



329 Lawrence St NE, Marietta, GA 30060

\$950,000

Hill Macdonald Law Building

Downtown Marietta Office | 2,154 SF | OI Zoning | Oversized Lot | Walkable to Square & Courthouse



Matt Judy
GA 368510
404.643.5952

Listing Added: Today
Listing Updated: Today

kw
KELLERWILLIAMS



Details

Asking Price	\$950,000	Property Type	Office
Sub Type	Creative Office, Executive Office, Traditional Office	Investment Type	Owner/User
Tenancy	Vacant	Square Footage	2,154
Price per SqFt	\$441.04	Year Built	1900
Zoning	OI	Lot Size (acres)	0.55
Broker Co-Op	Yes		

Marketing Description

Rare opportunity to acquire a 2,154 SF commercial building on an oversized lot in the heart of Downtown Marietta, just steps from the Marietta Square. Located in one of Metro Atlanta's most desirable and supply-constrained submarkets, this property offers a compelling combination of immediate usability and long-term upside.

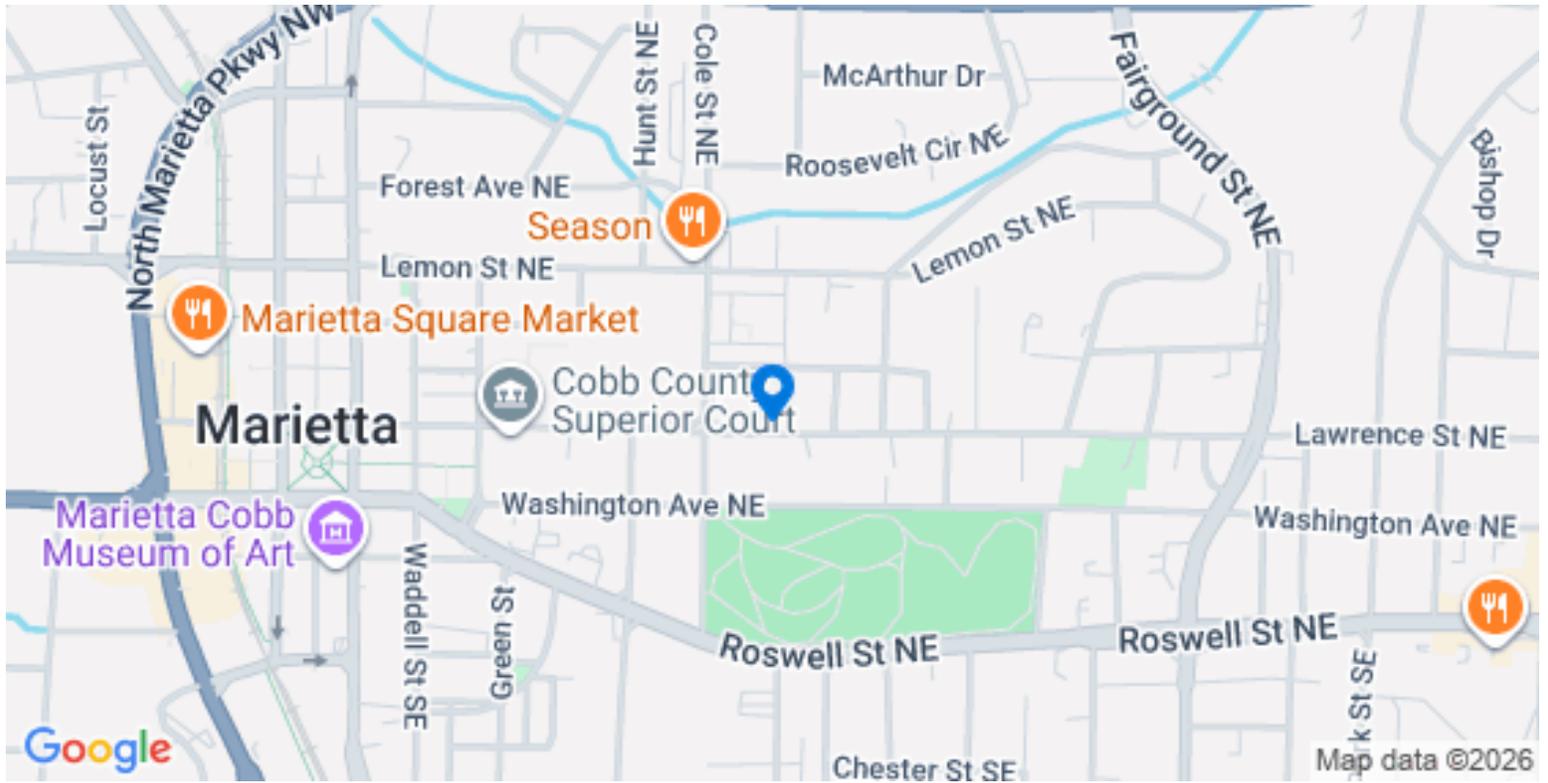
Zoned Office-Institutional (OI) within the City of Marietta, the property allows for a wide range of uses including professional office, medical, and institutional applications. The lot size—significantly larger than surrounding properties—creates a unique advantage for additional parking, expansion, or potential redevelopment, making this a standout opportunity for both owner-users and investors.

