

Metro Atlanta Office/Retail Investment with Upside

FOR SALE

365 Villa Rica Way, Marietta, GA 30064



HIGHLIGHTS

- ±8,000 SF office/retail building in the heart of West Cobb
- High exposure corner property located on ±1.7 acres
- Long term tenants include dentist & salon
- Average rents: \$21.90/SF allowing for upside by bringing to market rents (\$26.16/SF)
- General Commercial zoning
- Monument & building signage
- ±31,661 VPD on Dallas Highway
- ±15,340 VPD on Barrett Parkway
- 4/1,000 parking ratio
- ±1,600 SF available for lease



\$1,500,000
Price

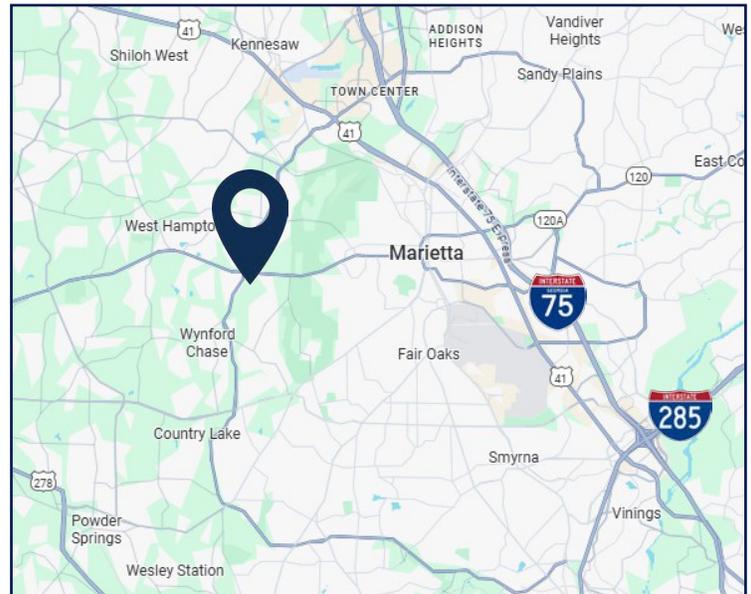


±8,000 SF
Building Size

LOCATION OVERVIEW

Situated at the corner of Barrett Parkway and Dallas Highway in West Marietta, Cheatham Hill Plaza is just 4 miles to popular Downtown Marietta, 27 miles to Downtown Atlanta and 30 miles to Hartsfield-Jackson Atlanta International Airport.

Surrounded by an abundance of restaurants, national retailers, and housing options of all types and prices.



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CONTACT



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ASSET & OCCUPANCY SOLUTIONS

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WORLDWIDE
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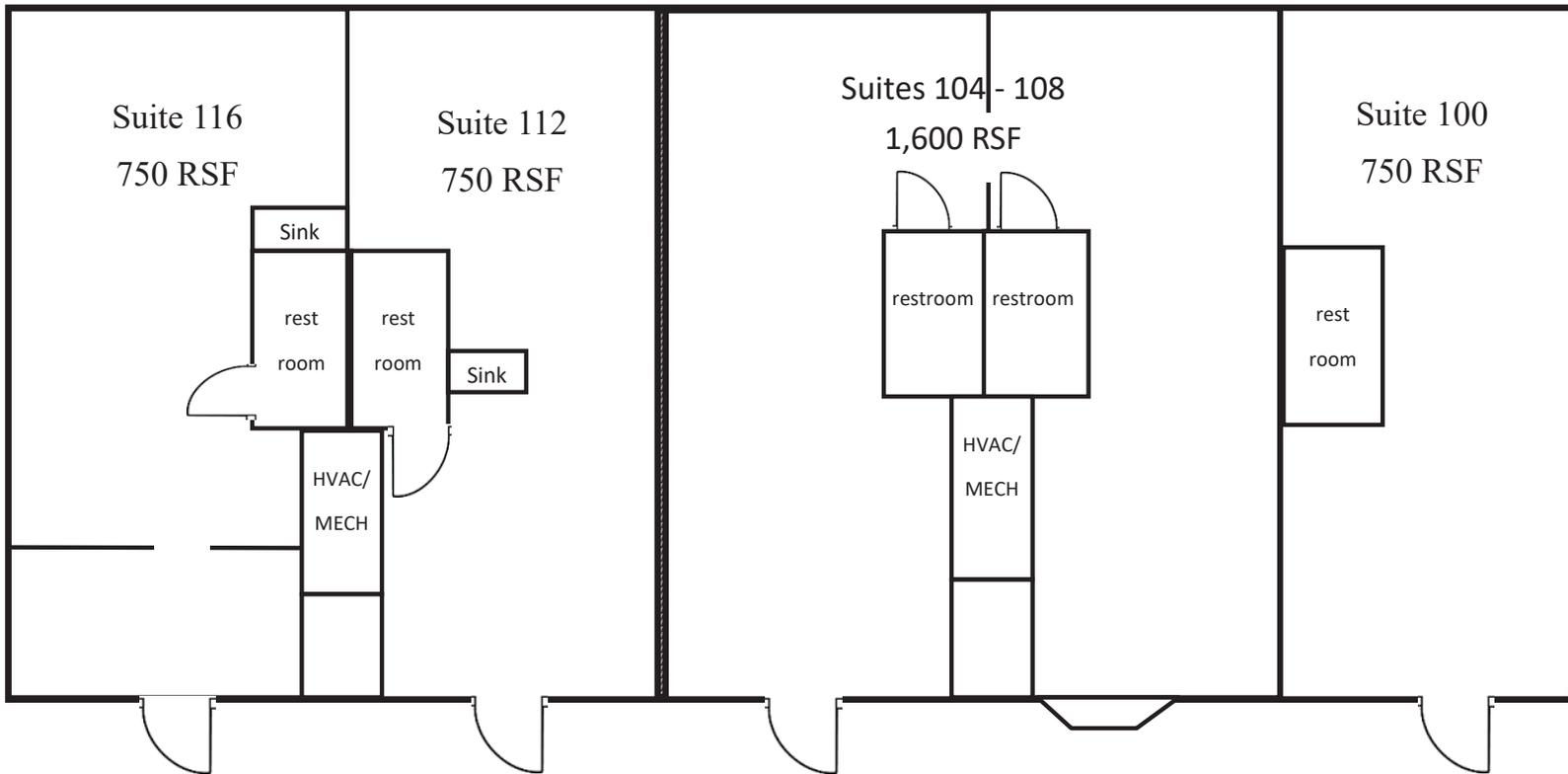
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Floor Plan

