



ATLANTA COMMERCIAL
REAL ESTATE BROKERS

FOR LEASE - POWDER SPRINGS JUNCTION RETAIL

1,000-4,836 sq ft
End cap suite w/drive thru

803 POWDER SPRINGS STREET SW
MARIETTA, GA 30064

DON EDWARDS
Associate Broker/Commercial Director
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119563, GA





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.

1,000-2,500 sq ft (an end unit with a drive through), and 4,836 sq ft contiguous.

Shopping center is in process of renovations to enhance curb appeal.

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

Suite	Size	Rate	Total Rent
3	1,250	\$2,604 /mo	\$3,177.08
13	2,336	\$4,867 /mo	\$5,937.33
15	1,000	\$2,083 /mo	\$2,542.00
16	1,500	\$3,125 /mo	\$3,813.00



Suites 13 / 15 / 16

4,836 sq ft end cap with a drive thru door.

\$25 psf/yr + 5.50 psf CAM

Combined: \$12,292.00 monthly

Can be subdivided:

ste 13: 2,336 SF = \$5,937.33 monthly

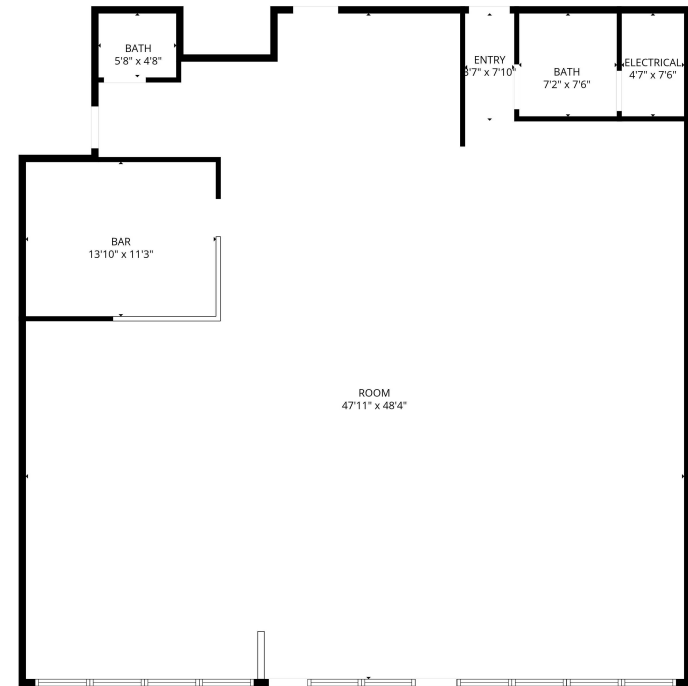
Ste 15: 1,000 SF = \$2,541.67 monthly

Ste 16: 1,500 SF (end cap) = \$3,812.50 monthly

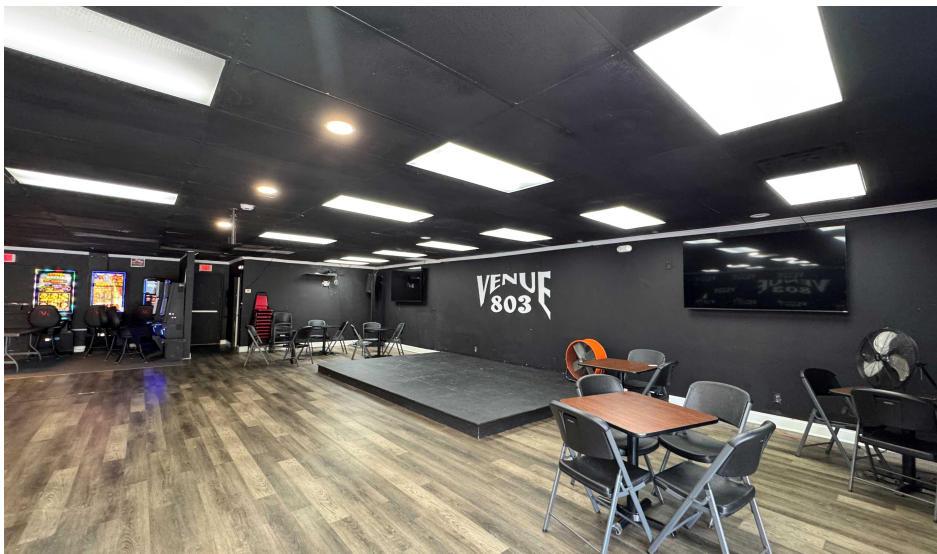


SUITES 13

Suite 13 2,336 SF \$25.00 psf/yr. CAM: \$5.50
Total Monthly: \$ 5,937.33
Event space w/ 2 Restrooms, Bar, New HVAC



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

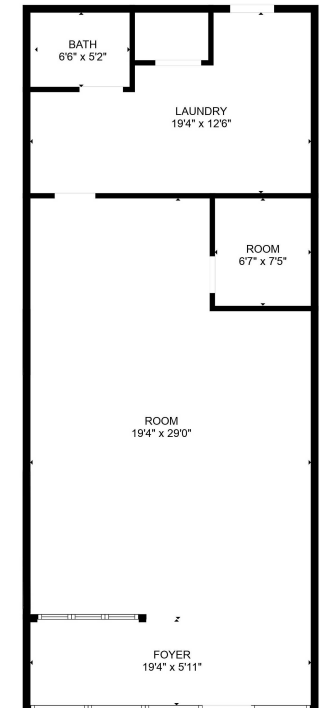


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Suite 15: 1,000 SF
Previously a nail salon

