



ATLANTA COMMERCIAL
REAL ESTATE BROKERS

DOWNTOWN MARIETTA OFFICE

1,250 SF Available, Downtown
Marietta

188 ANDERSON STREET SE
MARIETTA, GA 30060

DON EDWARDS
Associate Broker/Commercial Director
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Property Description

Updated office space with a unique curved vaulted ceiling in sight of the Cobb County courthouse and the Marietta Square. It features three offices, reception area, large conference room, open work area, kitchenette and private restroom. Convenient to professional offices and services, dining, retail and events. 2.22/1000 parking ratio, parking lots and street parking available. Ideal for professional services and other office uses. Located in the central business zoning district.

1,250 SF | \$18.32 per sf + \$165 flat fee CAM

| | |
|----------------|--------------------------|
| Building SF: | 21,282 |
| County: | GA - Cobb |
| Cross Streets: | Anderson St & Roswell Rd |
| Lease Rate: | \$18.32 psf |
| Lot Size: | 0.56 Acres |
| Parking Ratio: | 2.22/1,000 |
| Parking: | Surface |
| CAM: | CAM \$165 flat fee |
| Signage: | Monument |
| Traffic Count: | 15,900 on Roswell Rd |
| Zoning: | CBD |

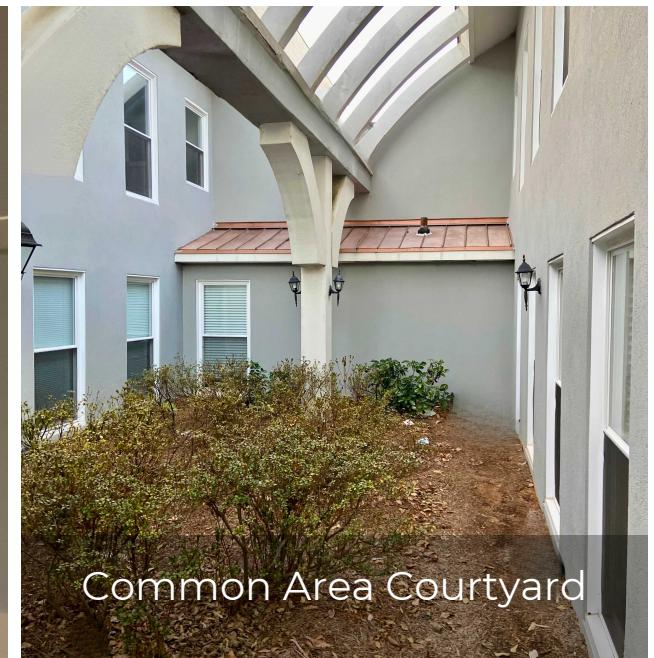
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PHOTOS