The existing structure features a functional layout with a mix of private offices and open workspace, allowing for immediate occupancy while still offering flexibility for customization or repositioning. Walkability to the Marietta Square provides direct access to a vibrant mix of dining, retail, and community amenities, further enhancing its appeal to tenants and businesses alike.

With continued growth, limited inventory, and strong demand in Downtown Marietta, opportunities combining location, zoning flexibility, and excess land are increasingly rare.



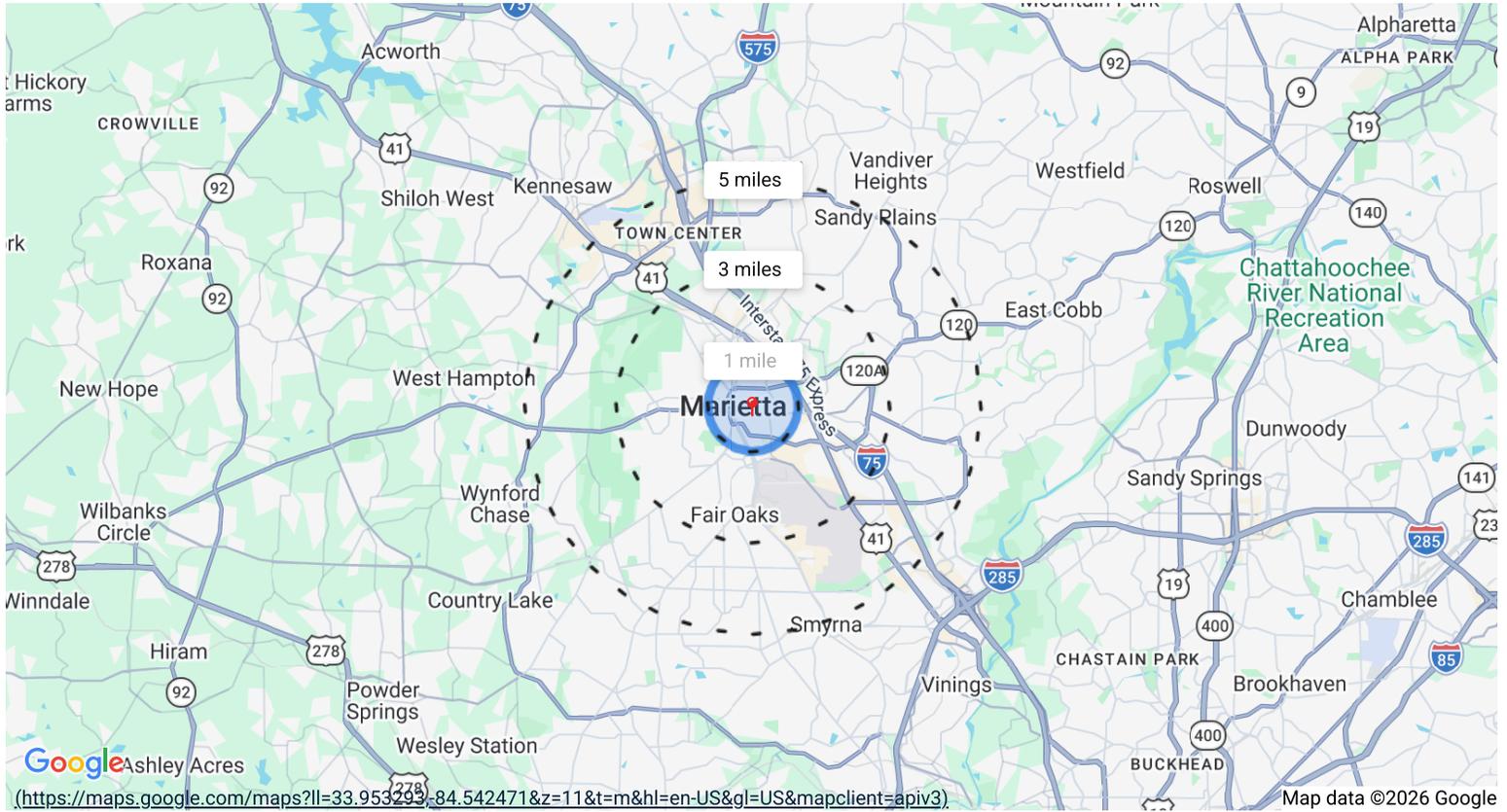
Location (1 Location)



