



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
(770) 324-3457
don@dbeproperties.com
119563, GA





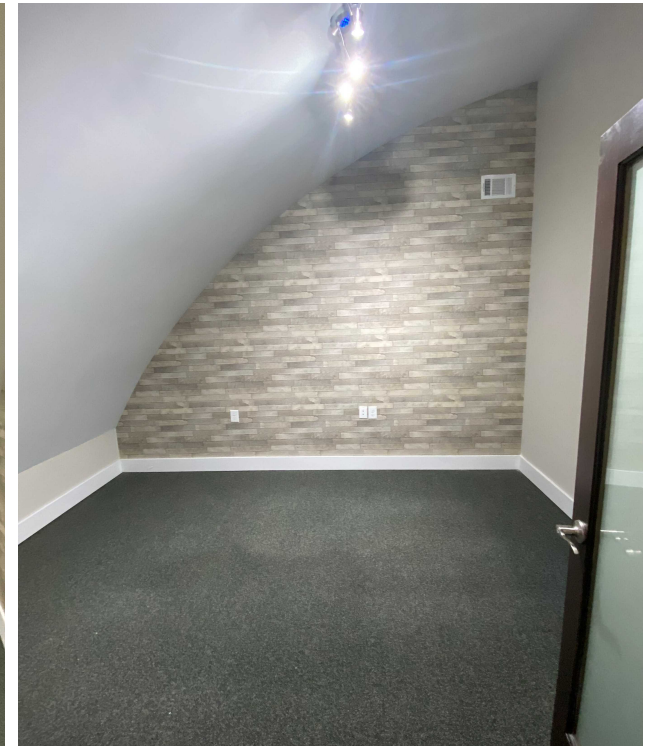
Property Description

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

PHOTOS



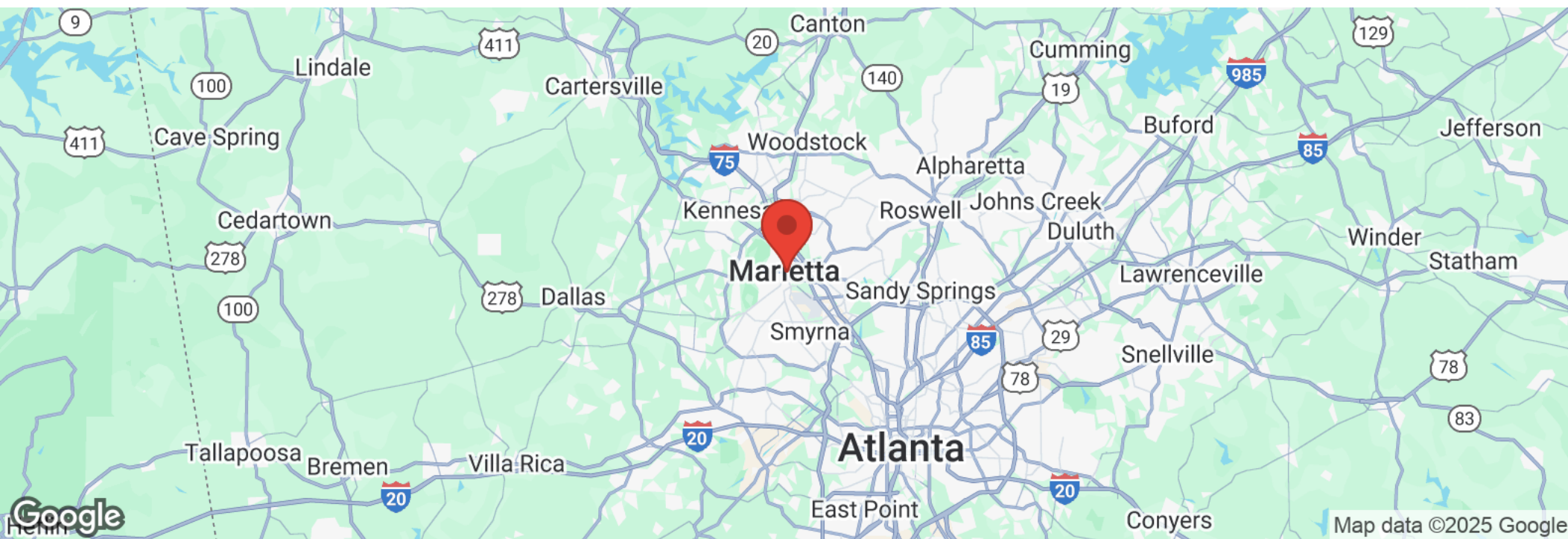
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PHOTOS