\$ 25.00 psf/yr
CAM \$ 5.50
Total Monthly:
\$2,542.00





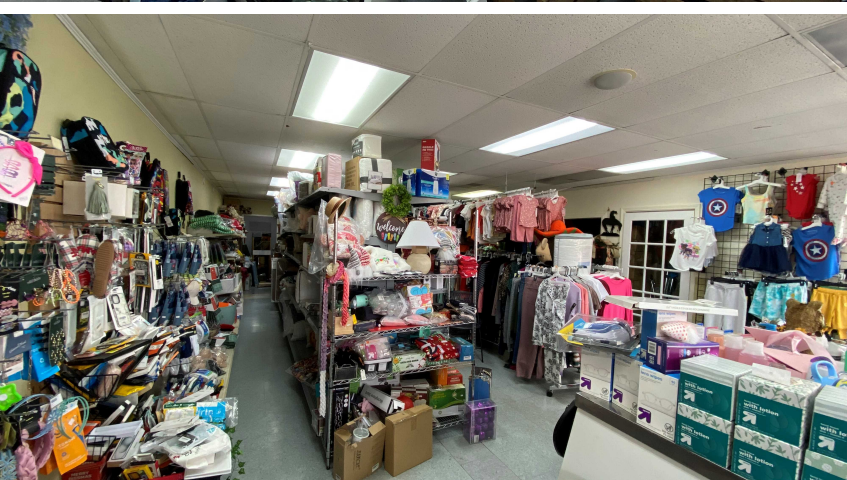
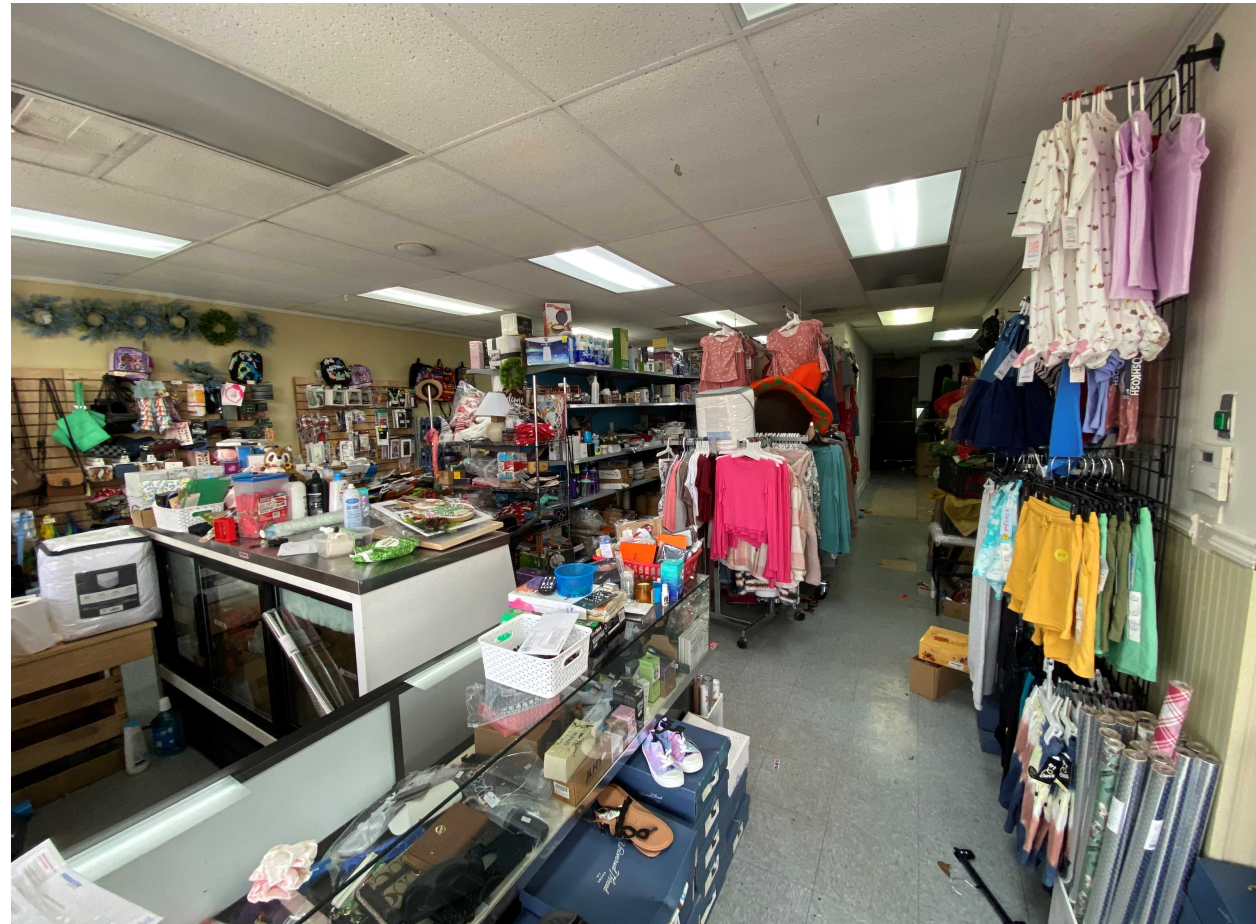
Suite 16: 1,500 SF End Cap with a drive thru
 \$ 25.00 psf/yr
 CAM \$ 5.50
 Total Monthly: \$3,813.00

