



ATLANTA COMMERCIAL  
REAL ESTATE BROKERS

# FOR LEASE- MARIETTA RETAIL

1,271-2,336 SQFT  
End cap suite w/drive thru

803 POWDER SPRINGS STREET  
MARIETTA, GA 30064

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**DON EDWARDS**  
Associate Broker/Commercial Director  
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119563, GA





## Property Description

Just minutes away from the Marietta Square, this 17,500 sq ft building is home to many businesses from services, entertainment, and restaurants. 803 Powder Springs St. has ample parking (88 or approx 5.06 / 1,000) with prime visibility, large signage, and 26,900 traffic counts. Easy access to GA-120 and I-75.

Available SF: 1,000-4,836

Building SF: 17,500

County: GA - Cobb

Sub-market: City of Marietta

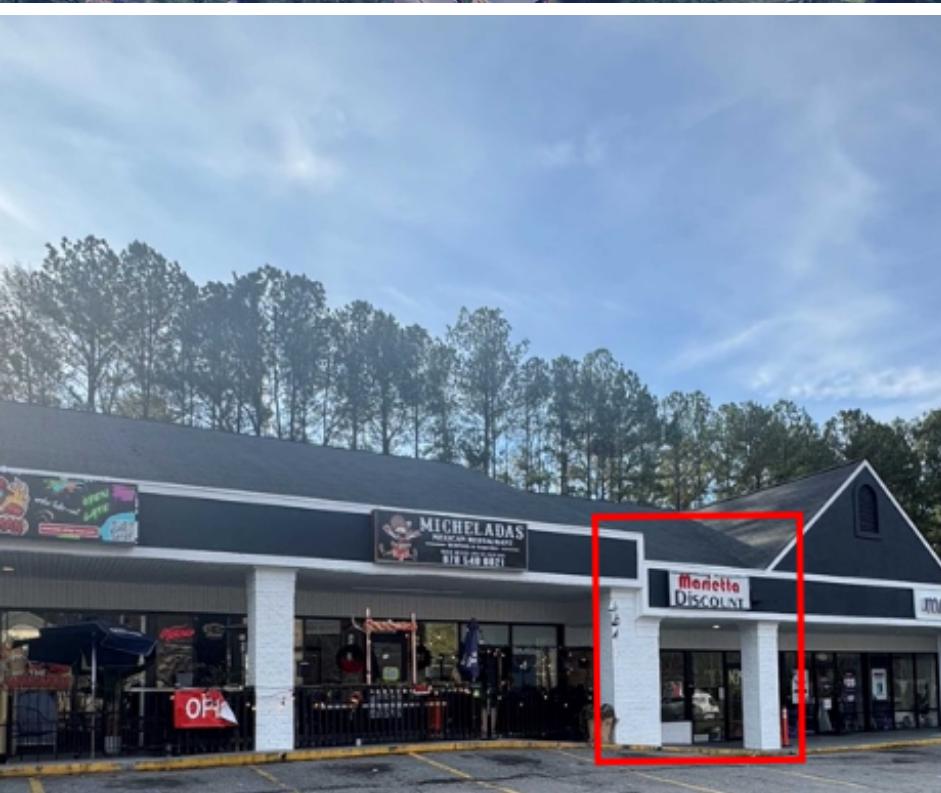
Parking Ratio: 88 spaces

Zoning: PCD, Tier B Overlay

### Available Spaces

Suite	Size	Total Rent
3	1,271	\$3,230 /mo
8	1,863	\$4,735 /mo
14	2,336	\$5,938 /mo
16	1,454	\$3,696 /mo

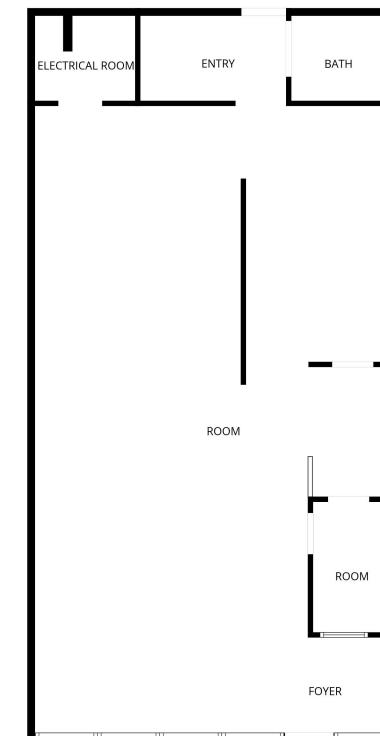
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**Suite 3: 1,271 SF**

