



3,200 SF +- COMMERCIAL SPACE

1647 CANTON ROAD
MARIETTA, GA 30066

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Executive Summary



OFFERING SUMMARY

Sale Price: \$549,000

Building Size: 3,200 SF+-

Zoning: CRC

100% AC: Yes

PROPERTY OVERVIEW

The entire property has two units totaling 6,605 SF+- . Available for sale or lease is the front building only measuring 3,200 SF+- (35' wide by 105' deep), to include the paved parking area directly in front of the building. The rear building with 3,405 SF+- is not currently for sale.

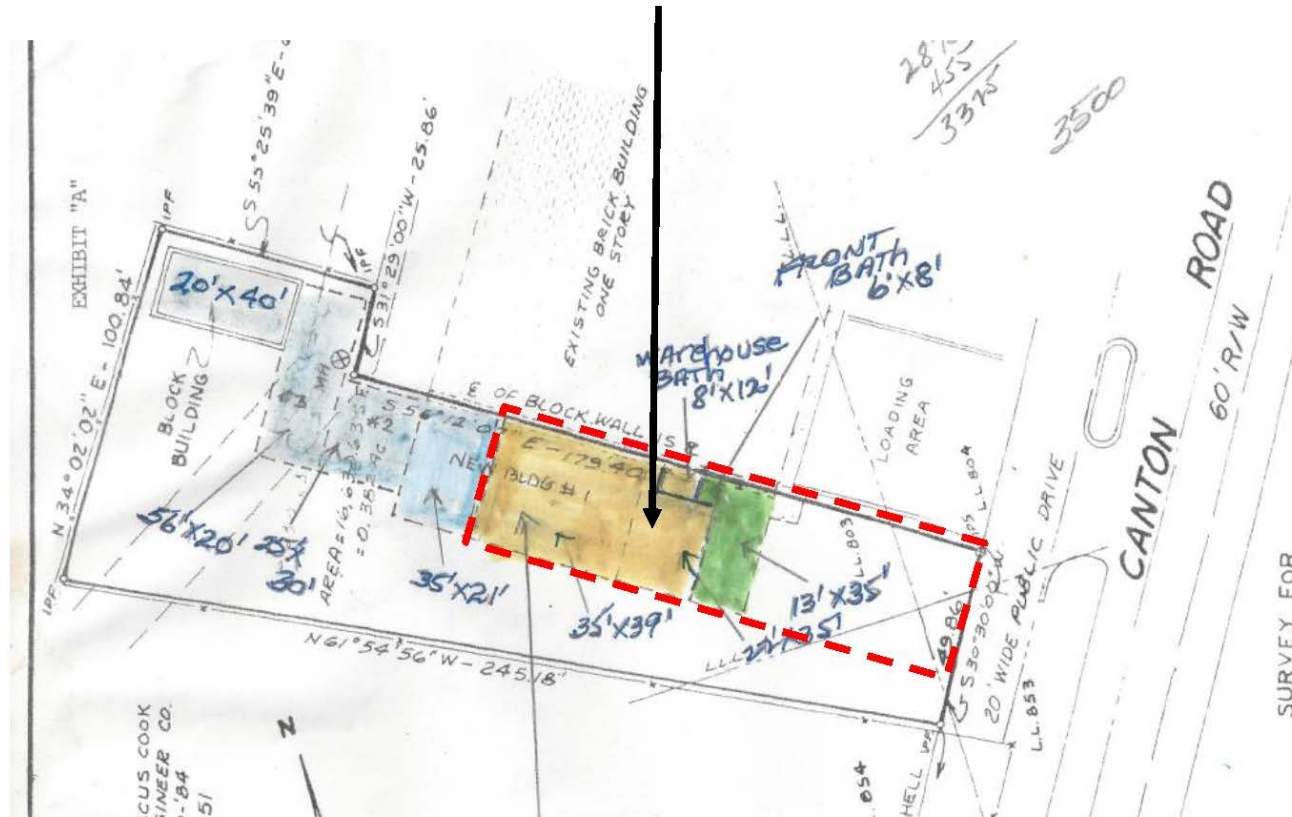
The front building features two 600 SF+- open work areas, reception, conference room, two restrooms, one with shower. The utility service is all electric 3 phase power. The space is 100% air conditioned with a 6.5 ton unit installed in 2023. Ceiling heights are 10' and 12'. Construction is metal, brick and block walls with metal roof. The buyer may access the side of the building over a shared driveway easement.