Lower Level

365 Villa Rica Way

Lower Level



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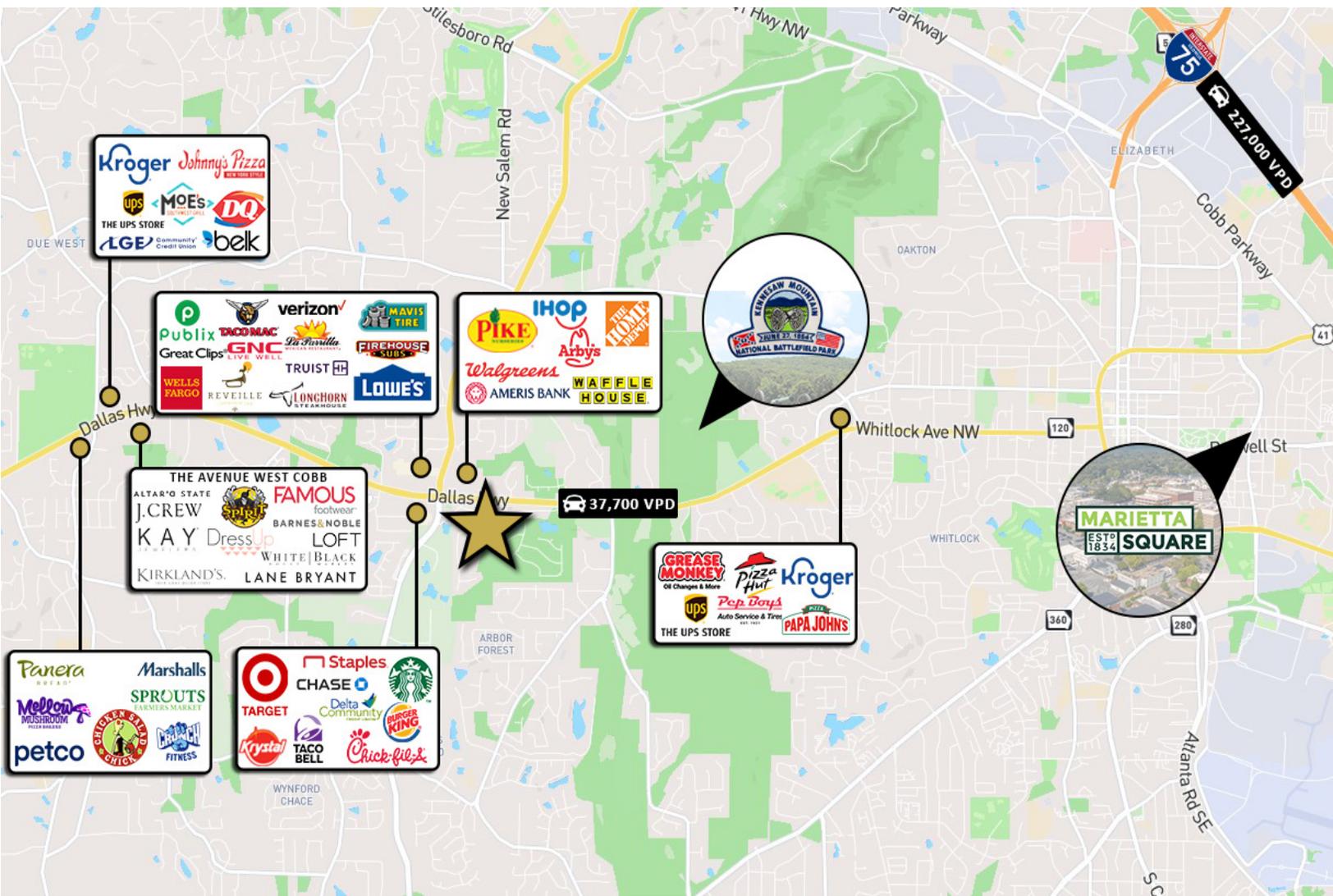
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Retail In The Area



