



30,000+- VPD

4.36± AC
SITE

30,000+- VPD

FOR SALE

4.36 ACRES WEST COBB

3602 ERNEST BARRETT PARKWAY

Marietta, GA 30064

PRESENTED BY:

MATTHEW LEVIN, CCIM

O: 770.209.1700

levinm@svn.com

GA #119351

PROPERTY DETAILS & HIGHLIGHTS

PARCEL SIZE	4.36 Acres
PRICE	\$2,400,000 / \$550,459 Acre
ZONING	LRO (low rise office) Cobb County
FRONTAGE	520 Feet
CURB CUT AT MEDIAN BREAK	Yes

VIDEO: <https://vimeo.com/807338087/da87c8a868>

For sale are 4.36 acres of substantially useable commercially zoned land in unincorporated west Cobb County.

The property is located on the west side of Ernest Barrett Parkway just 1,000+- feet south of the intersection of GA Highway 120 (Dallas Highway), a heavily retailed intersection with a Publix anchored shopping center, Lowe's and Home Depot. The property is adjacent to a Target anchored center with Staples, Starbucks, Chick-fil-A, Burger King, Taco Bell and Krystal. Traffic counts are 30,000+- vehicles per day on Ernest Barrett Parkway, a major north-south artery terminating at I-75.

The site topography is fairly level with some slope at the rear. Favorable geotechnical soils study and environmental phase 1 report are available. A former single family home with no historical value is considered a tear down. The site has high visibility with 520 feet of frontage on Ernest Barrett Parkway and is easily accessed via a curb at the median break and turn lanes in front of the property. The on-site utilities are electric, gas, septic, and water. The south and west property boundaries abutting single family uses may be mitigated with landscaping and buffers.

The property is zoned LRO (Low Rise Office) and designated as CAC (Community Activity Center) on Cobb County's Future Land Use map. The property's LRO zoning allows for a variety of commercial uses including: banks, office, medical office, assisted living, child care, educational, and considering the location of the property, rezoning is possible. The adjacent Target center is zoned CRC (Community Retail Center) and outparcels are zoned GC (general commercial).

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- VIDEO: <https://vimeo.com/807338087/da87c8a868>
- 4.36 acres substantially useable / zoned Low Rise Office
- 520' frontage / curb cut at median break / 30,000+ VPD
- Favorable soils and phase 1 reports
- All utilities with sewer on adjacent parcel
- 42,000+ population / \$128,000+ avg. HH inc. 3 miles
- Walk to Target, Publix, Home Depot, Lowes & Starbucks
- View of Kennesaw Mountain