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AREA OVERVIEW

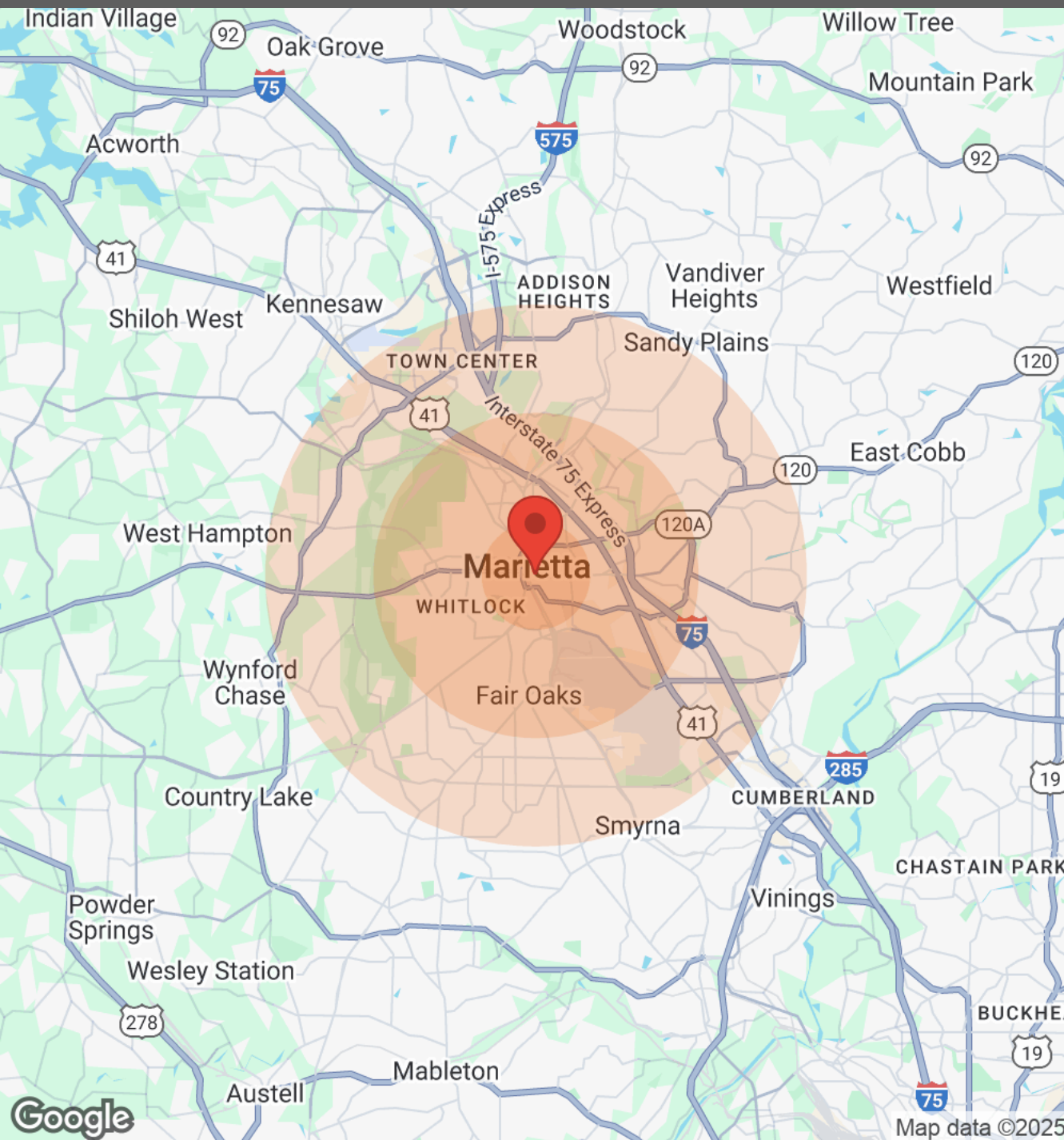


City of Marietta

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.



DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
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.



Cell: 770.324.3457
Office: 770-240-2004
don@dbeproperties.com

Administrative/Additional Contacts:
christintherealtor@gmail.com

Showing Contact:
Aaliyah Zapata 470-626-5746
aaliyah@thebrightsiderg.com

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