**\$25 psf + \$5.50 CAM psf  
= \$3,230.00 monthly**

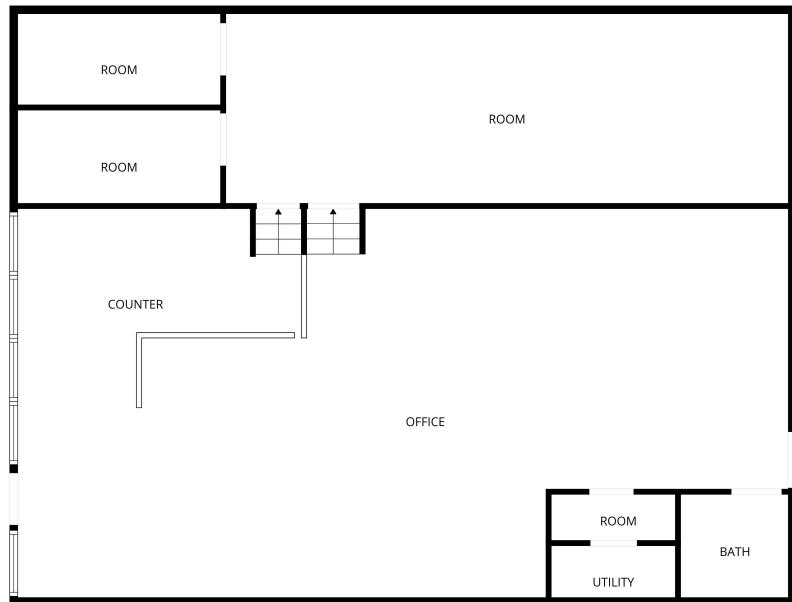
**Former Retail Store**



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

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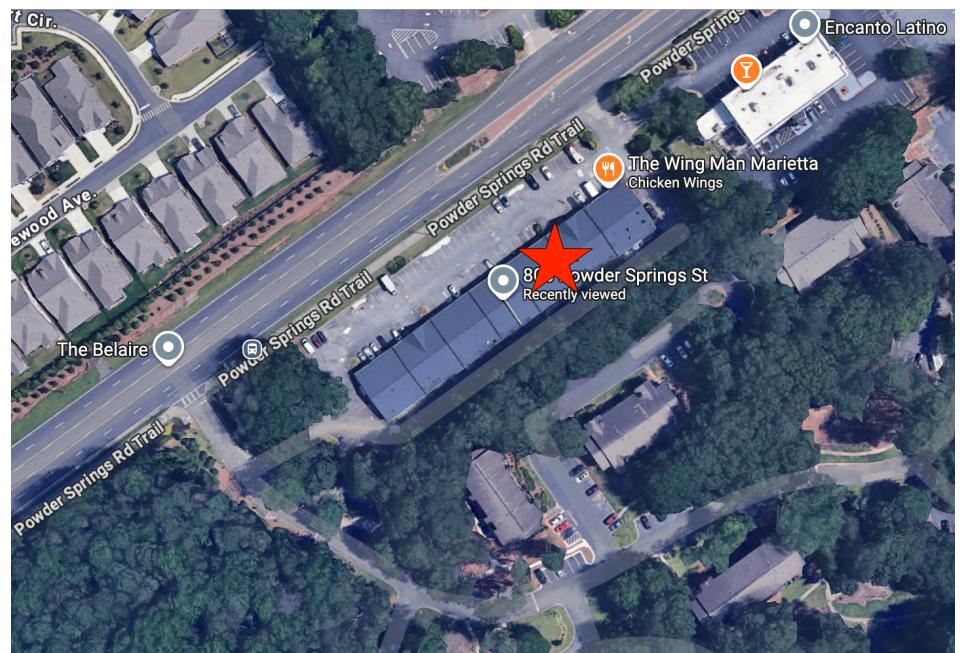
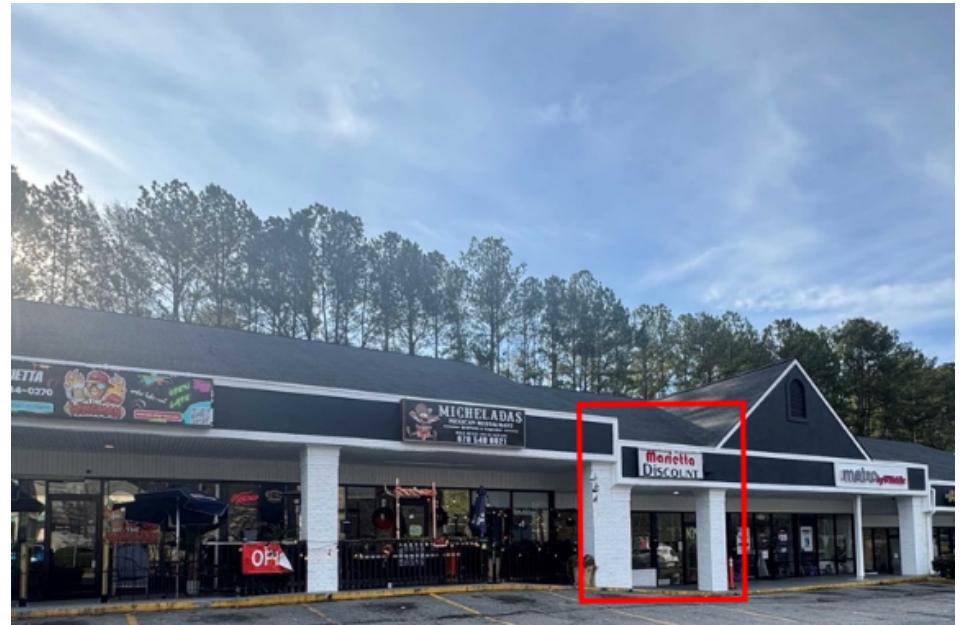
## SUITE 8 FLOOR PLAN



