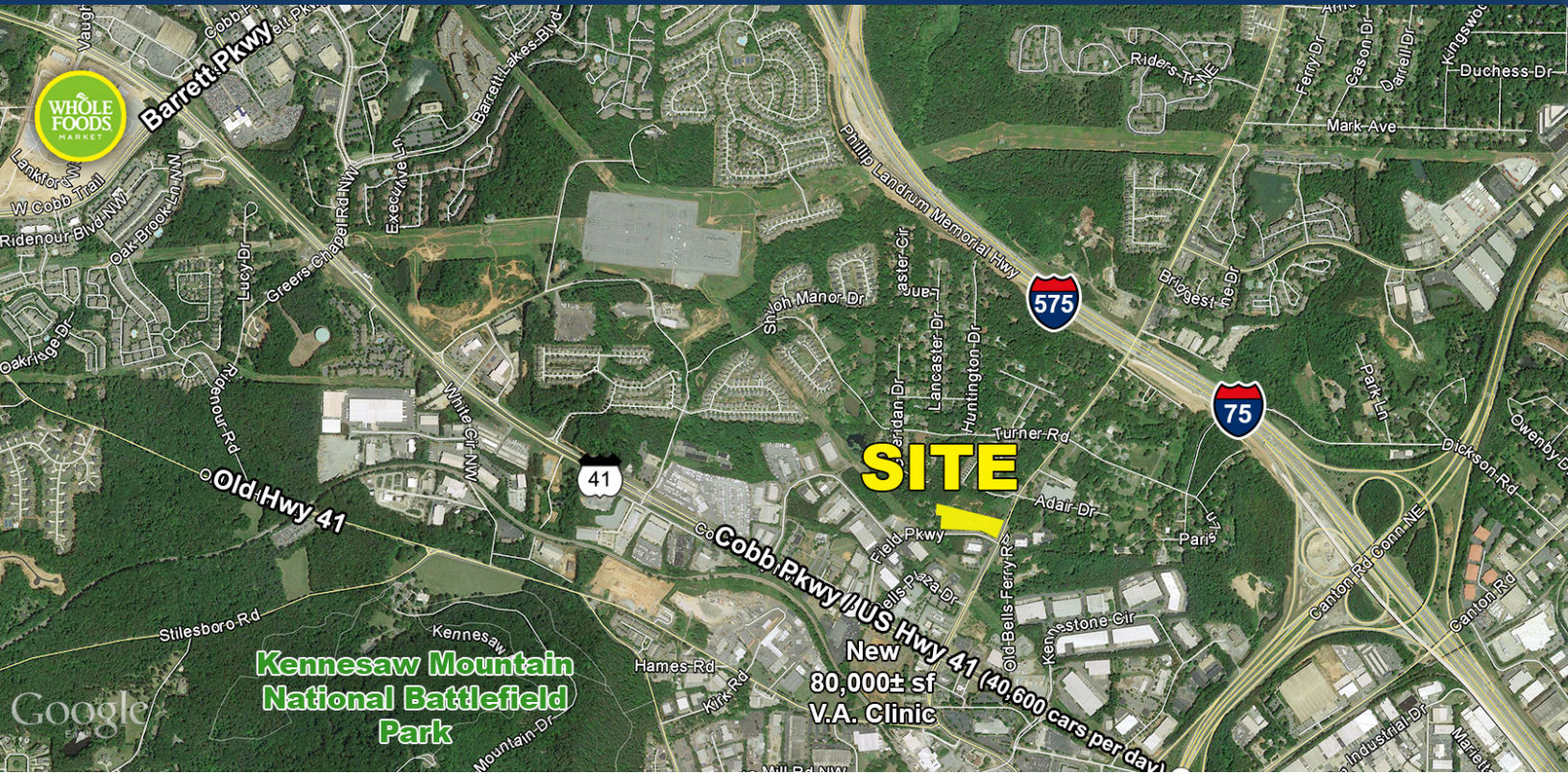


LAND FOR SALE

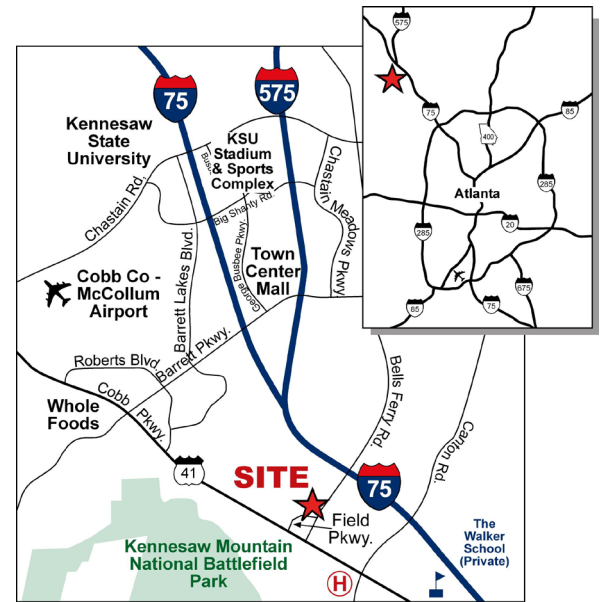
4.26± ACRES - ZONED COMMERCIAL

1395 BELLS FERRY ROAD, CITY OF MARIETTA, GA 30062



Property Details

- 4.26± Acres
- Zoned Community Retail Commercial (CRC), City of Marietta
- Visibility to Bells Ferry Road and close proximity to 40,600 cars per day on Cobb Pkwy (US Hwy 41)
- 168.96± road frontage & access on Bells Ferry Road and over 650± road frontage & access on Field Parkway
- Convenient access to Whole Foods, Town Center Mall, Kennestone Hospital, Marietta Square, Kennesaw State University, and a new 80,000± sf Veterans Affairs (V.A.) Clinic
 - 2.1 miles southeast of new Whole Foods anchored mixed-use development at Hwy 41 and Barrett Pkwy
 - 1.0 miles north of Kennestone Hospital
 - 2.1 miles south of Town Center Mall
 - 2.3 miles north of Marietta Square