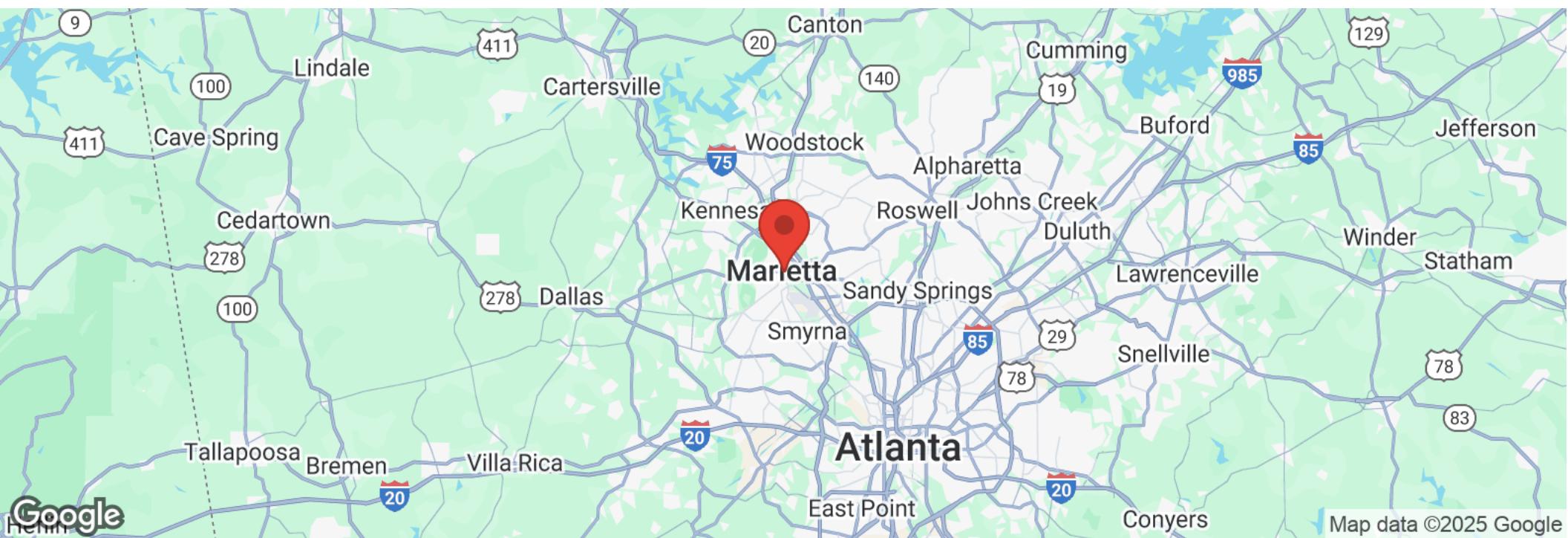


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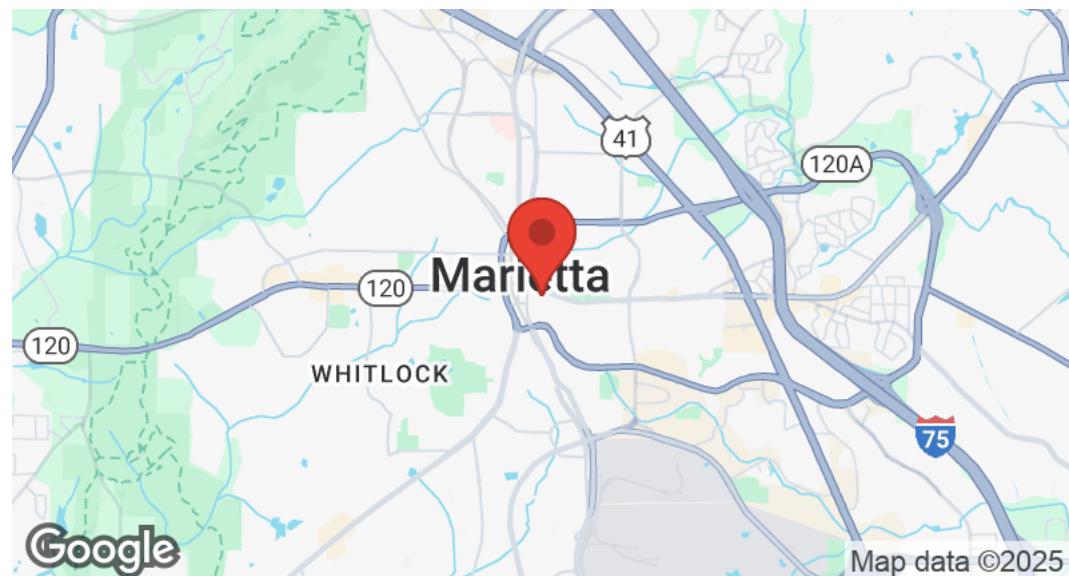