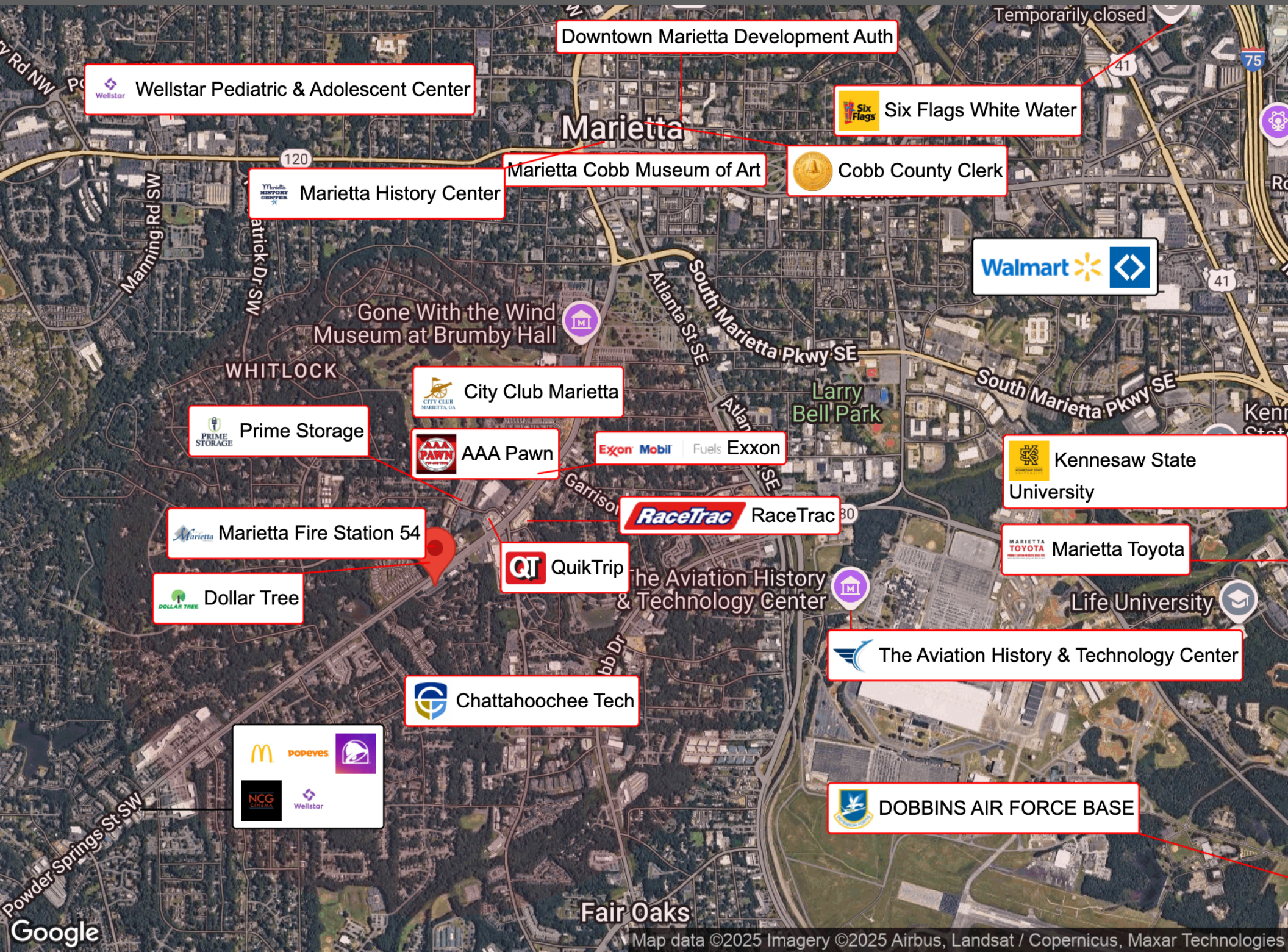




Suite 3:
1,250 SF

\$25 psf+CAM \$5.50 psf=
\$3,177.08 monthly





Downtown Marietta Development Auth

Temporarily closed

 Wellstar Pediatric & Adolescent Center

 Six Flags White Water

Marietta

Marietta Cobb Museum of Art

 Cobb County Clerk

 Marietta History Center

 Walmart

Gone With the Wind
Museum at Brumby Hall

 City Club Marietta

 Prime Storage

 AAA Pawn

 Exxon Mobil Fuels Exxon

 Kennesaw State
University

 Marietta Fire Station 54

 RaceTrac

 Marietta Toyota

 Dollar Tree

 QuikTrip

The Aviation History
& Technology Center

 The Aviation History & Technology Center

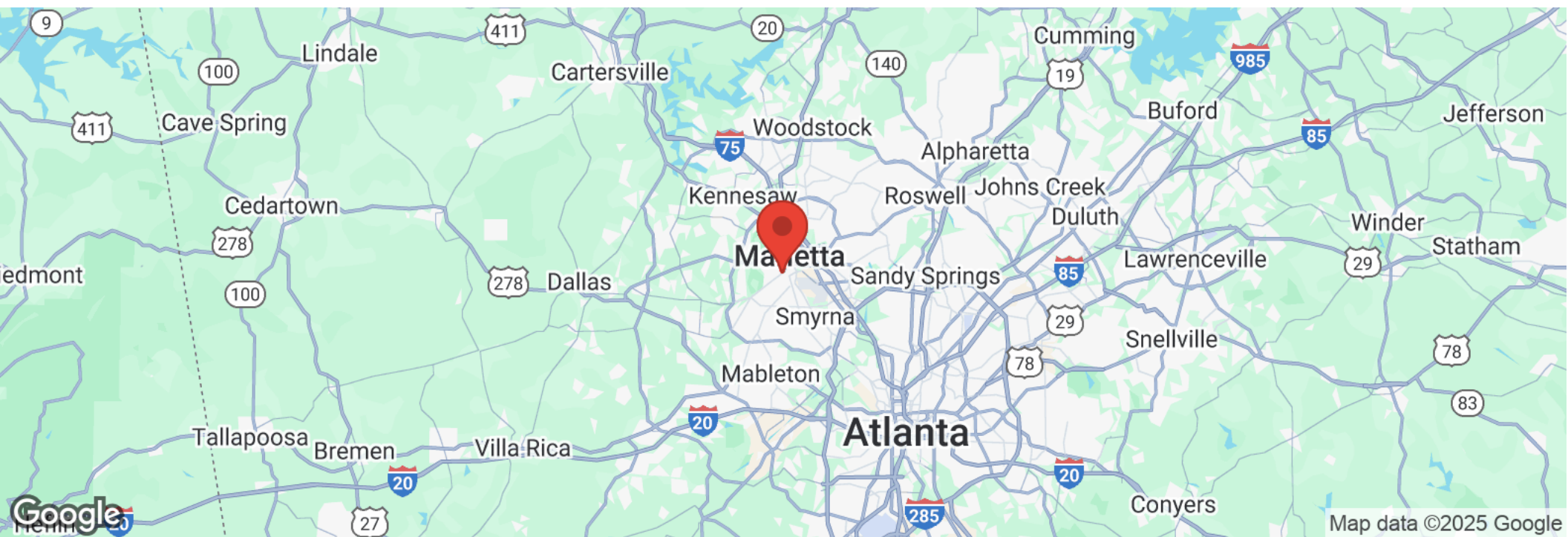
Life University

 Chattahoochee Tech

