

# PROPERTY SUMMARY



## OFFERING SUMMARY

<b>LEASE RATE:</b>	\$30.00 SF/yr (NNN)
<b>BUILDING SIZE:</b>	3,124 SF
<b>AVAILABLE SF:</b>	3,124 SF
<b>LOT SIZE:</b>	1.078 Acres
<b>YEAR BUILT:</b>	2003
<b>ZONING:</b>	LRO
<b>MARKET:</b>	Marietta
<b>SUBMARKET:</b>	Woodstock
<b>APN:</b>	16042100280

## PROPERTY OVERVIEW

Available for lease is the former South State Bank building, a well-located commercial property situated on Canton Road, a key thoroughfare in Marietta, GA. This property is zoned LRO (Low Rise Office) by Cobb County. Building is in great condition. Building is equipped with a bank vault and some office furniture from the previous owner. Property is on sewer.

Tenant will be responsible for exterior maintenance of the property, taxes, insurance, and utilities - structured as a NNN lease. Landlord will consider rent concession/T.I depending on tenant's credit/offer terms.

## PROPERTY HIGHLIGHTS

- Visibility/Access
- Drive-Thru
- High Traffic - Canton Rd VPD - 29,600/Blackwell Rd VPD - 13,600
- Average Household Income (1 mile) = \$123,450
- 65,000 Population (3 mile radius)
- Parking Ratio - 8/1,000

### JAKE CREVISTON

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