- Convenient access to I-75 Exit 267, Canton Rd, & Exit 269 Barrett Pkwy, and I-575
- Priced at \$1,384,500 (\$325,000/acre)



Dan Buyers
770.596.2629
tdb@mcwrealty.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

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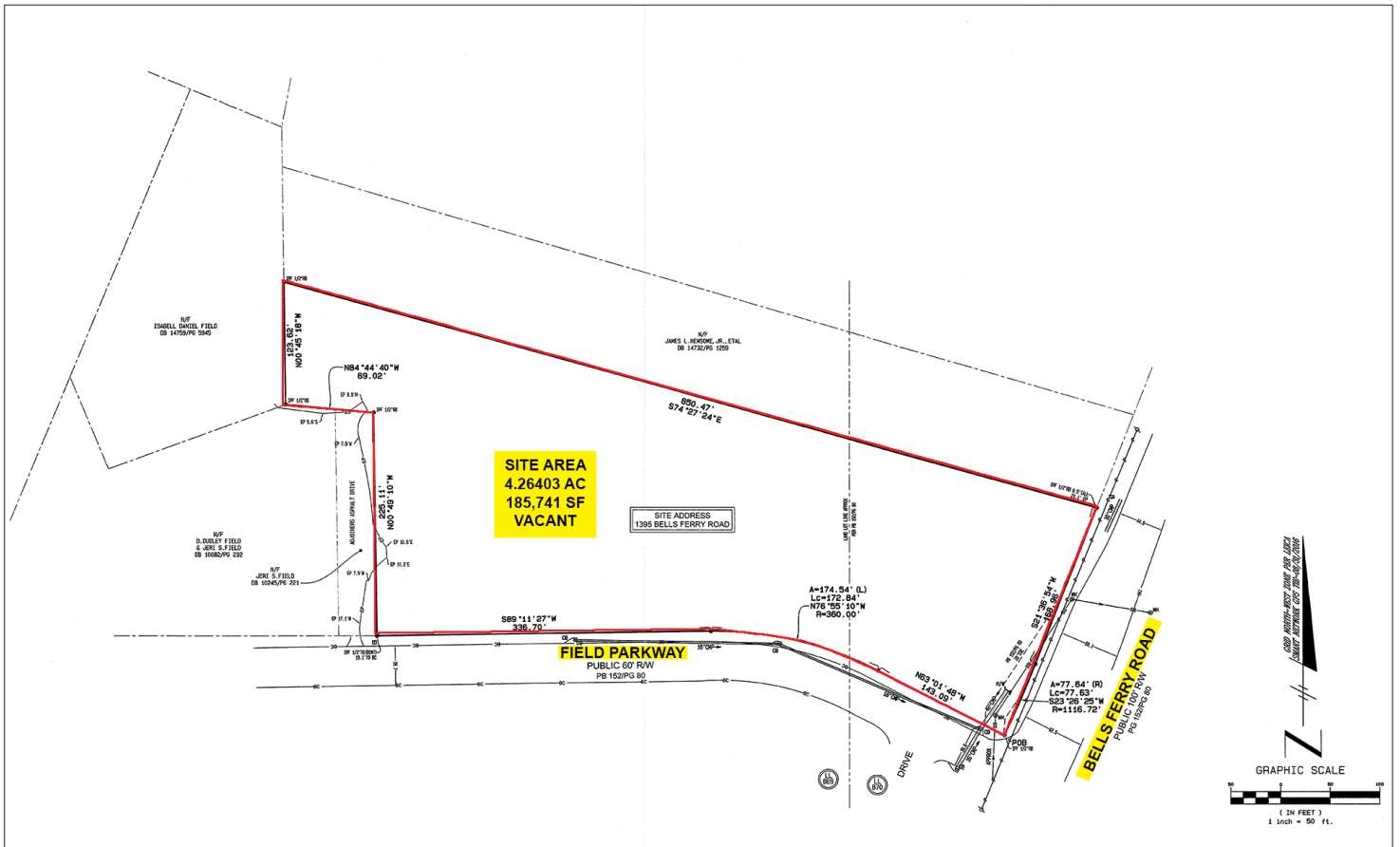


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LAND FOR SALE

4.26± ACRES - ZONED COMMERCIAL

1395 BELLS FERRY ROAD, CITY OF MARIETTA, GA 30062



Demographics

	1 mile	3 miles	5 miles
Population			
2027 Projection	4,014	55,988	182,581
2022 Population	3,920	54,571	177,720
2010 Census	3,577	49,151	158,672
Growth 2010-2022	0.8%	0.9%	1.0%
Growth 2022-2027	0.5%	0.5%	0.5%
Income			
Average Household Income	\$79,233	\$96,501	\$95,112
Median Household Income	\$68,100	\$75,139	\$71,650

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