**Suite 8: 1,863 SF**

**\$25 psf +\$5.50 CAM psf =  
\$4,735.00 monthly**

**Former Grocery Store**

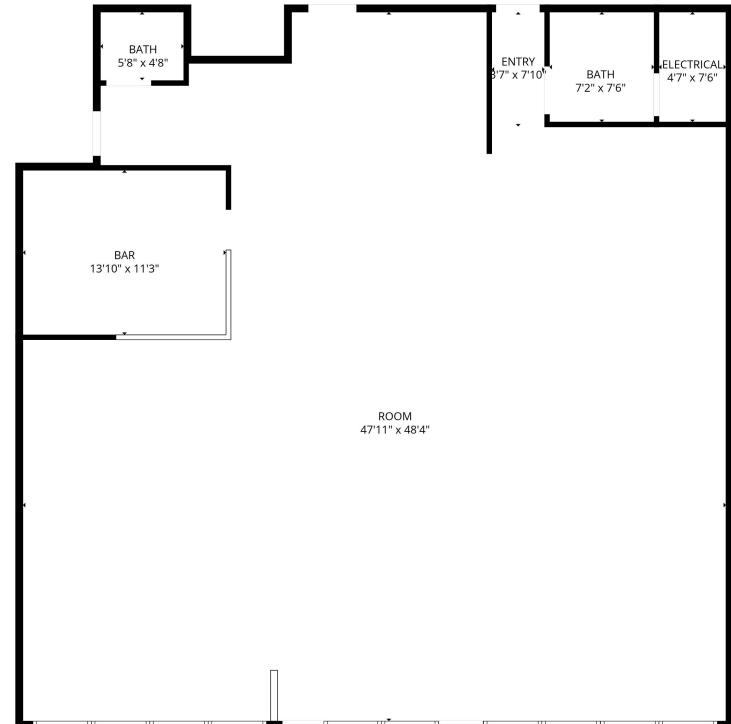


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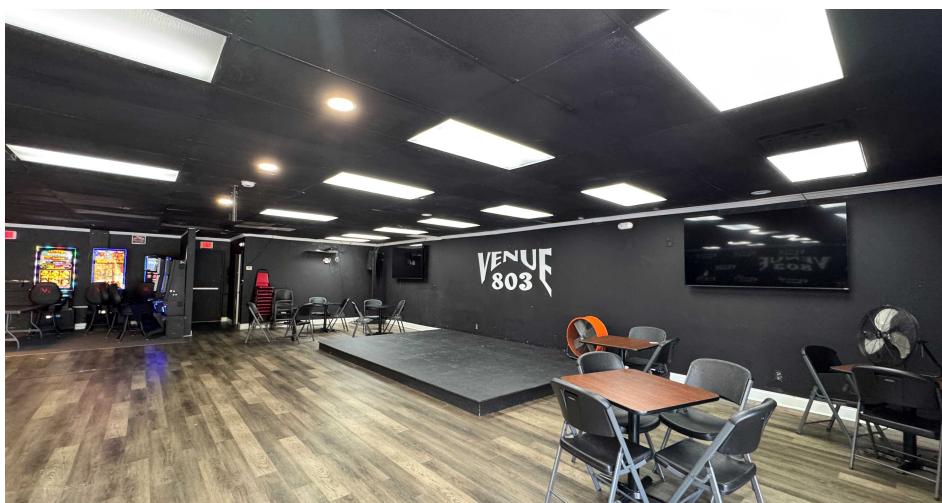
