

1291 BELLS FERRY RD

1291 Bells Ferry Rd | Marietta, GA
FOR LEASE



THE PROPERTY

Location	1291 Bells Ferry Rd. Marietta, Ga 30066
County	Cobb
APN	16-0642-0-001-0

HIGHLIGHTS

- Former Mcdonald's sit on 1.2 acres of land off Bells Ferry rd.
- Property offer 258 feet of frontage on Bells Ferry rd.
- Recently renovated and fully equipped with all utilities.
- The property is surrounded by local and national retailers, churches, and industrial and medical parks.
- Great for uses such as doctor's offices, minute clinics, or small auto repair and tire shops



PROPERTY FEATURES

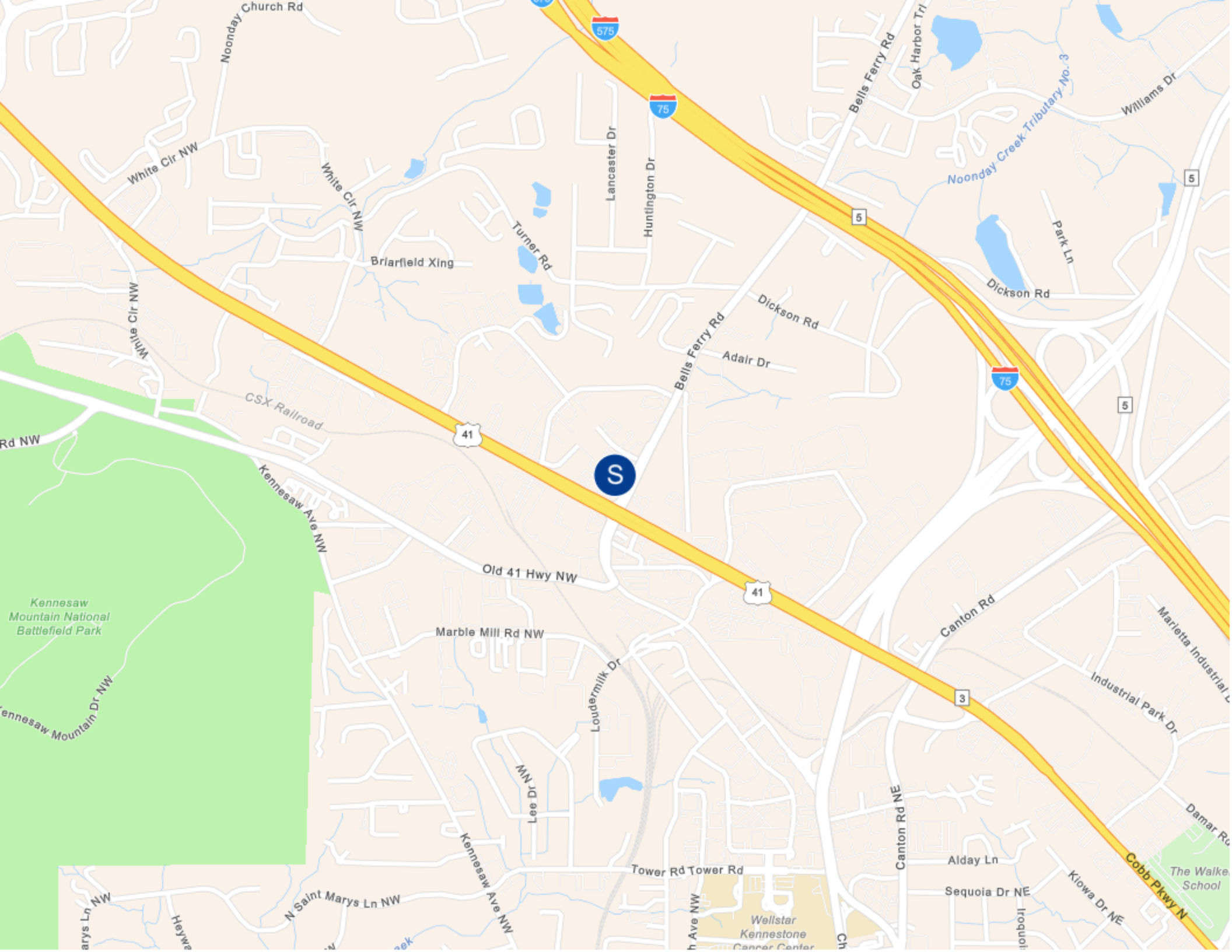
BUILDING SF	4,783
LAND ACRES	1.2
NUMBER OF STORIES	1
NUMBER OF BUILDINGS	1

TENANT INFORMATION

LEASE TYPE	NNN
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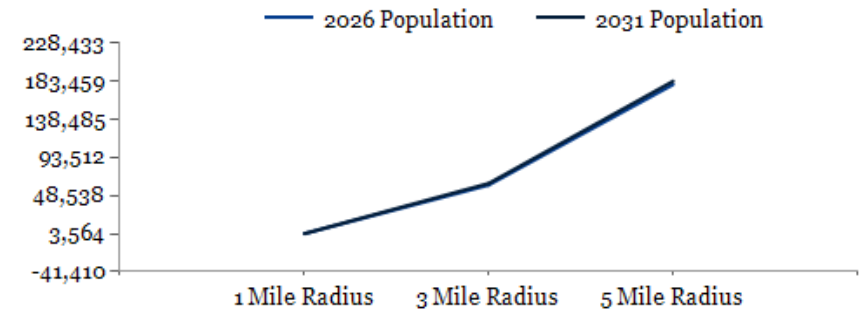
Located just 18 miles northwest of Atlanta in Cobb County, Marietta is a cultural hub with a population of approximately 62,000. The city boasts a vibrant downtown, a year-round farmer's market, museums, and a strong focus on supporting local businesses.



