



Multi-Tenant Investment Opportunity

# MARIETTA SQUARE MARKET

68 NORTH MARIETTA PARKWAY NW | MARIETTA, GA



12,540± SF  
Offering GLA



100%  
Occupancy



0.80± AC  
Land



Market to Establish  
Price



\$793,509  
NOI

## TENANTS



## CONTACT

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## INVESTMENT HIGHLIGHTS

### RARE SUBURBAN FOOD HALL

Marietta Square Market is one of the most desirable food halls in the entire Atlanta MSA with traffic rivaling in-town contemporaries.

### ELITE SALES

With sales nearing \$12M, MSM boasts sales approaching \$1,000/SF, a proven performer in its fifth year of operation.

### 100% LEASED

Exceptional vibrancy and synergy between a carefully curated roster of professional operators.

### HISTORIC ADAPTIVE REUSE PROPERTY

Old charm, all new interior, utilities, and roof. Reimagined and repurposed: the appeal of intown dining offerings in suburban Marietta.

### LOCATION, LOCATION, LOCATION

The property sits just off the historic Marietta Square, downtown Marietta's bustling live/work/play destination, characterized by an Avg. HH Income over \$103K within a mile of the Property and over 73,000 VPD

### LONG TERM GROUND LEASE

The property sits on separately owned land with a ground lease extending until 2093 including options

### AWARD WINNING PROJECT

Winner of multiple marketing and branding awards, heavy website and social media followings.

### NEW APARTMENTS COMING SOON

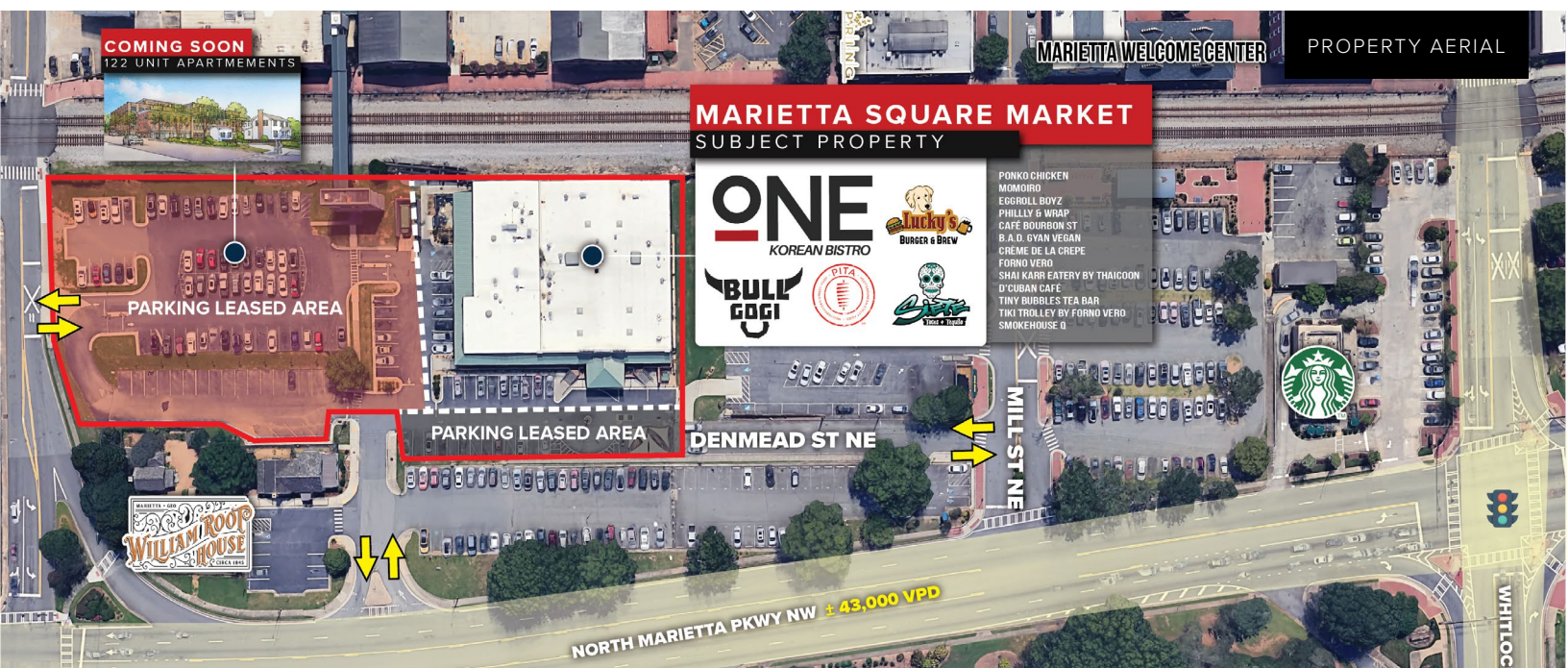
A new development directly next door has been approved, adding 122 multi-family units directly adjacent to the property

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