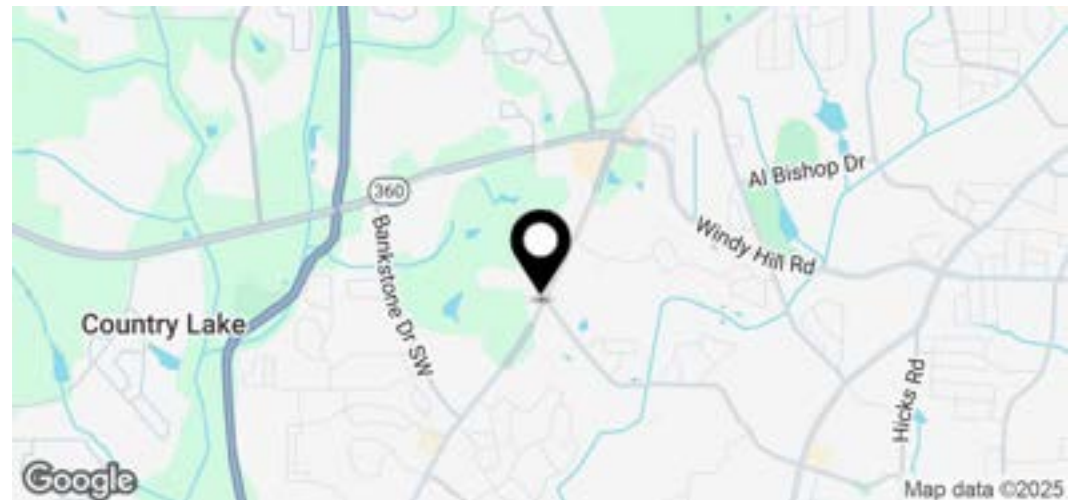


# MTB Enterprise Office Building

1930 Powder Springs Rd SW, Marietta, GA 30064

FOR LEASE

Executive Summary



## Offering Summary

Lease Rate	\$22.00 SF
Monthly CAM Fee	\$75
Lease Type	MG
Parking Spaces / Ratio	3.67 / 1000
Total RSF	1,500 SF
RSF Available	1,471 SF
Site Size	30,152 SF
Year Built	2008
# of Floors	2

## Property Overview

This well-designed suite is on the second floor and includes four private offices, two restrooms, an a large meeting/conference room, and a kitchenette. It is on the second floor and is ideal for long-term tenants seeking a professional, flexible environment. With great road visibility, this office offers both convenience and accessibility in a prime Marietta location near a signalized intersection. The ideal business types are medical counseling services, attorney practices, administrative services, Brokers, small business and start-ups.

## Property Highlights

- 4 - Private Offices
- 861 SF - Meeting/Conference Room
- Restrooms: 2
- Kitchenette: Included
- Minimum 3 years lease

Willie F. Smith, MRED  
Realtor  
404 966 0336  
willie.smith@bhhsgeorgia.com

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Marietta, GA 30064  
770.421.8600  
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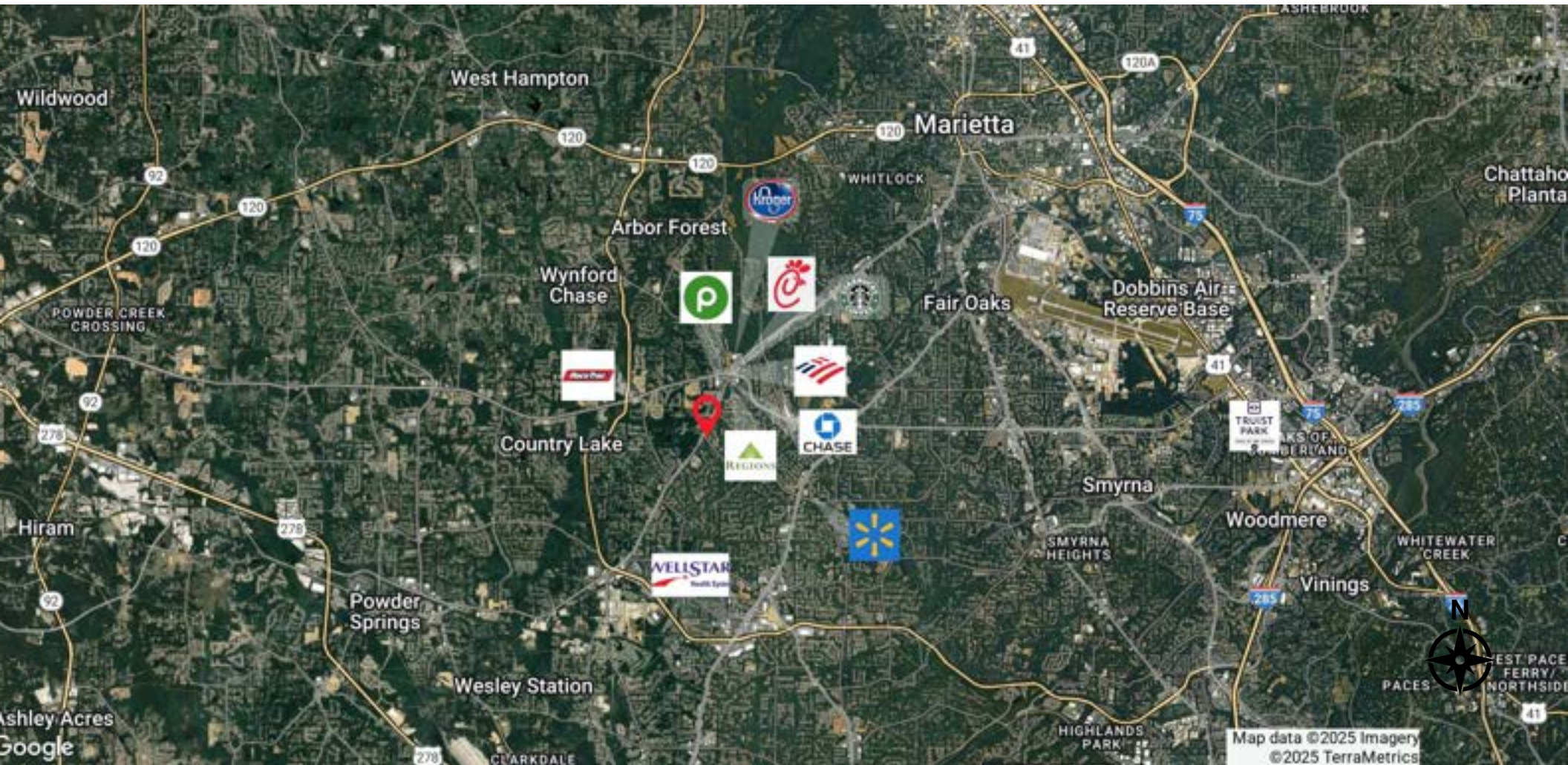