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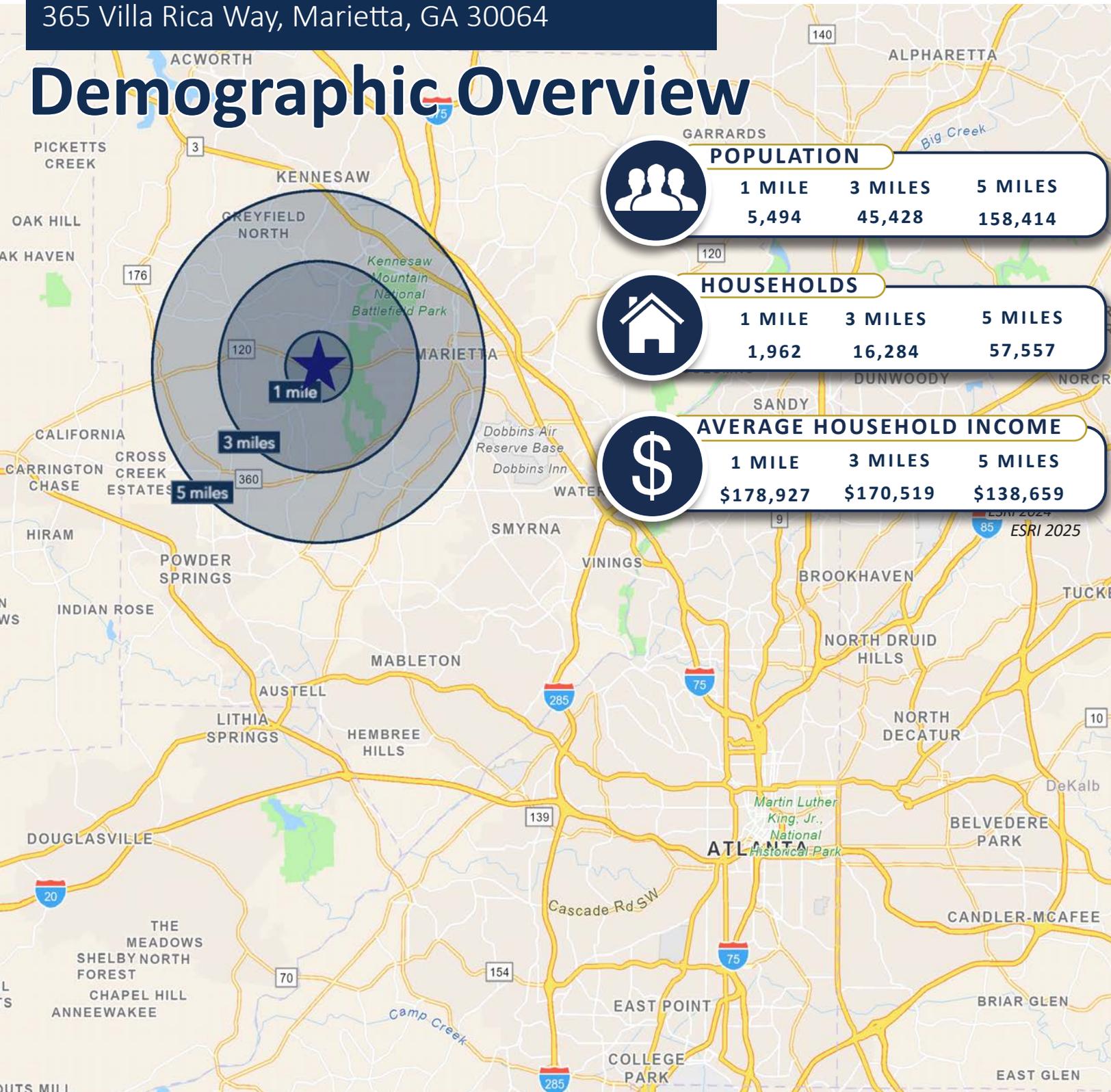
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Demographic Overview



POPULATION			
	1 MILE	3 MILES	5 MILES
	5,494	45,428	158,414



HOUSEHOLDS			
	1 MILE	3 MILES	5 MILES
	1,962	16,284	57,557



AVERAGE HOUSEHOLD INCOME			
	1 MILE	3 MILES	5 MILES
	\$178,927	\$170,519	\$138,659

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