

Marietta Center

1101 Gilman Ave, Marietta, OH 45750



Available 1,600 SF
Rate \$18 / SF
Type NNN
Term Negotiable

This highly visible, 1,600-square-foot former McDonald's space offers exceptional potential for quick-service or fast-casual concepts. The property includes a fully functional drive-thru, making it ideal for high-volume operations. Inside, you'll find a very clean interior with existing restaurant equipment—perfect for reducing startup costs—and customer seating in the front, creating a ready-to-use layout for dine-in and takeout service. With its established footprint and infrastructure, this space is a turnkey solution for operators looking to capitalize on a proven location with strong traffic and accessibility.

Features

- Former McDonalds w/ Drive-through
- NEC of Gilman Ave and Groves Ave
- Great visibility
- Interior Access from C-store
- Base Rent = \$2,400 / month
- NNN = \$525 / month

Traffic Counts

- Gilman Ave 4,805 VPD
- Groves Ave 3,628 VPD

2025 Regis Online

Demographics

	1 Mile	3 Mile	5 Mile
Population	4,046	18,519	26,615
Households	1,868	8,057	11,561
Avg Household Income	\$115,912	\$93,511	\$98,818

2025 Regis Online



Information presented has been gathered from sources deemed reliable, but is not guaranteed by Majors Management, LLC, or its employees, and is subject to change, corrections, errors and omissions, or withdrawal without notice.