## Suite 14: 2,336 SF

**\$25 psf +\$5.50 CAM psf  
= \$5,938.00 monthly**

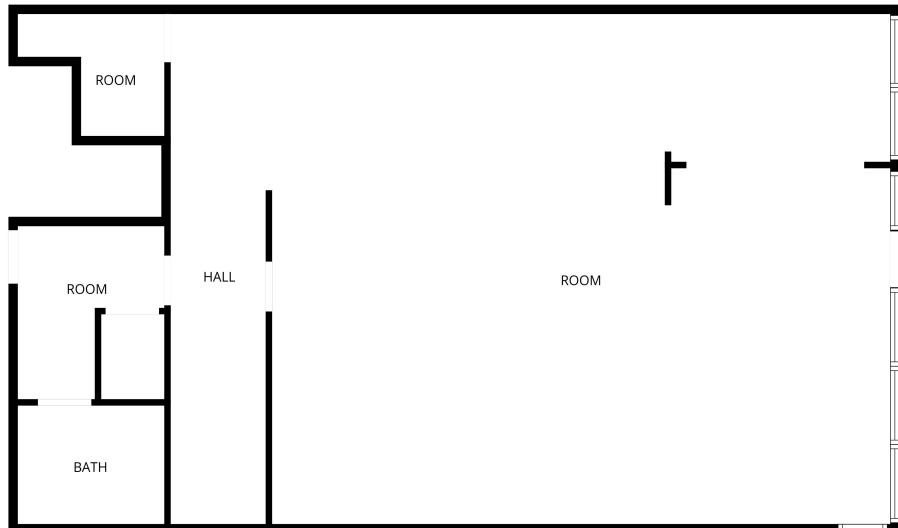
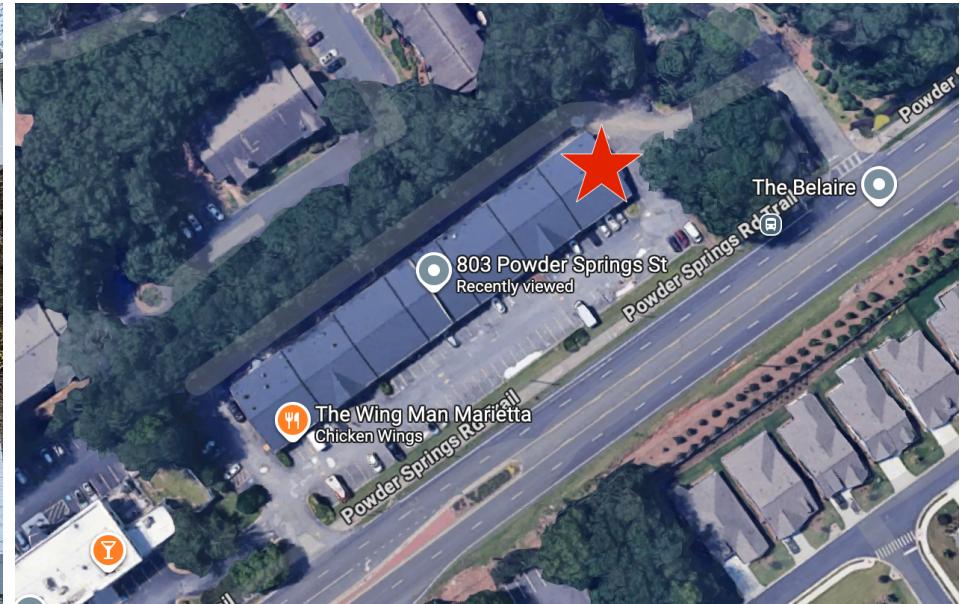
### Former Event Space