SEWER AT TARGET CURB CUT AT MEDIAN BREAK



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AERIAL



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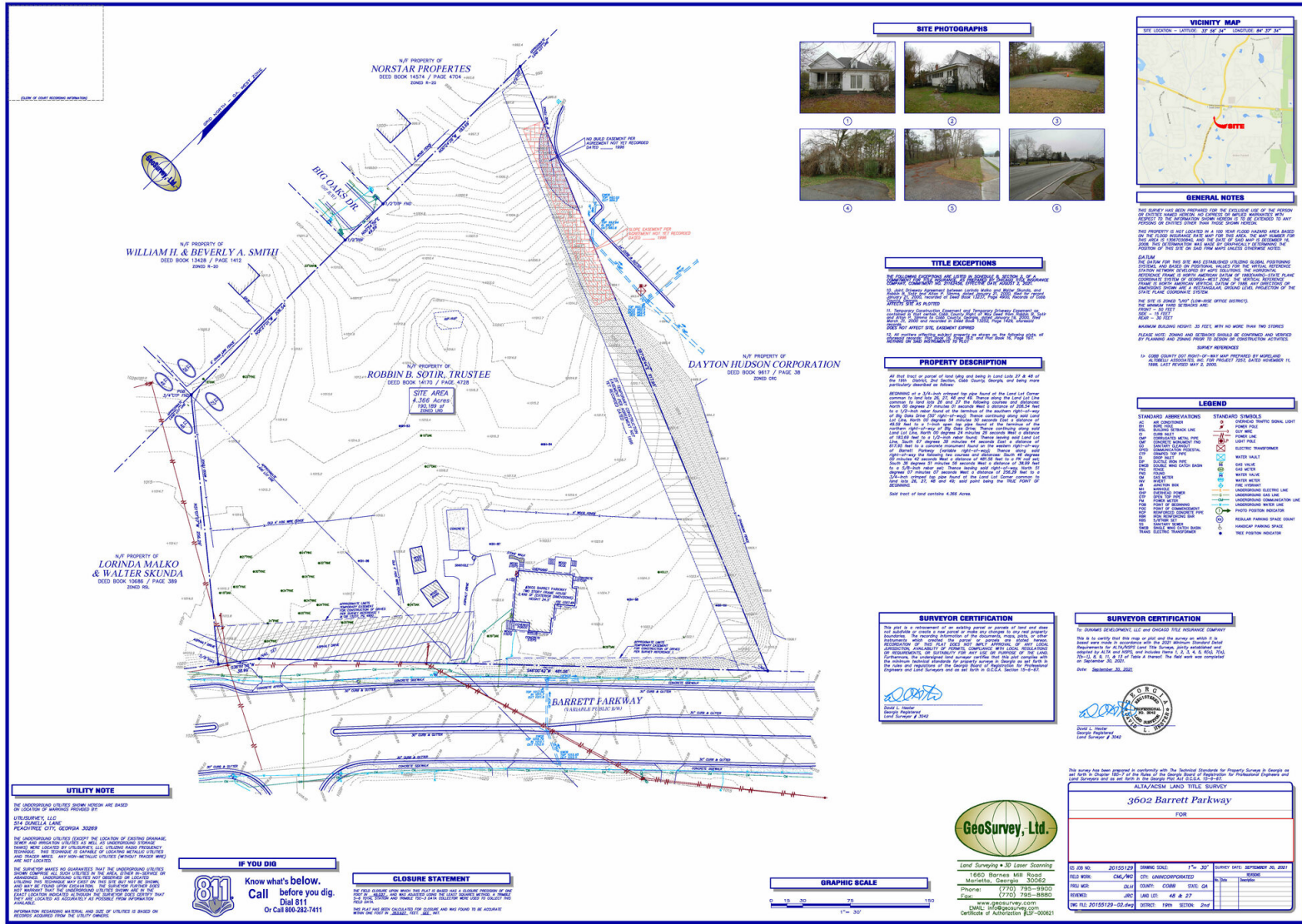
MATTHEW LEVIN, CCIM

