



ATLANTA COMMERCIAL
REAL ESTATE BROKERS

FOR LEASE- MARIETTA RETAIL

1,271-1,863 SQFT
End cap suite w/drive thru

803 POWDER SPRINGS STREET
MARIETTA, GA 30064

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Property Description

Just minutes away from the Marietta Square, this 17,500 sq ft building is home to many businesses from services, entertainment, and restaurants. 803 Powder Springs St. has ample parking (88 or approx 5.06 / 1,000) with prime visibility, large signage, and 26,900 traffic counts. Easy access to GA-120 and I-75.

Available SF: 1,000-4,836

Building SF: 17,500

County: GA - Cobb

Sub-market: City of Marietta

Parking Ratio: 88 spaces

Zoning: PCD, Tier B Overlay

Available Spaces

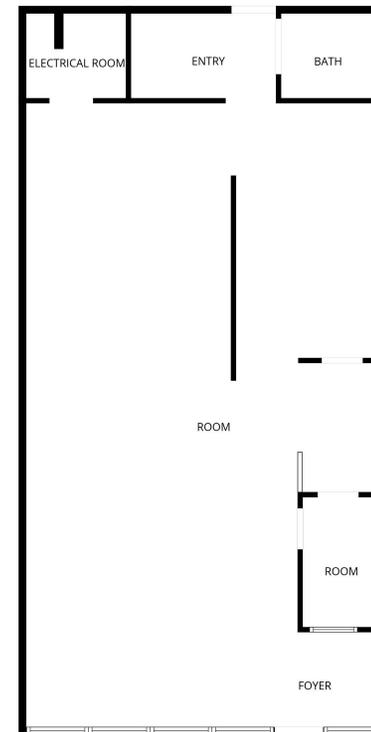
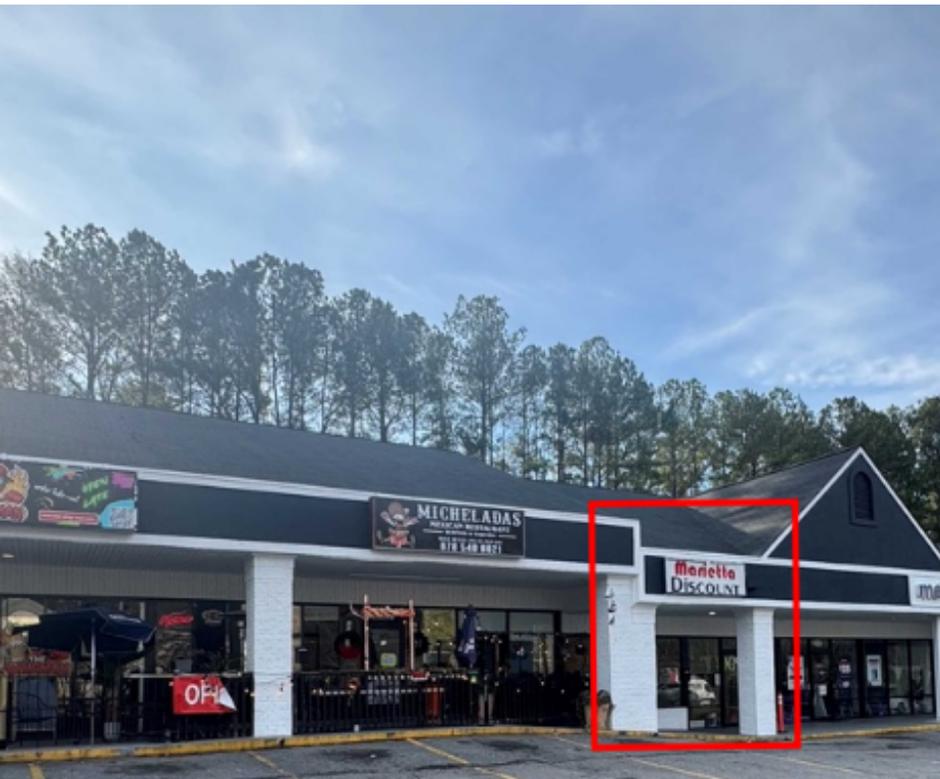
| Suite | Size | Total Rent |
|-------|-------|-------------|
| 3 | 1,271 | \$3,230 /mo |
| 8 | 1,863 | \$4,735 /mo |
| 16 | 1,454 | \$3,696 /mo |