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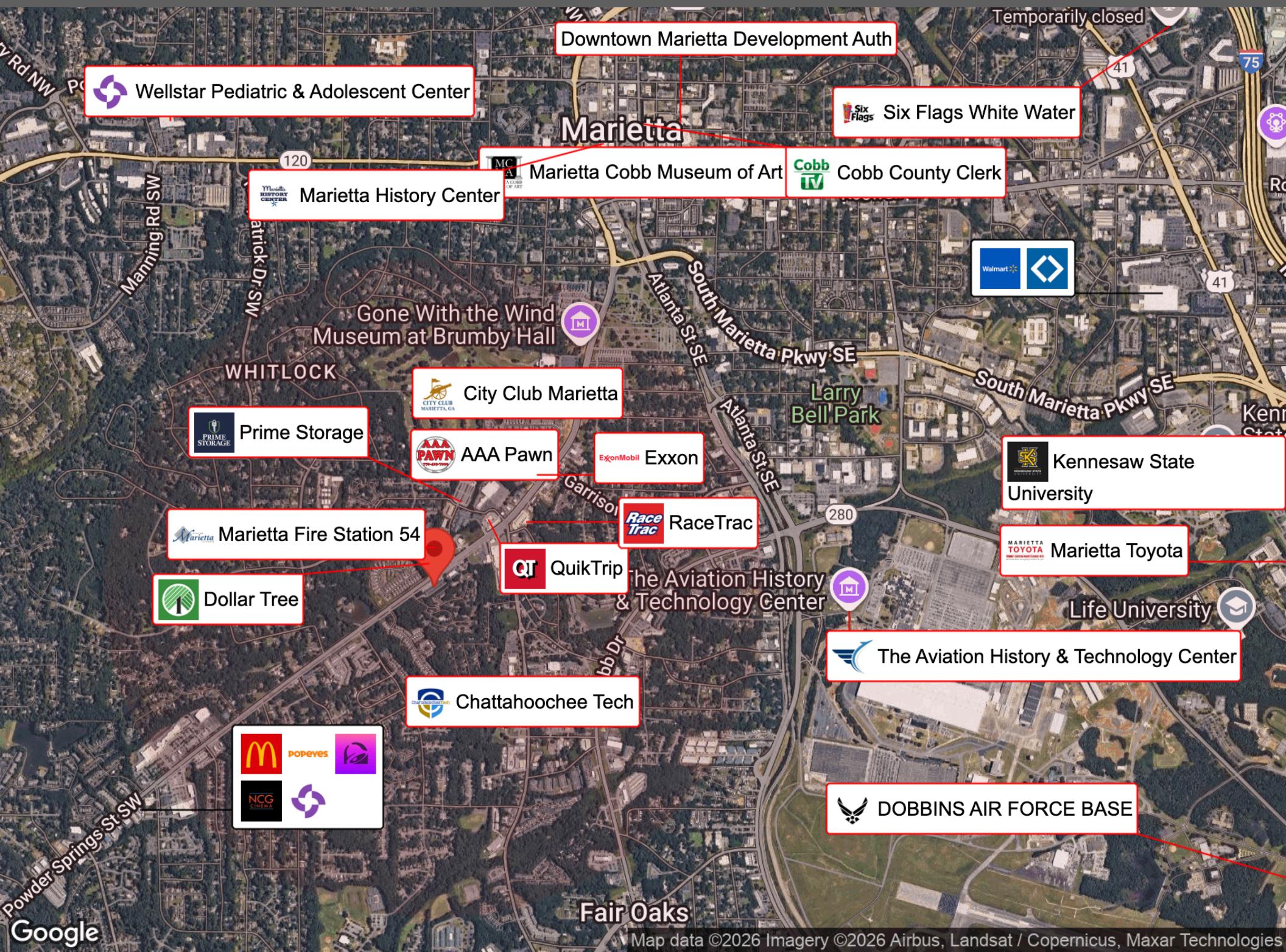
**Ste 16: 1,454 SF**