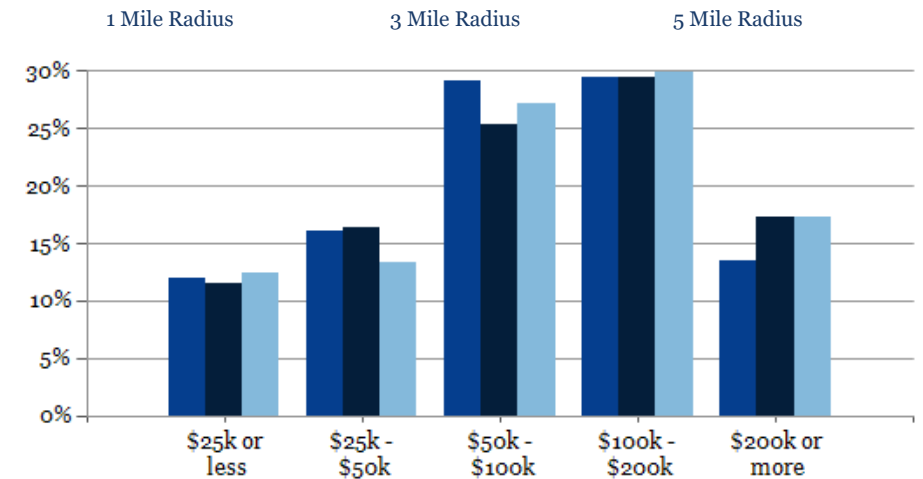


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	1,863	42,176	140,281
2010 Population	2,762	51,037	156,332
2026 Population	3,564	61,039	179,579
2031 Population	3,678	62,913	183,459
2026 African American	1,120	15,375	41,401
2026 American Indian	20	479	1,455
2026 Asian	313	3,518	10,521
2026 Hispanic	445	9,830	31,641
2026 Other Race	229	5,004	16,177
2026 White	1,532	30,735	90,703
2026 Multiracial	349	5,905	19,201
2026-2031: Population: Growth Rate	3.15%	3.05%	2.15%

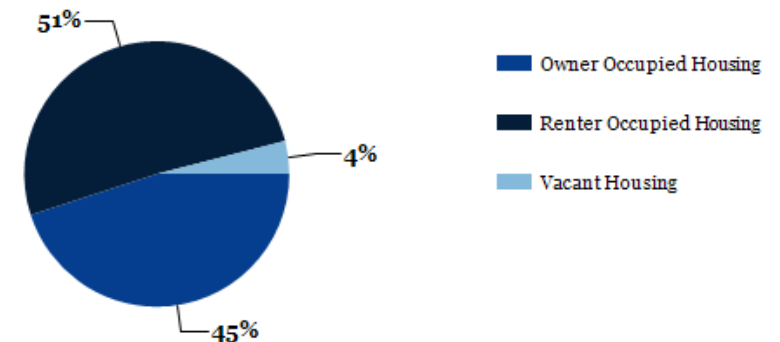
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	115	1,622	5,217
\$15,000-\$24,999	41	1,261	3,437
\$25,000-\$34,999	51	1,307	2,927
\$35,000-\$49,999	160	2,788	6,407
\$50,000-\$74,999	187	3,451	10,426
\$75,000-\$99,999	195	2,874	8,582
\$100,000-\$149,999	355	4,950	13,266
\$150,000-\$199,999	30	2,374	7,552
\$200,000 or greater	177	4,312	12,077
Median HH Income	\$86,125	\$91,388	\$92,771
Average HH Income	\$107,610	\$122,610	\$123,503