Leasing Information

770-338-2620
leasing@majorsmgmt.com



MajorsManagement.com

Majors Management, LLC

1255 Lakes Pkwy, #180
Lawrenceville, GA 30043



Front



Aerial



Drive-through



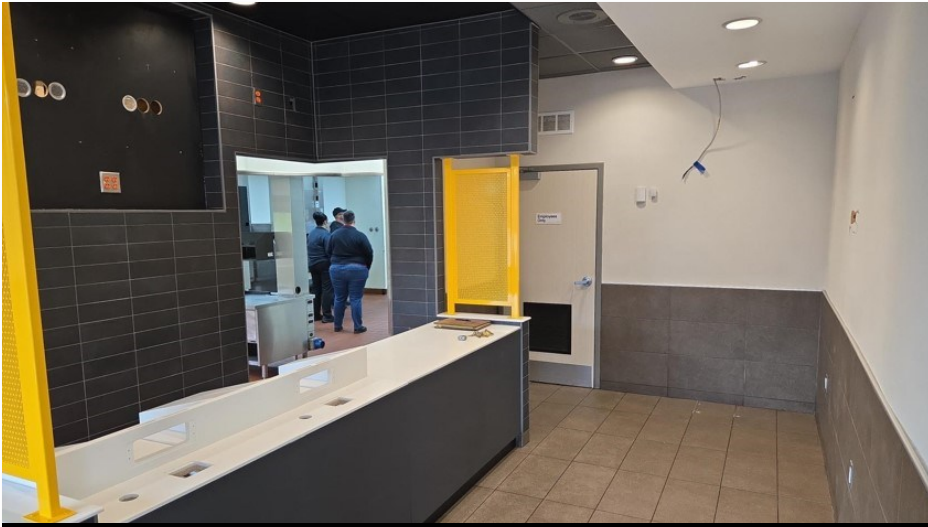
Entrance through Convenience Store

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Counter



Kitchen



Kitchen



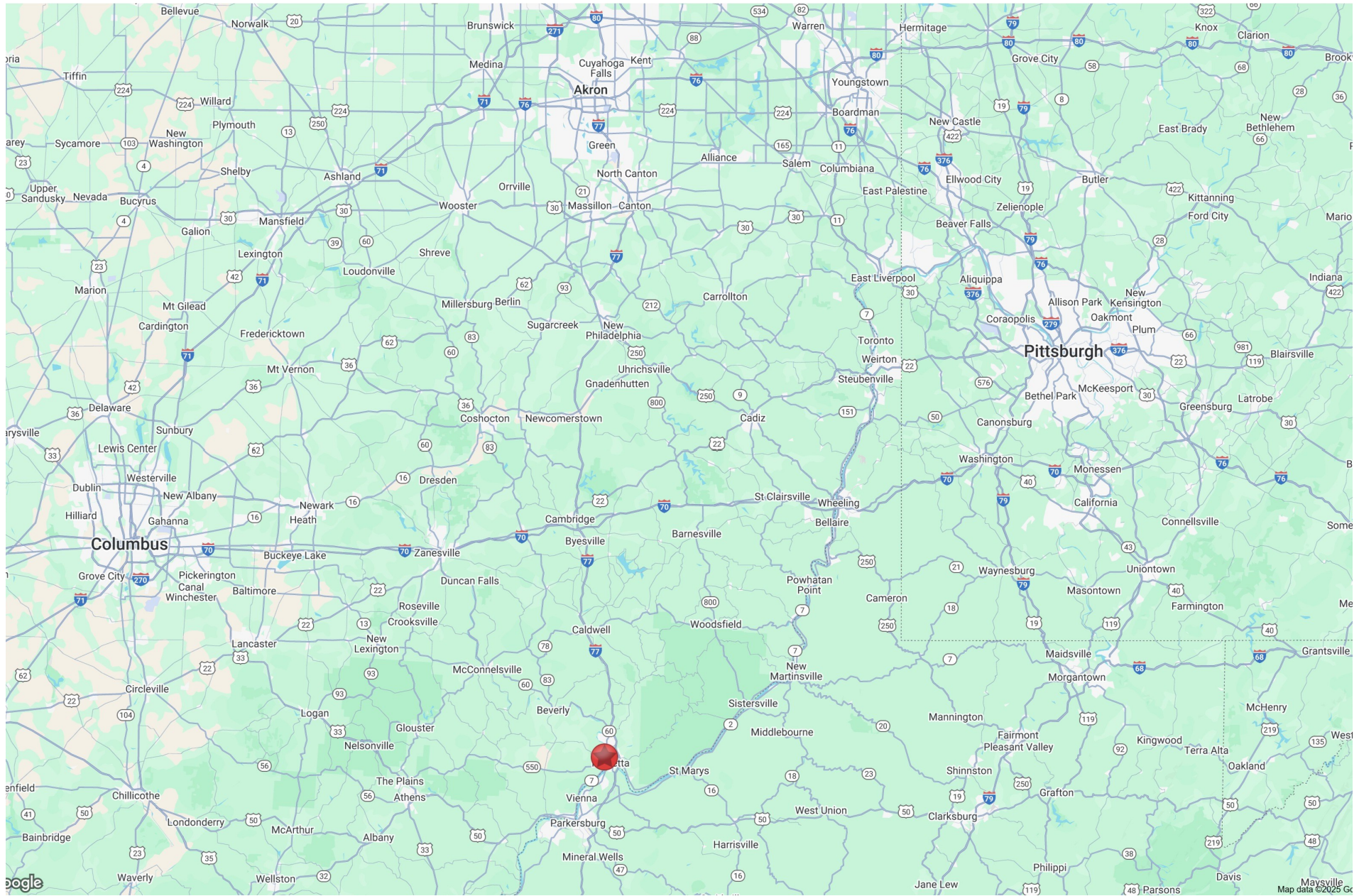
Cooler

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1101 Gilman Ave Marietta, OH 45750	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	4,046	18,519	26,615
2030 Projected Population	3,830	17,753	25,661
2020 Census Population	4,403	19,244	27,458
2010 Census Population	4,615	19,974	28,292
Projected Annual Growth 2025 to 2030	-1.1%	-0.8%	-0.7%
Historical Annual Growth 2010 to 2025	-0.8%	-0.5%	-0.4%
2025 Median Age	40.5	40.9	42.4
Households			
2025 Estimated Households	1,868	8,057	11,561
2030 Projected Households	1,773	7,736	11,170
2020 Census Households	1,939	8,251	11,718
2010 Census Households	1,954	8,272	11,729
Projected Annual Growth 2025 to 2030	-1.0%	-0.8%	-0.7%
Historical Annual Growth 2010 to 2025	-0.3%	-0.2%	-
Race and Ethnicity			
2025 Estimated White	93.1%	93.6%	94.0%
2025 Estimated Black or African American	1.8%	1.6%	1.5%
2025 Estimated Asian or Pacific Islander	1.3%	1.2%	1.1%
2025 Estimated American Indian or Native Alaskan	0.1%	0.2%	0.2%
2025 Estimated Other Races	3.7%	3.4%	3.2%
2025 Estimated Hispanic	2.1%	1.8%	1.6%
Income			
2025 Estimated Average Household Income	\$115,912	\$93,511	\$98,818
2025 Estimated Median Household Income	\$56,535	\$58,670	\$64,087
2025 Estimated Per Capita Income	\$53,566	\$41,089	\$43,225

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