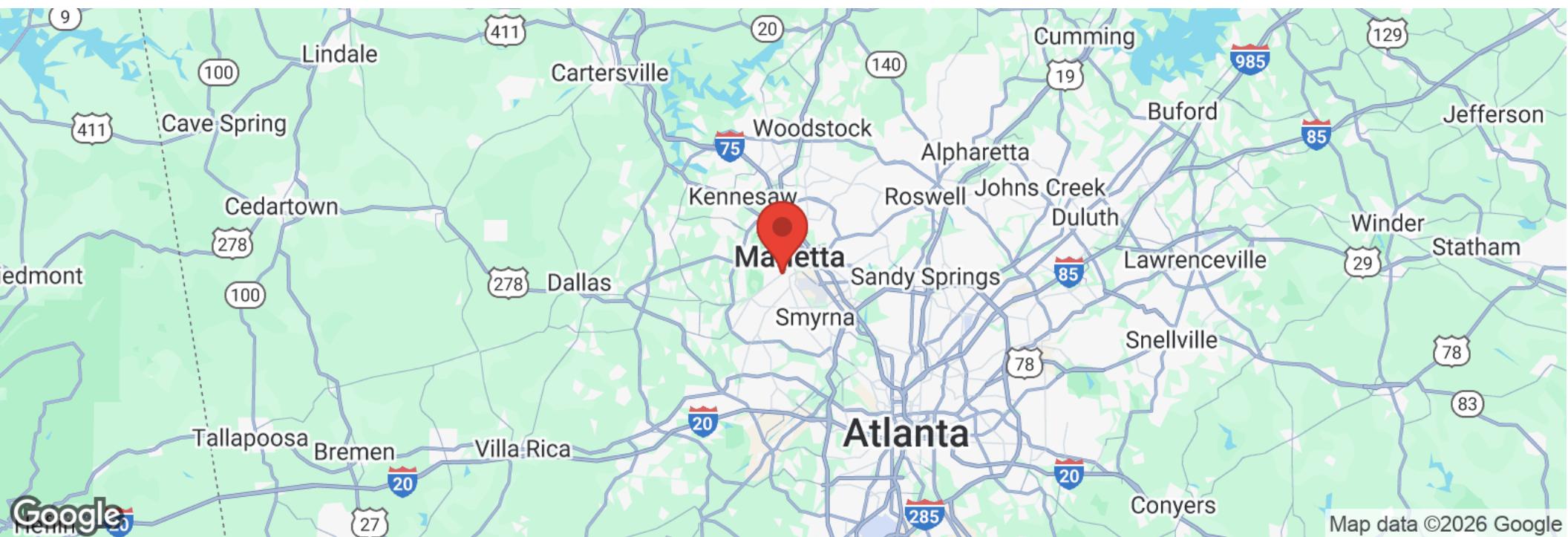
**\$25 psf +\$5.50 CAM psf  
= \$3,695.00 monthly**