PROPERTY HIGHLIGHTS

- 3,200 SF+- commercial space
- 100% air conditioned 6.5 ton unit installed in 2023
- Zoned community retail commercial
- Easy access to I-75
- 9,500+ traffic count

Site Plan

PORTION OF BUILDING AND LAND FOR SALE IN DASHED OUTLINED AREA



Additional Photos



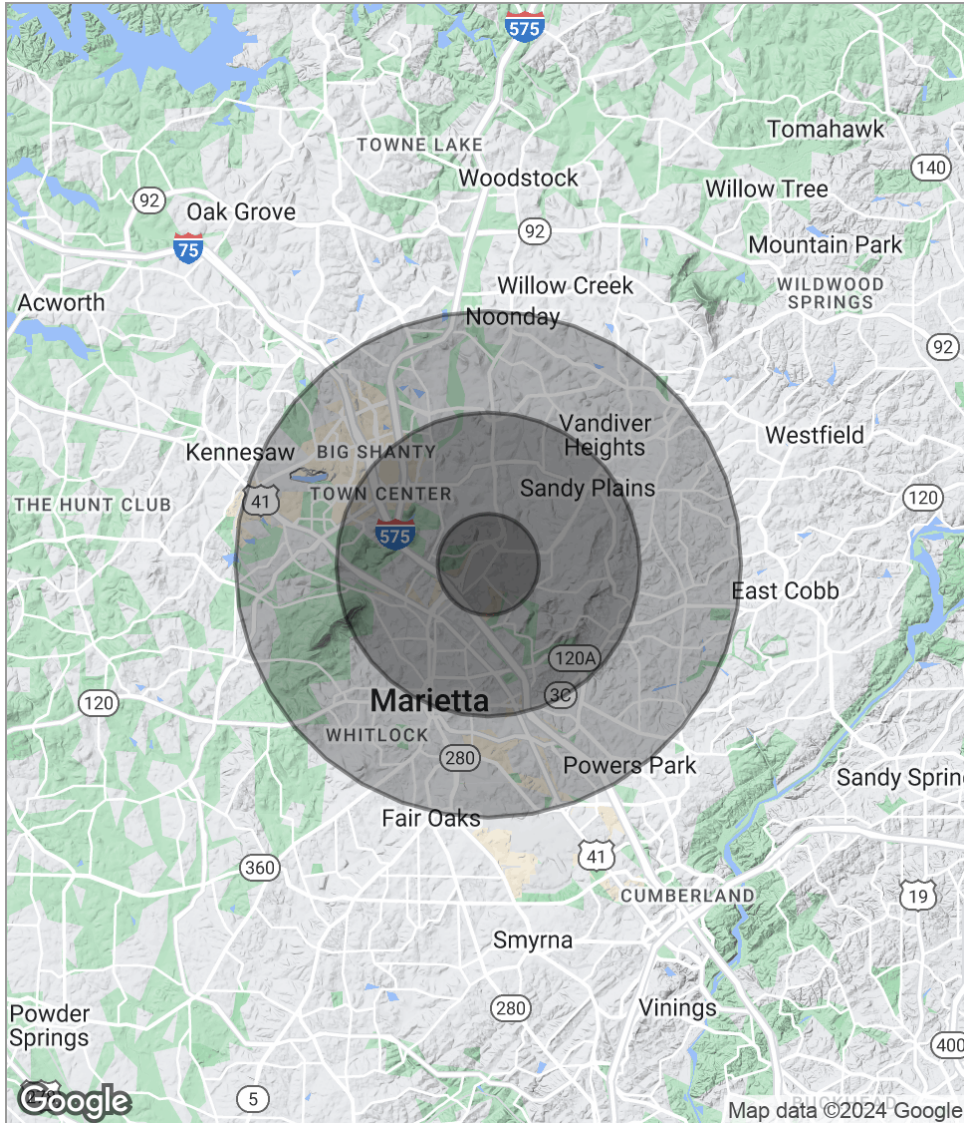
Additional Photos



Location Maps



Demographics Map



POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total population | 4,833 | 55,954 | 163,662 |
| Median age | 39.0 | 35.8 | 35.3 |
| Median age (male) | 36.7 | 35.4 | 34.4 |
| Median age (Female) | 42.3 | 36.6 | 36.4 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 2,001 | 23,414 | 64,725 |
| # of persons per HH | 2.4 | 2.4 | 2.5 |
| Average HH income | \$73,388 | \$68,663 | \$76,960 |
| Average house value | \$241,484 | \$240,028 | \$263,059 |

* Demographic data derived from 2020 ACS - US Census

Advisor Bio & Contact 1

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PROFESSIONAL BACKGROUND

Matthew J. Levin, CCIM, serves as a Senior Advisor for SVN, focusing on the sale and leasing of retail, office and industrial properties. With over 25 years experience in the real estate industry, he has completed over 500 transactions valued at \$300 million. Matthew is a multi-year recipient of the Partner Circle Award, SVN's highest recognition, and consistently performs in the top 100 of advisors nationally.

Prior to joining SVN, Matthew served as President of Dekalb Realty Company. Previously, he served as a \$250 million Commercial Real Estate Non-Performing Loan Portfolio Manager for the Federal Deposit Insurance Corporation (FDIC).

Matthew is a Phoenix Award recipient of the Atlanta Commercial Board of Realtors' Million Dollar Club. He is past president of the Georgia State University, Real Estate Alumni Group, and past chairman of the Scholarship Committee of the Georgia Chapter of CCIM.

Matthew received his Bachelor of Arts from Emory University and Master of Science degree in Real Estate from Georgia State University.

He lives with his wife of over 23 years Valerie and daughter Camille. Matthew is an avid sailor having first learned from his father. "Sailing is much like life, you're heading for a destination and the changes in weather, wind and current require anticipation, attention and adjustment. Getting there can be as interesting as arriving."