Suite 3: 1,271 SF

**\$25 psf + \$5.50 CAM psf
= \$3,230.00 monthly**

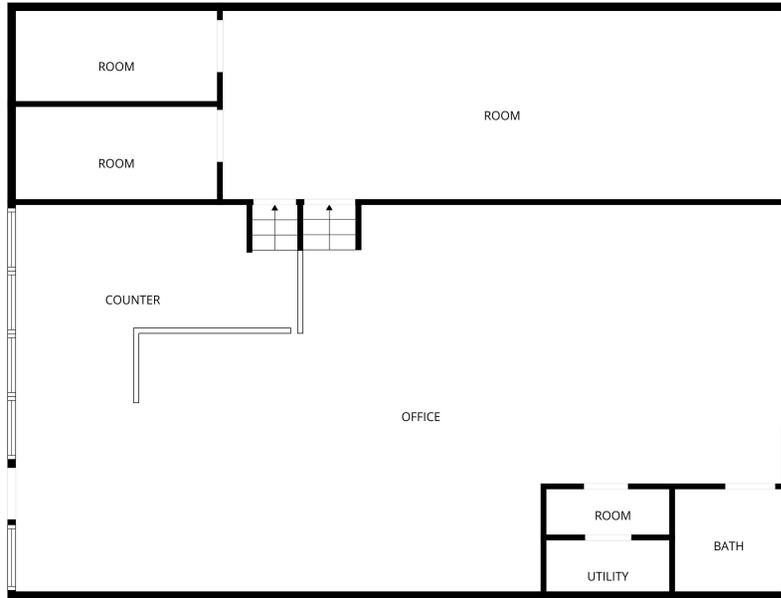
Former Retail Store



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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SUITE 8 FLOOR PLAN



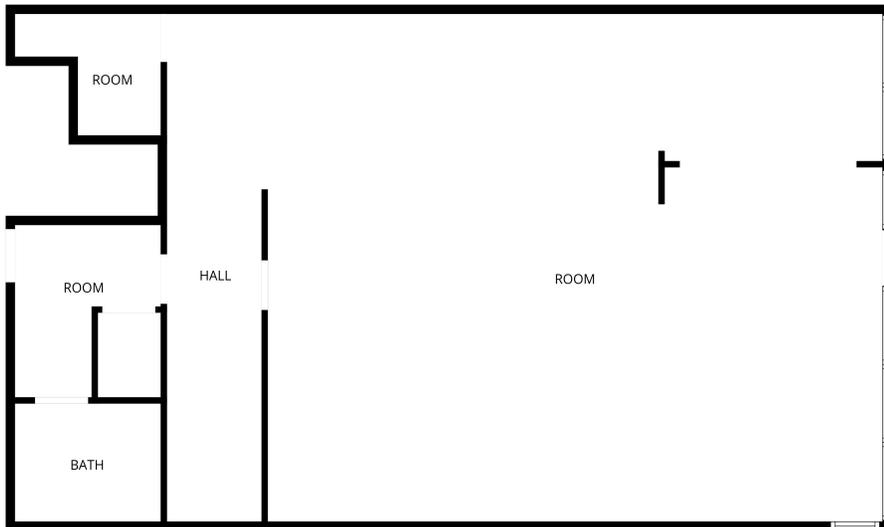
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Suite 8: 1,863 SF