O: 770.209.1700

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SURVEY



MATTHEW LEVIN, CCIM
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PARCEL



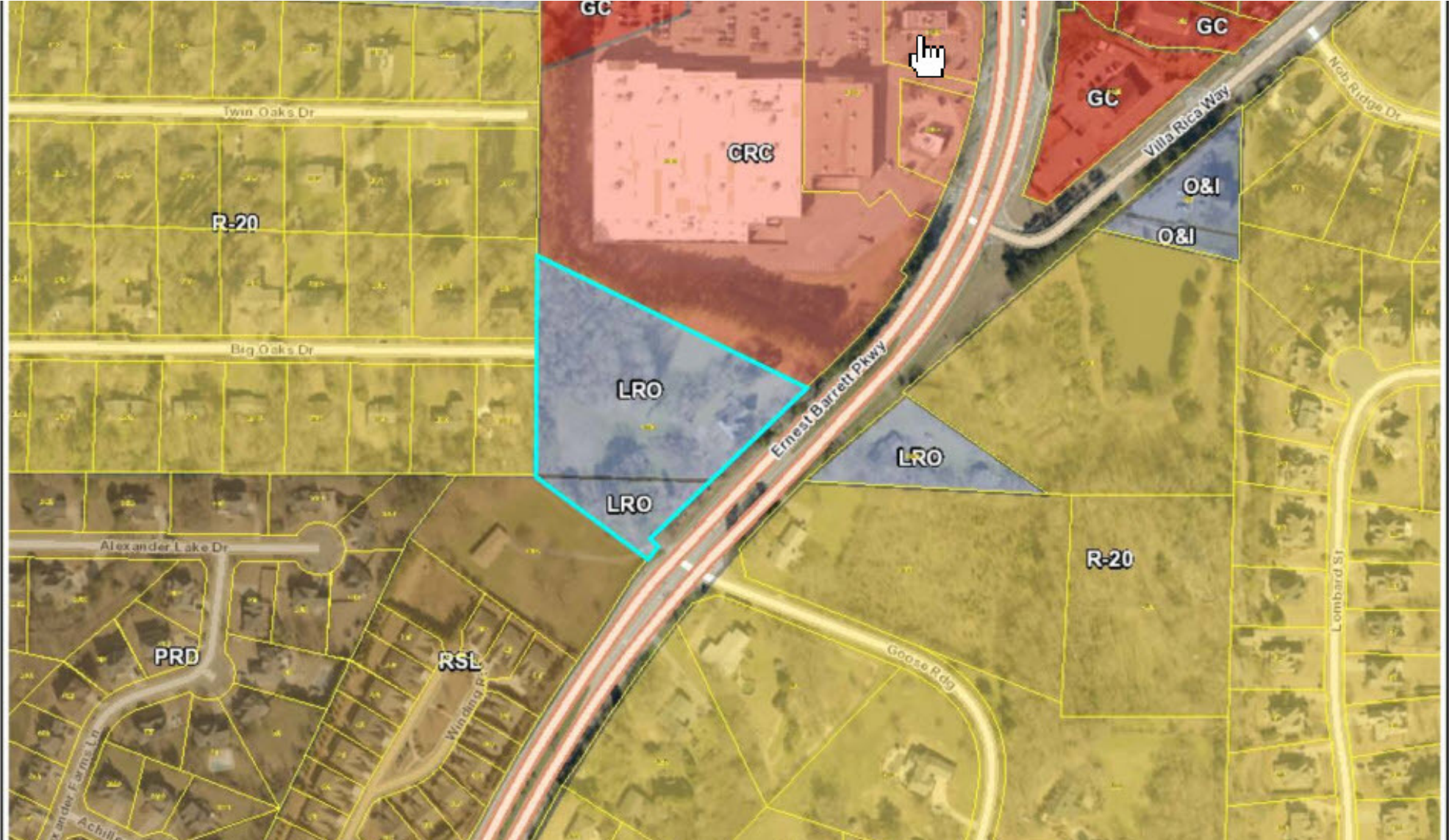
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TOPOGRAPHY



MATTHEW LEVIN, CCIM
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ZONING MAP