**End cap w/ drive-thru**

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## BUSINESS MAP





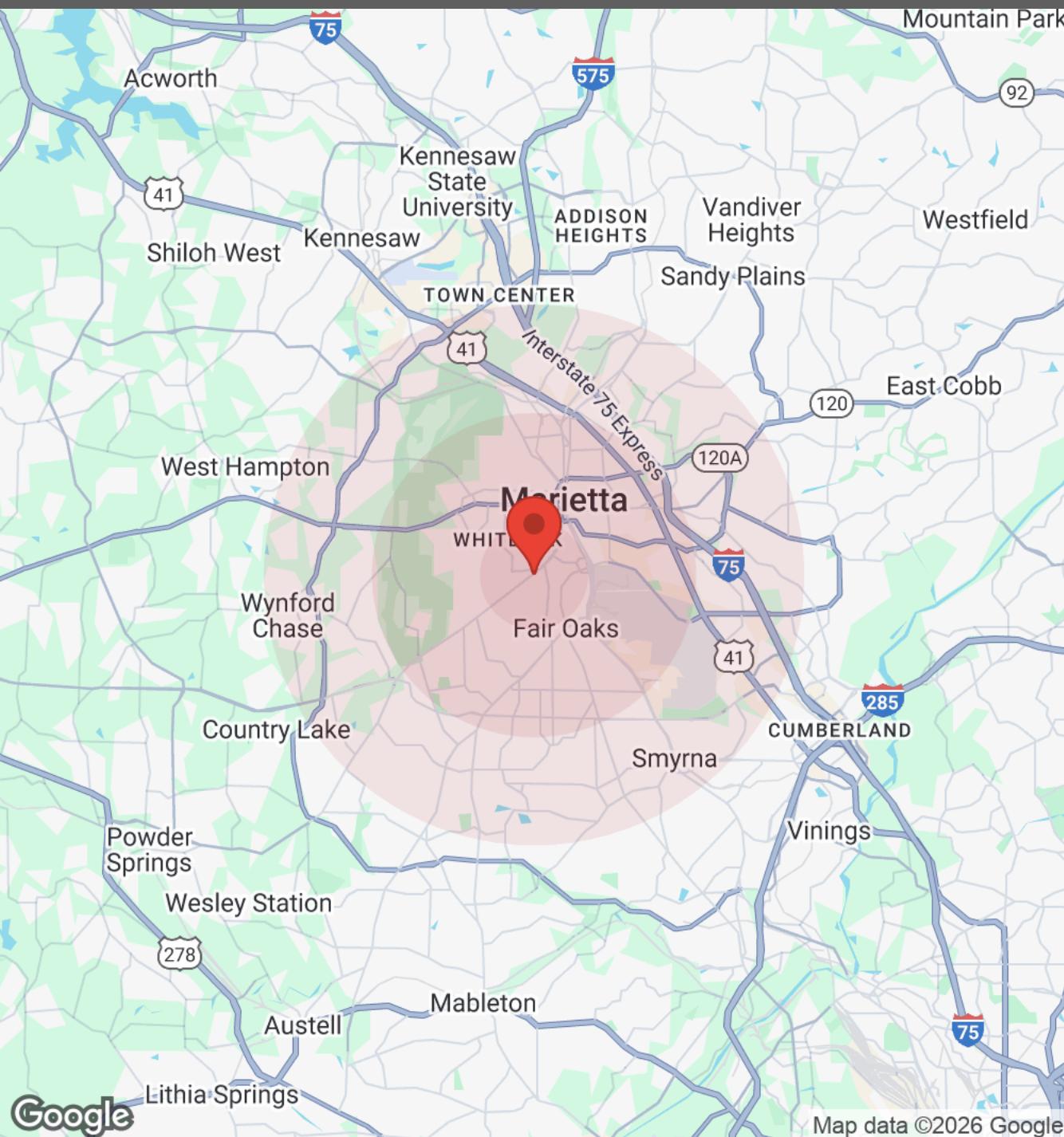
## City of Marietta, GA

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



Population	1 Mile	3 Miles	5 Miles
Male	5,882	37,308	104,577
Female	5,923	34,057	105,452
Total Population	11,805	71,365	210,029
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	2,406	13,050	37,659
Ages 15-24	1,645	11,257	29,657
Ages 25-54	5,399	30,174	93,986
Ages 55-64	1,167	7,393	22,554
Ages 65+	1,187	9,492	26,172
Race	1 Mile	3 Miles	5 Miles
White	3,380	26,419	82,772
Black	3,564	19,361	64,395
Am In/AK Nat	12	71	189
Hawaiian	N/A	29	63
Hispanic	4,362	22,266	47,677
Asian	260	1,691	9,472
Multi-Racial	208	1,249	4,663
Other	21	285	777
Income	1 Mile	3 Miles	5 Miles
Median	\$69,464	\$76,456	\$86,560
< \$15,000	430	2,102	6,182
\$15,000-\$24,999	458	1,730	4,003
\$25,000-\$34,999	350	1,722	4,815
\$35,000-\$49,999	406	2,731	8,166
\$50,000-\$74,999	805	4,692	13,614
\$75,000-\$99,999	616	3,196	10,553
\$100,000-\$149,999	820	4,318	15,472
\$150,000-\$199,999	268	2,337	8,261
> \$200,000	452	3,500	12,254
Housing	1 Mile	3 Miles	5 Miles
Total Units	4,817	27,466	86,916
Occupied	4,605	26,328	83,319
Owner Occupied	2,026	12,799	41,663
Renter Occupied	2,579	13,529	41,656
Vacant	213	1,137	3,597

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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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