**\$25 psf + \$5.50 CAM psf =
\$4,735.00 monthly**

Former Grocery Store



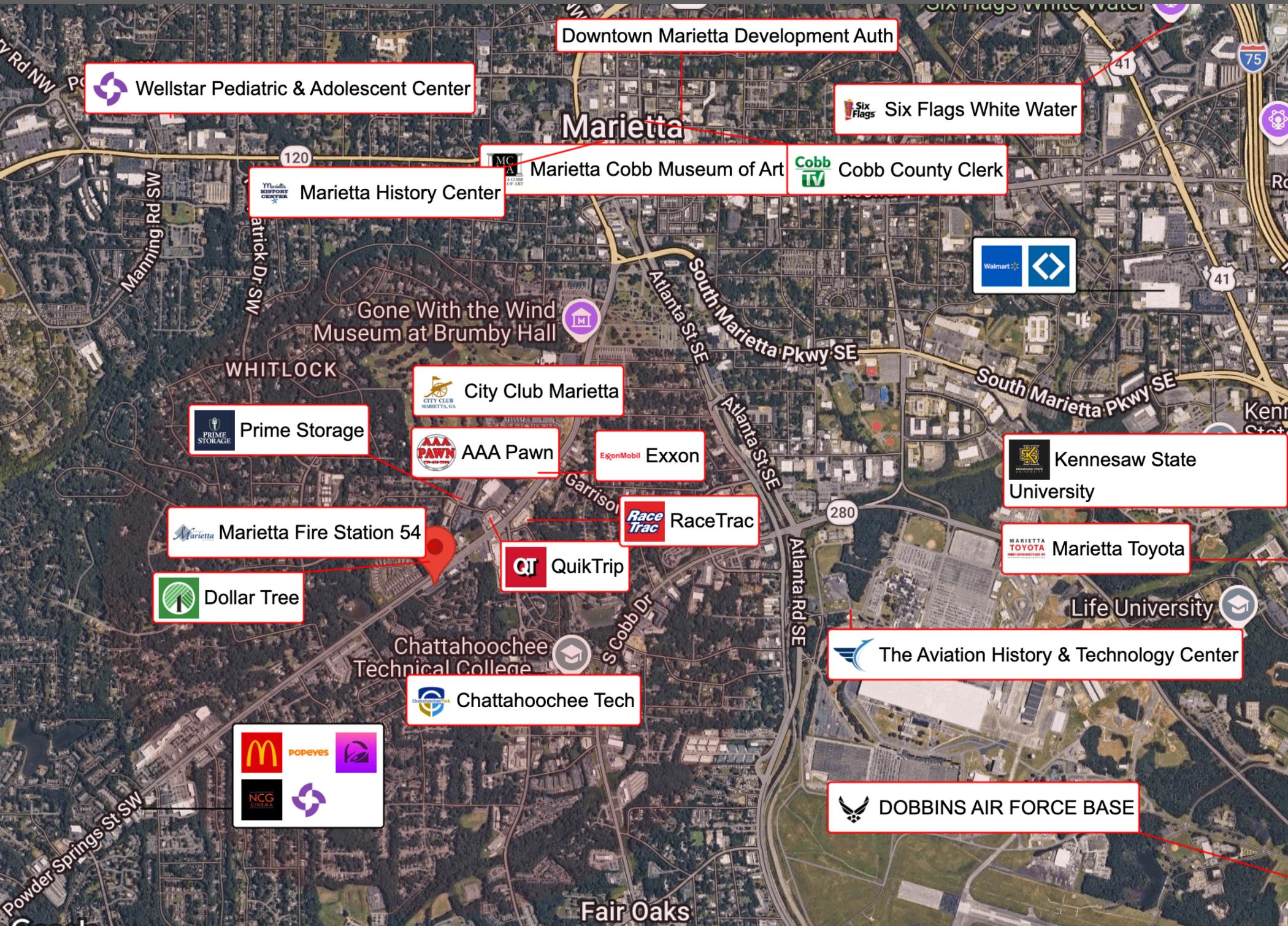


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Ste 16: 1,454 SF

**\$25 psf + \$5.50 CAM psf
= \$3,695.00 monthly**

End cap w/ drive-thru



Downtown Marietta Development Auth

 Wellstar Pediatric & Adolescent Center

 Six Flags White Water

Marietta

 Marietta History Center

 Cobb County Clerk



Gone With the Wind Museum at Brumby Hall

 City Club Marietta

 Prime Storage

 AAA Pawn

 Exxon

 Kennesaw State University

 Marietta Fire Station 54

 RaceTrac

 Marietta Toyota

 Dollar Tree

 QuikTrip

 The Aviation History & Technology Center

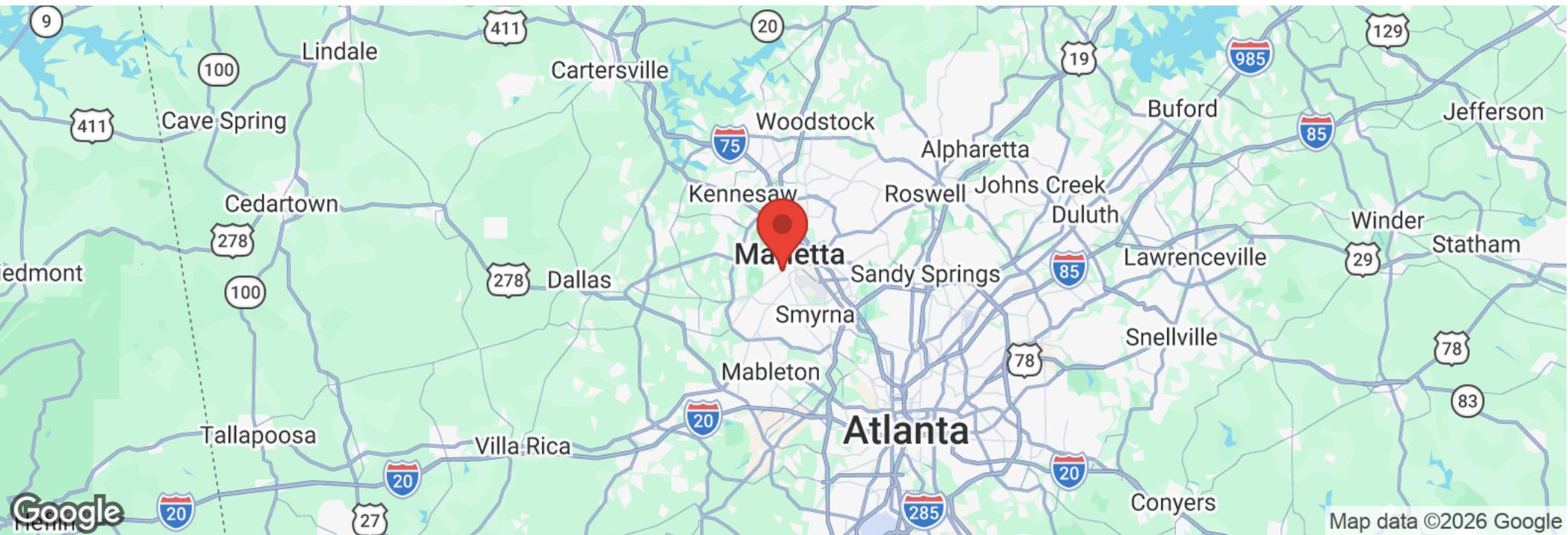
 Chattahoochee Tech

Life University

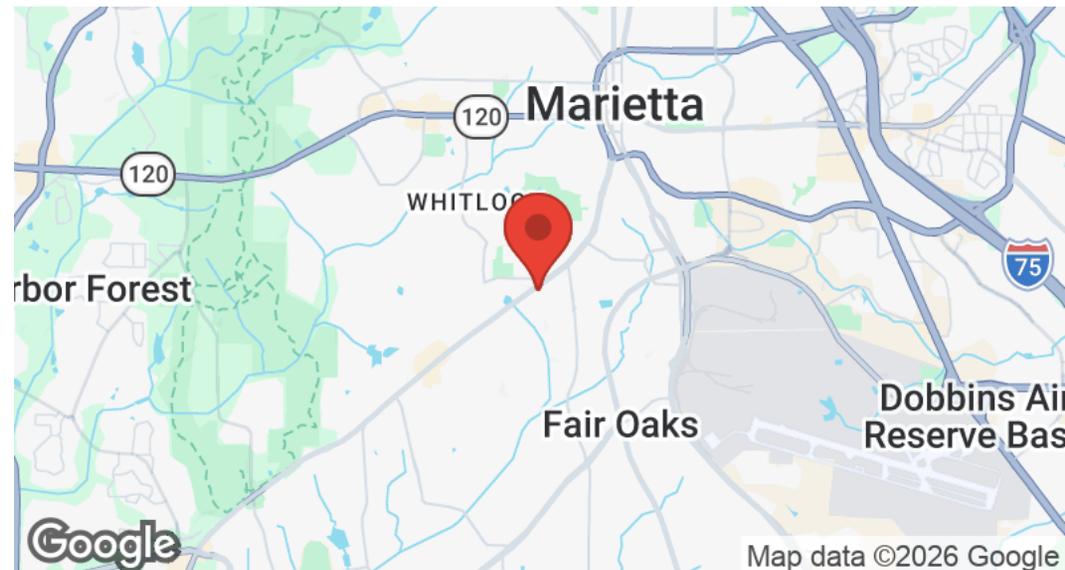
 DOBBINS AIR FORCE BASE

Fair Oaks



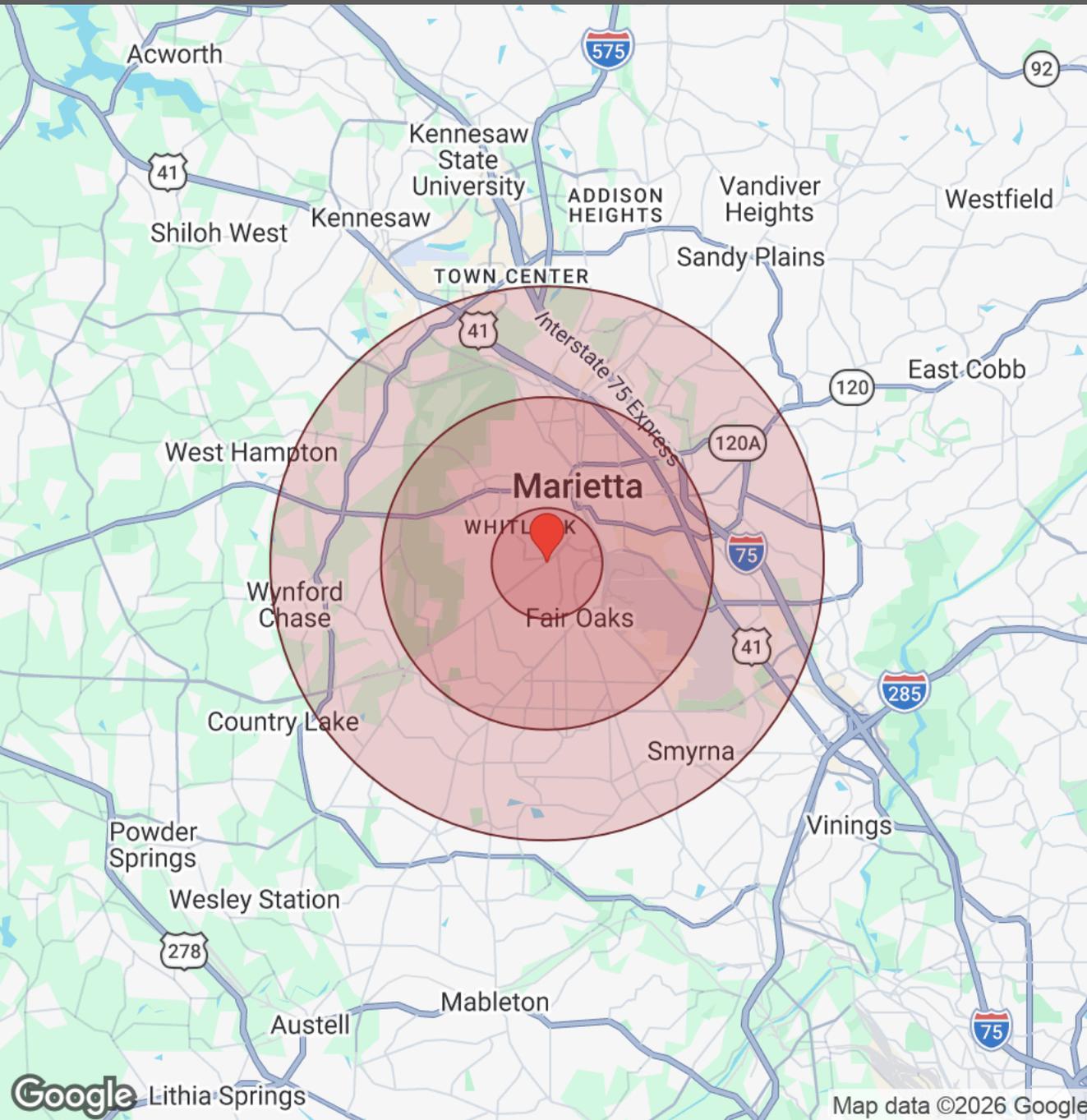
City of Marietta, GA