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

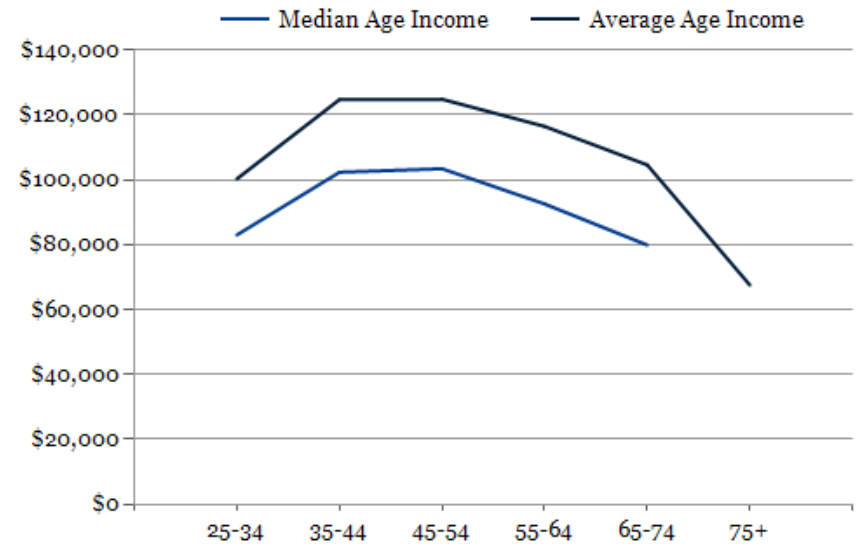
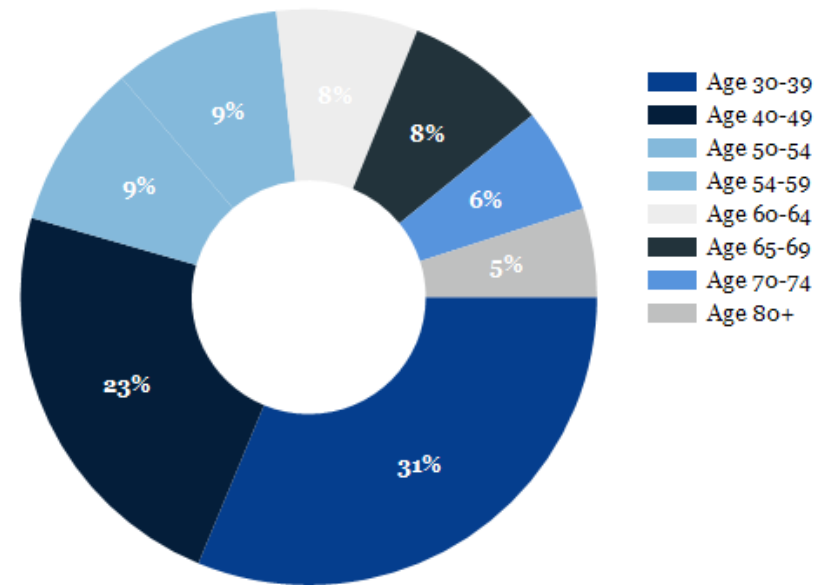


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	351	4,672	13,386
2026 Population Age 35-39	289	4,378	12,843
2026 Population Age 40-44	276	4,185	12,296
2026 Population Age 45-49	199	3,631	10,849
2026 Population Age 50-54	191	3,375	10,668
2026 Population Age 55-59	193	3,348	10,037
2026 Population Age 60-64	163	3,137	9,496
2026 Population Age 65-69	163	3,044	8,745
2026 Population Age 70-74	121	2,398	7,086
2026 Population Age 75-79	102	1,984	5,612
2026 Population Age 80-84	64	1,245	3,463
2026 Population Age 85+	83	1,376	3,077
2026 Population Age 18+	2,853	49,744	144,495
2026 Median Age	36	37	37
2031 Median Age	38	38	38

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$83,014	\$85,576	\$84,970
Average Household Income 25-34	\$100,304	\$113,069	\$110,406
Median Household Income 35-44	\$102,348	\$108,431	\$107,034
Average Household Income 35-44	\$124,747	\$139,334	\$137,026
Median Household Income 45-54	\$103,424	\$114,743	\$117,671
Average Household Income 45-54	\$124,861	\$146,492	\$150,395
Median Household Income 55-64	\$92,576	\$108,005	\$111,872
Average Household Income 55-64	\$116,485	\$140,924	\$143,122
Median Household Income 65-74	\$79,906	\$83,786	\$84,386
Average Household Income 65-74	\$104,618	\$119,201	\$116,782
Average Household Income 75+	\$67,576	\$83,643	\$87,705

Population By Age



1291 Bells Ferry Rd

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