Property Photos (14 photos)



Demographic Insights



1 mile

3 miles

5 miles

Population

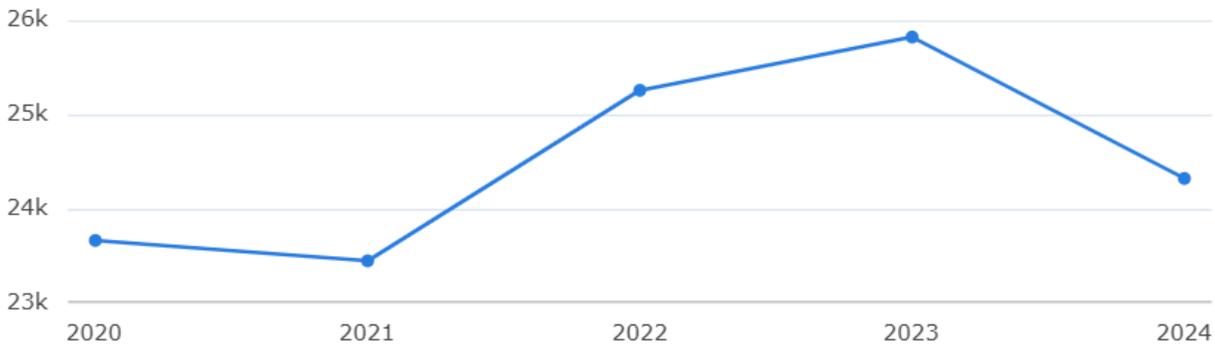
24.3k

↓ 5%

Compared to 25.8k in 2023

↑ 2%

Compared to 23.7k in 2020



Household Income

\$75.3k

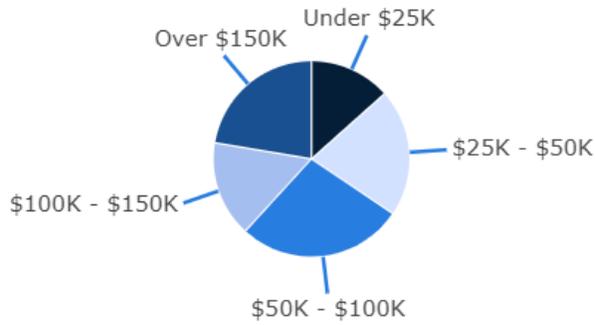
Median Income

\$96.3k

2029 Estimate

↑ **28%**

Growth Rate