The City of Marietta is located in the center of Cobb County and is the county seat. As one of Atlanta's largest suburbs, Marietta is the fourth largest city in the Atlanta metropolitan area. Top employers in Marietta consist of Cobb County School District, Lockheed Martin, and WellStar Kennestone Hospital. Major Marietta thoroughfares are US 41 and Interstate 75 with a total area of 23.2 square miles. Marietta has six historic districts with many on the National Register of Historic Places.



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DEMOGRAPHICS



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male | 5,882 | 37,308 | 104,577 |
| Female | 5,923 | 34,057 | 105,452 |
| Total Population | 11,805 | 71,365 | 210,029 |

| Race / Ethnicity | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| White | 3,380 | 26,419 | 82,772 |
| Black | 3,564 | 19,361 | 64,395 |
| Am In/AK Nat | 12 | 71 | 189 |
| Hawaiian | N/A | 29 | 63 |
| Hispanic | 4,362 | 22,266 | 47,677 |
| Asian | 260 | 1,691 | 9,472 |
| Multiracial | 208 | 1,249 | 4,663 |
| Other | 21 | 285 | 777 |

| Housing | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units | 4,817 | 27,466 | 86,916 |
| Occupied | 4,605 | 26,328 | 83,319 |
| Owner Occupied | 2,026 | 12,799 | 41,663 |
| Renter Occupied | 2,579 | 13,529 | 41,656 |
| Vacant | 213 | 1,137 | 3,597 |

| Age | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| Ages 0 - 14 | 2,406 | 13,050 | 37,659 |
| Ages 15 - 24 | 1,645 | 11,257 | 29,657 |
| Ages 25 - 54 | 5,399 | 30,174 | 93,986 |
| Ages 55 - 64 | 1,167 | 7,393 | 22,554 |
| Ages 65+ | 1,187 | 9,492 | 26,172 |

| Income | 1 Mile | 3 Miles | 5 Miles |
|-----------------|----------|----------|----------|
| Median | \$69,464 | \$76,456 | \$86,560 |
| Under \$15k | 430 | 2,102 | 6,182 |
| \$15k - \$25k | 458 | 1,730 | 4,003 |
| \$25k - \$35k | 350 | 1,722 | 4,815 |
| \$35k - \$50k | 406 | 2,731 | 8,166 |
| \$50k - \$75k | 805 | 4,692 | 13,614 |
| \$75k - \$100k | 616 | 3,196 | 10,553 |
| \$100k - \$150k | 820 | 4,318 | 15,472 |
| \$150k - \$200k | 268 | 2,337 | 8,261 |
| Over \$200k | 452 | 3,500 | 12,254 |

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DONALD B EDWARDS JR

Commercial Director and Associate Broker

Raised in Atlanta Georgia and licensed in 1984, my first transaction was an industrial lease for a Canadian firm seeking space in the Atlanta area. Since then I have done industrial, retail, office, multifamily, land and residential sales, as well as landlord and tenant rep, property management and site selection for national franchises. As head of the trust real estate, department for all the South Trust Banks, I was responsible for a staff and a \$750M portfolio of diverse assets including retail, office, land, mining, timber, farms, leases, mortgages, property inspections and asset management from coast to coast. In addition, I have over 18 years of commercial and residential construction experience. My land deals have included assemblages, out parcels, mini warehouses and zoning. As a past president of the Association of Georgia Real Estate Exchangors, I have experience in 1031 exchanges. In addition, I have passed all the CCIM course work.



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