

PRIME RETAIL/OFFICE SPACE FOR LEASE - POWDER SPRINGS



OFFERING SUMMARY

LEASE RATE:	\$18.00 SF/yr (MG)
BUILDING SIZE:	7,000 SF
AVAILABLE SF:	1,530 - 3,060 SF
LOT SIZE:	1.3 Acres
ZONING:	C3
MARKET:	Powder Springs
SUBMARKET:	Marietta
APN:	19101900280

PROPERTY OVERVIEW

Available for lease is a versatile retail property located at 4434 Austell Powder Springs Road in the heart of Powder Springs, GA. This 3,060 square foot building offers flexible retail space that can be leased as a single unit or subdivided into two suites of approximately 1,530 square feet each.

Currently, the property is occupied by a grocery store operating under a month-to-month lease. The tenant utilizes one suite for active retail operations and the second suite for inventory storage, offering an immediate opportunity for investors or business owners seeking either a stabilized tenant or a re-tenanting opportunity with redevelopment potential.

The property is positioned along a high-visibility commercial corridor with strong traffic counts and is surrounded by residential neighborhoods and local businesses, making it ideal for retail, service-oriented, or neighborhood convenience uses.

PROPERTY HIGHLIGHTS

- Total building size: $\pm 3,060$ SF
- Divisible into two suites of $\pm 1,530$ SF
- MTM grocery tenant in place

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