 DOBBINS AIR FORCE BASE

Fair Oaks

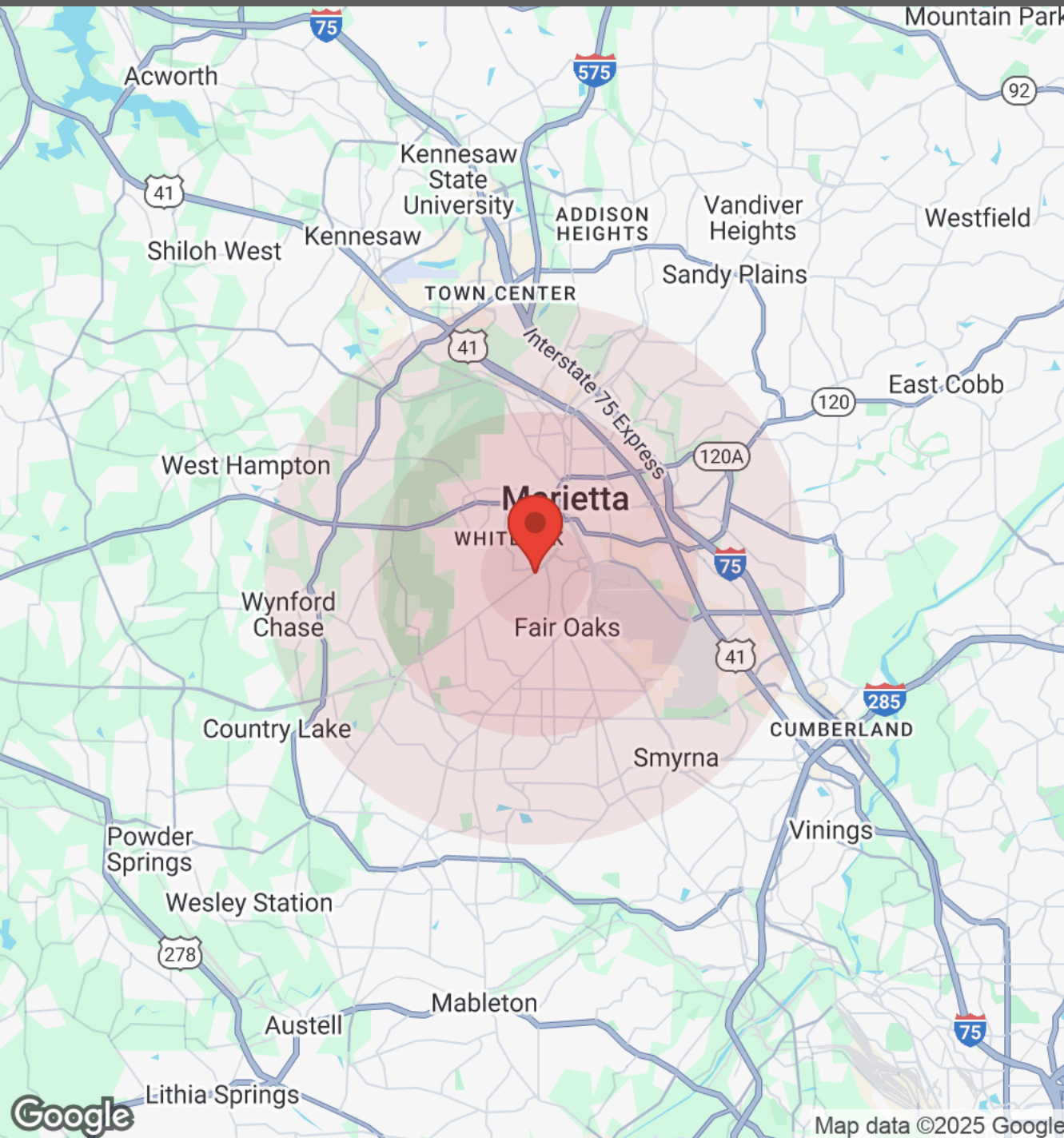


City of Marietta, GA

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.



DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	5,906	37,367	104,164
Female	5,954	34,171	105,062
Total Population	11,860	71,539	209,226

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,462	13,230	38,037
Ages 15-24	1,629	11,203	29,383
Ages 25-54	5,461	30,441	93,865
Ages 55-64	1,163	7,411	22,578
Ages 65+	1,146	9,252	25,363

Race	1 Mile	3 Miles	5 Miles
White	3,436	26,927	83,774
Black	3,646	19,788	64,735
Am In/AK Nat	12	72	188
Hawaiian	N/A	29	84
Hispanic	4,277	21,540	46,030
Asian	253	1,610	8,976
Multi-Racial	216	1,273	4,666
Other	21	293	795

Income	1 Mile	3 Miles	5 Miles
Median	\$67,387	\$74,091	\$85,267
< \$15,000	444	2,165	6,242
\$15,000-\$24,999	455	1,729	3,975
\$25,000-\$34,999	362	1,742	4,750
\$35,000-\$49,999	415	2,816	8,230
\$50,000-\$74,999	851	4,940	14,130
\$75,000-\$99,999	588	3,087	10,207
\$100,000-\$149,999	833	4,364	15,589
\$150,000-\$199,999	251	2,204	7,877
> \$200,000	422	3,418	12,038

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,820	27,526	86,376
Occupied	4,619	26,463	83,039
Owner Occupied	2,023	12,796	41,390
Renter Occupied	2,596	13,667	41,649
Vacant	200	1,064	3,337

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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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