Age Demographics

34

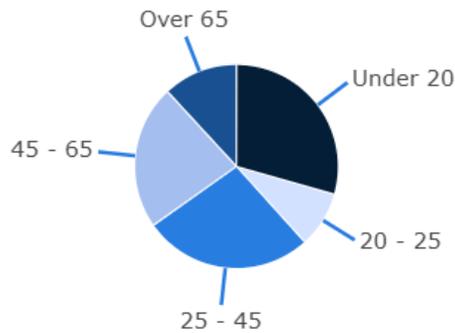
Median Age

42

2029 Estimate

↑ **23%**

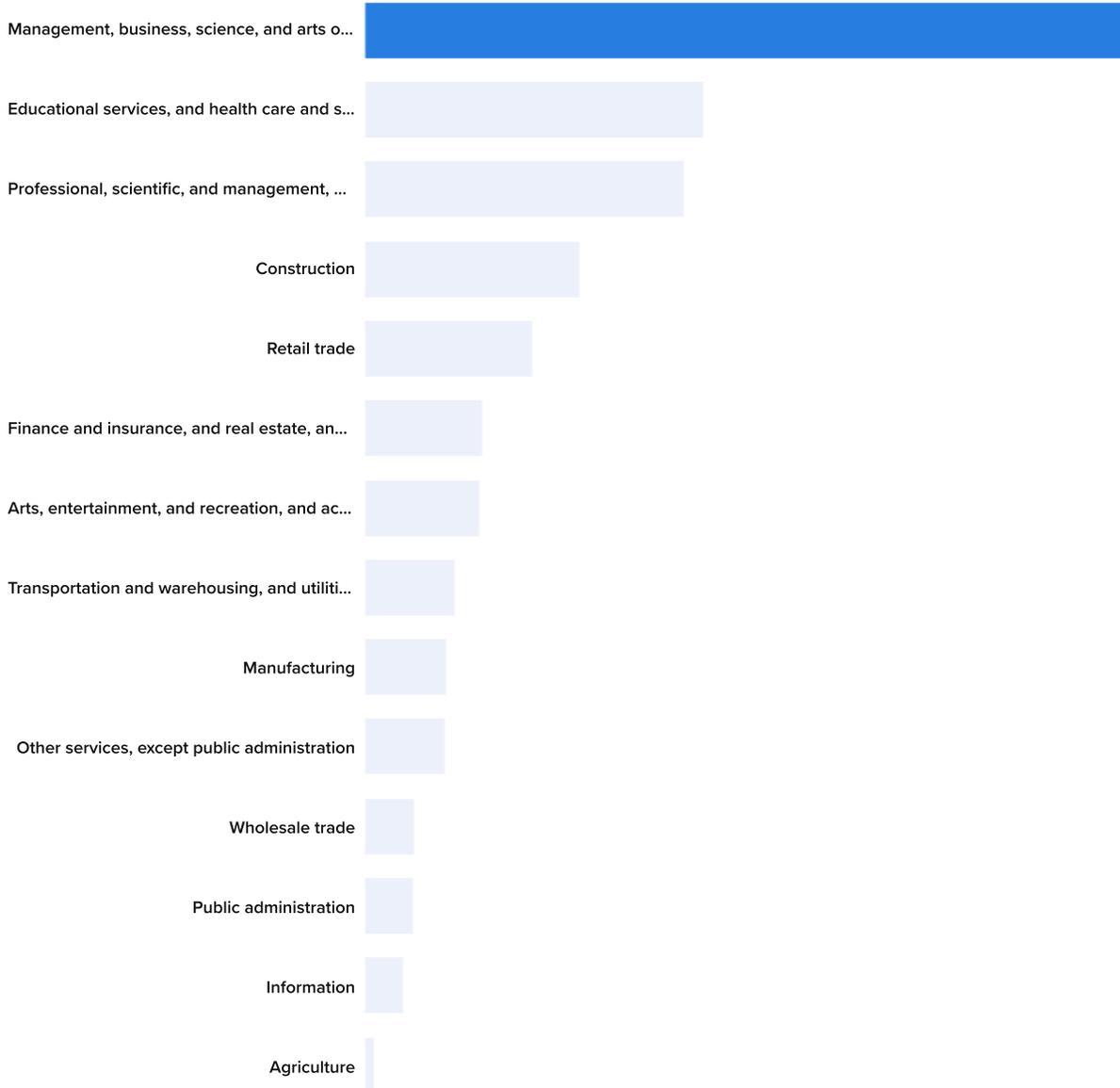
Growth Rate



Number of Employees

19.8k

Top Employment Categories



Housing Occupancy Ratio

10:1

17:1 predicted by 2029



Renter to Homeowner Ratio

1:1

1:2 predicted by 2029

