGE HOUSEHOLD INCOME	\$168,980	\$186,150	\$172,626



TOTAL POPULATION
<5 MILES FROM SUBJECT

188,561

AVERAGE HHI INCOME
<3 MILES FROM SUBJECT

\$167,633



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