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FUTURE LAND USE



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DEMOGRAPHICS MAP & REPORT

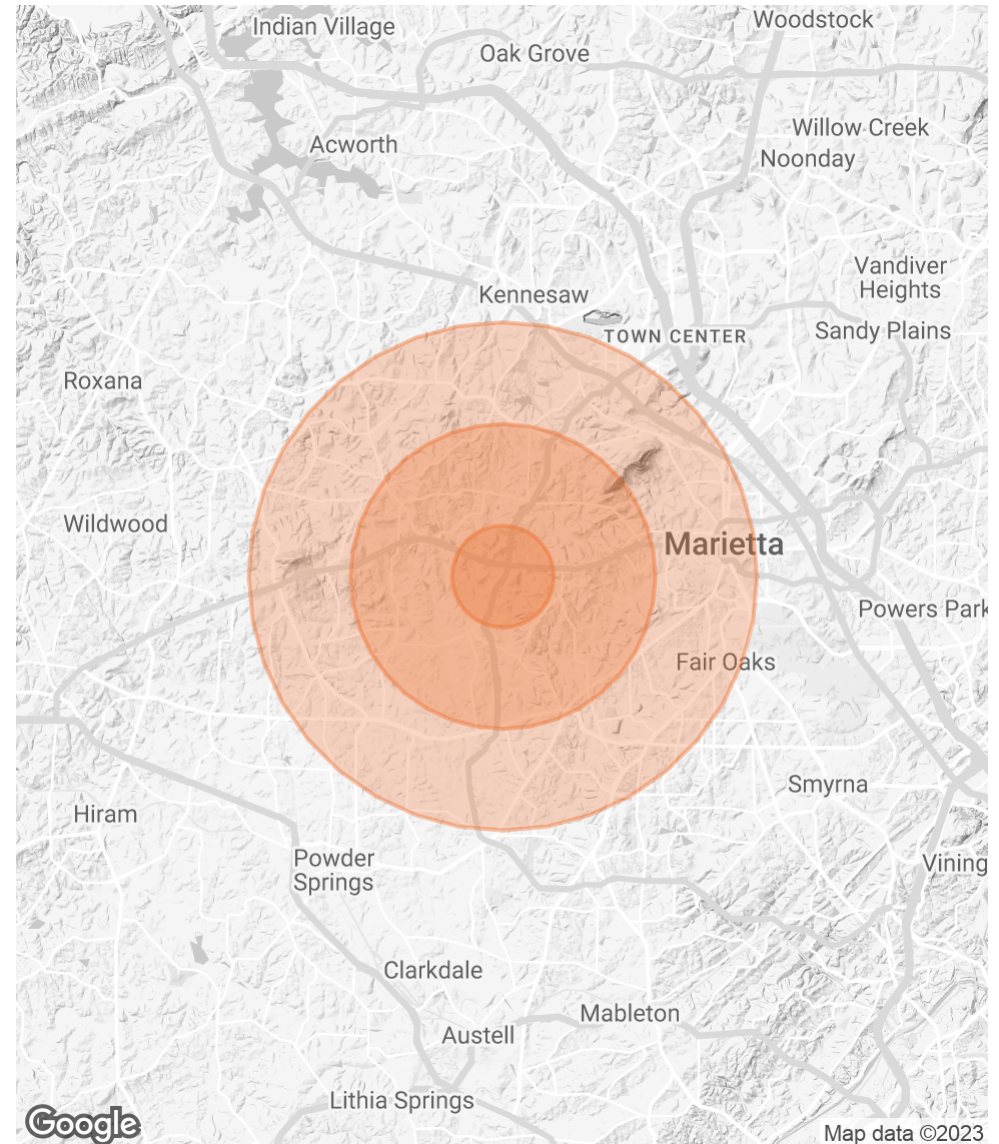
POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,632	42,970	150,684
AVERAGE AGE	40.6	42.8	39.4
AVERAGE AGE (MALE)	36.9	39.7	36.8
AVERAGE AGE (FEMALE)	41.9	45.0	41.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,592	15,401	55,793
# OF PERSONS PER HH	2.9	2.8	2.7
AVERAGE HH INCOME	\$124,743	\$128,494	\$102,582
AVERAGE HOUSE VALUE	\$327,358	\$340,776	\$280,402

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO 1



MATTHEW LEVIN, CCIM

Senior Advisor

levinm@svn.com

Direct: 770.209.1700 | **Cell:** 678.467.9658

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PROFESSIONAL BACKGROUND

Matthew J. Levin, CCIM, serves as a Senior Advisor for SVN, focusing on the sale and leasing of retail, office and industrial properties. With over 25 years experience in the real estate industry, he has completed over 500 transactions valued at \$300 million. Matthew is a multi-year recipient of the Partner Circle Award, SVN's highest recognition, and consistently performs in the top 100 of advisors nationally.

Prior to joining SVN, Matthew served as President of Dekalb Realty Company. Previously, he served as a \$250 million Commercial Real Estate Non-Performing Loan Portfolio Manager for the Federal Deposit Insurance Corporation (FDIC). Matthew is a Phoenix Award recipient of the Atlanta Commercial Board of Realtors' Million Dollar Club. He is past president of the Georgia State University, Real Estate Alumni Group, and past chairman of the Scholarship Committee of the Georgia Chapter of CCIM.

Matthew received his Bachelor of Arts from Emory University and Master of Science degree in Real Estate from Georgia State University.

He lives with his wife of over 23 years Valerie and daughter Camille. Matthew is an avid sailor having first learned from his father. "Sailing is much like life, you're heading for a destination and the changes in weather, wind and current require anticipation, attention and adjustment. Getting there can be as interesting as arriving."

SVN | Interstate Brokers
3300 Holcomb Bridge Rd, Ste 240
Peachtree Corners, GA 30092
404.303.1232

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