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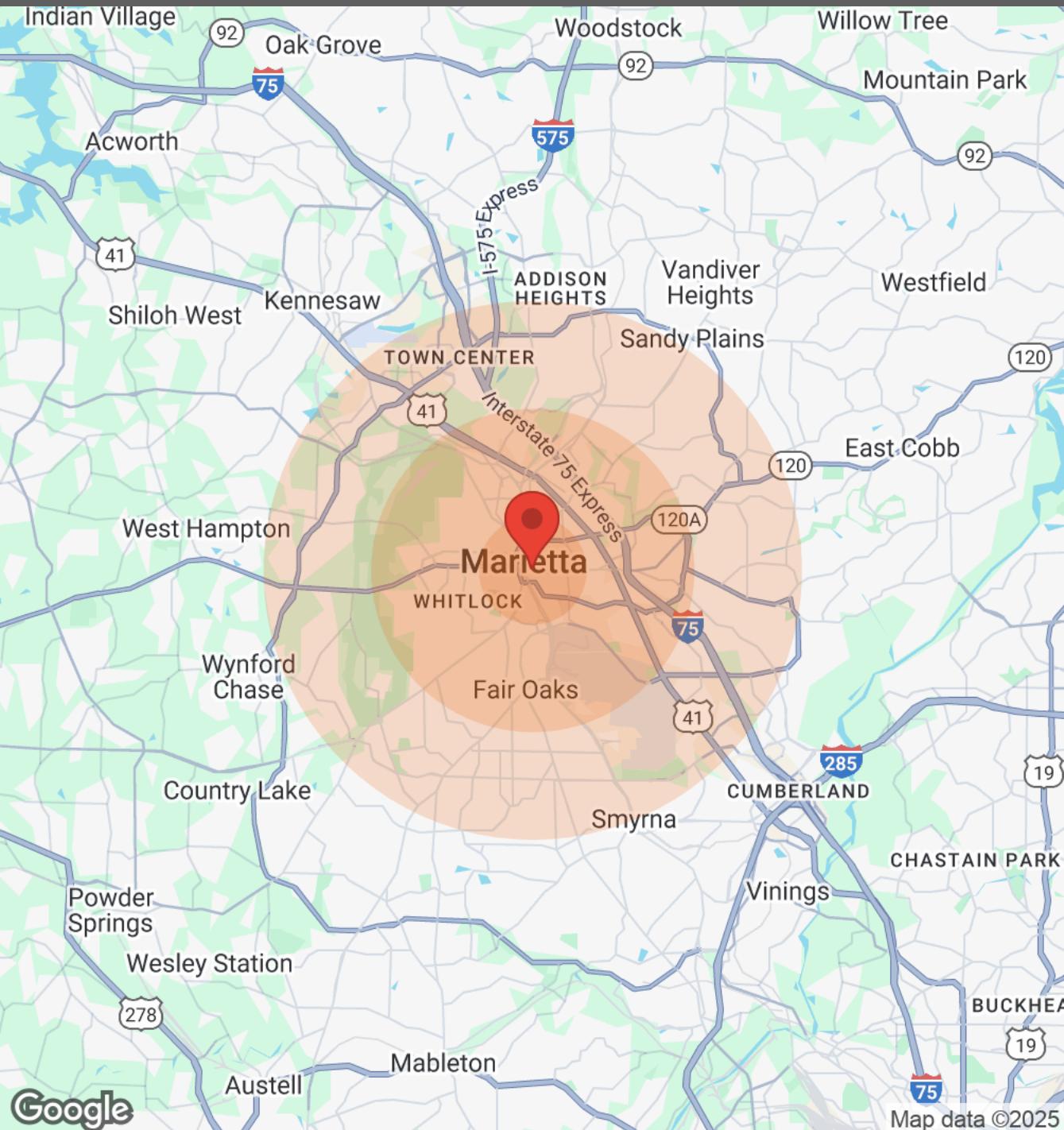
City of Marietta

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.



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DEMOGRAPHICS



| | 1 Mile | 3 Miles | 5 Miles |
|---------------------|---------------|----------------|----------------|
| Population | | | |
| Male | 2,590 | 29,120 | 96,584 |
| Female | 2,809 | 30,300 | 98,420 |
| Total Population | 5,399 | 59,420 | 195,004 |
| Age | 1 Mile | 3 Miles | 5 Miles |
| Ages 0-14 | 1,246 | 14,164 | 43,634 |
| Ages 15-24 | 626 | 7,513 | 24,688 |
| Ages 25-54 | 2,207 | 24,958 | 81,028 |
| Ages 55-64 | 573 | 5,713 | 20,766 |
| Ages 65+ | 747 | 7,072 | 24,888 |
| Race | 1 Mile | 3 Miles | 5 Miles |
| White | 3,139 | 31,808 | 105,499 |
| Black | 1,343 | 15,950 | 53,984 |
| Am In/AK Nat | 31 | 135 | 303 |
| Hawaiian | N/A | 5 | 11 |
| Hispanic | 2,057 | 20,080 | 47,704 |
| Multi-Racial | 1,760 | 21,442 | 55,802 |
| Income | 1 Mile | 3 Miles | 5 Miles |
| Median | \$33,309 | \$37,922 | \$46,365 |
| < \$15,000 | 476 | 3,292 | 8,975 |
| \$15,000-\$24,999 | 298 | 3,005 | 8,772 |
| \$25,000-\$34,999 | 277 | 3,058 | 8,861 |
| \$35,000-\$49,999 | 336 | 3,566 | 11,940 |
| \$50,000-\$74,999 | 314 | 4,128 | 13,568 |
| \$75,000-\$99,999 | 196 | 2,253 | 8,807 |
| \$100,000-\$149,999 | 230 | 1,754 | 8,181 |
| \$150,000-\$199,999 | 64 | 922 | 3,479 |
| > \$200,000 | 23 | 623 | 3,063 |
| Housing | 1 Mile | 3 Miles | 5 Miles |
| Total Units | 3,217 | 27,424 | 87,136 |
| Occupied | 2,556 | 23,610 | 76,658 |
| Owner Occupied | 1,181 | 10,889 | 38,867 |
| Renter Occupied | 1,375 | 12,721 | 37,791 |
| Vacant | 661 | 3,814 | 10,478 |

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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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