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Location Map



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Additional Photos



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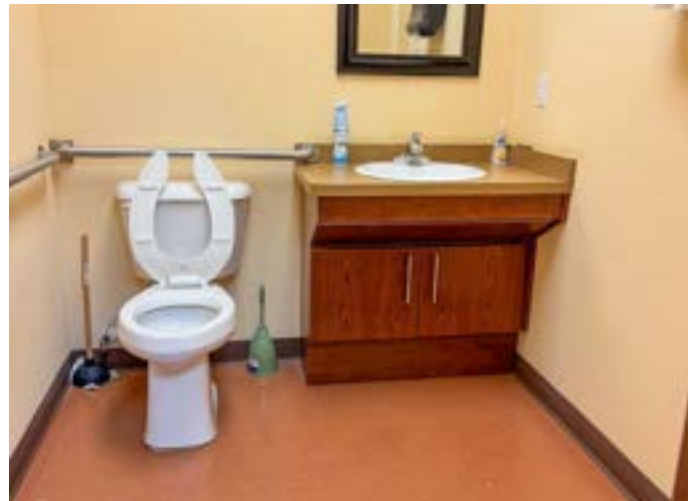


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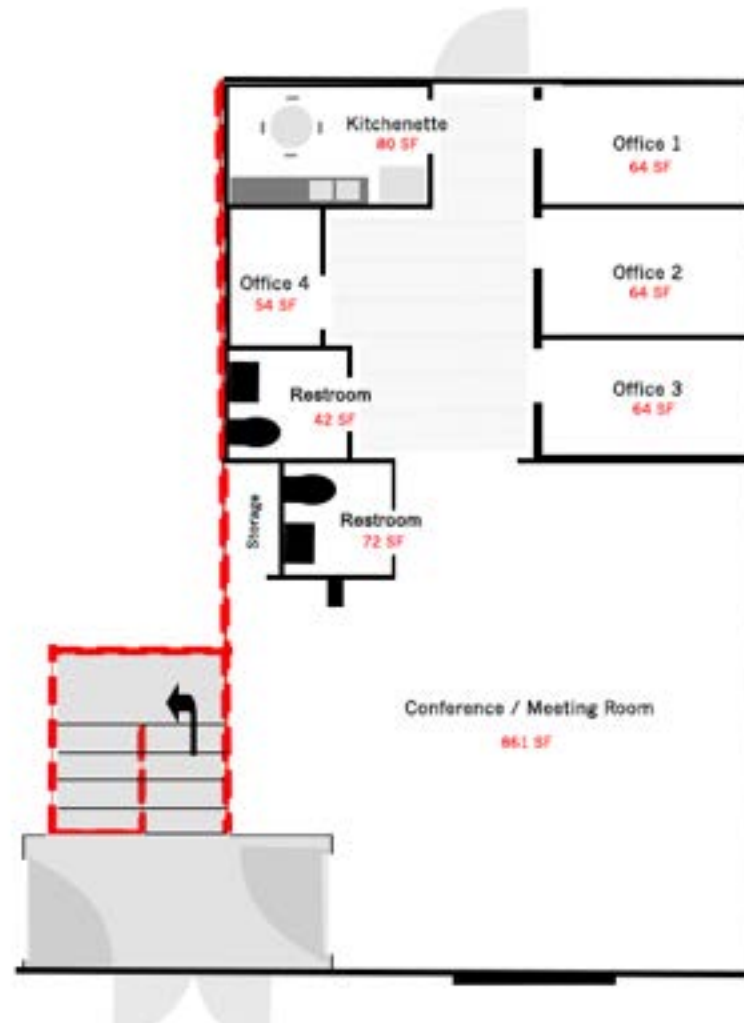
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Floor Plans



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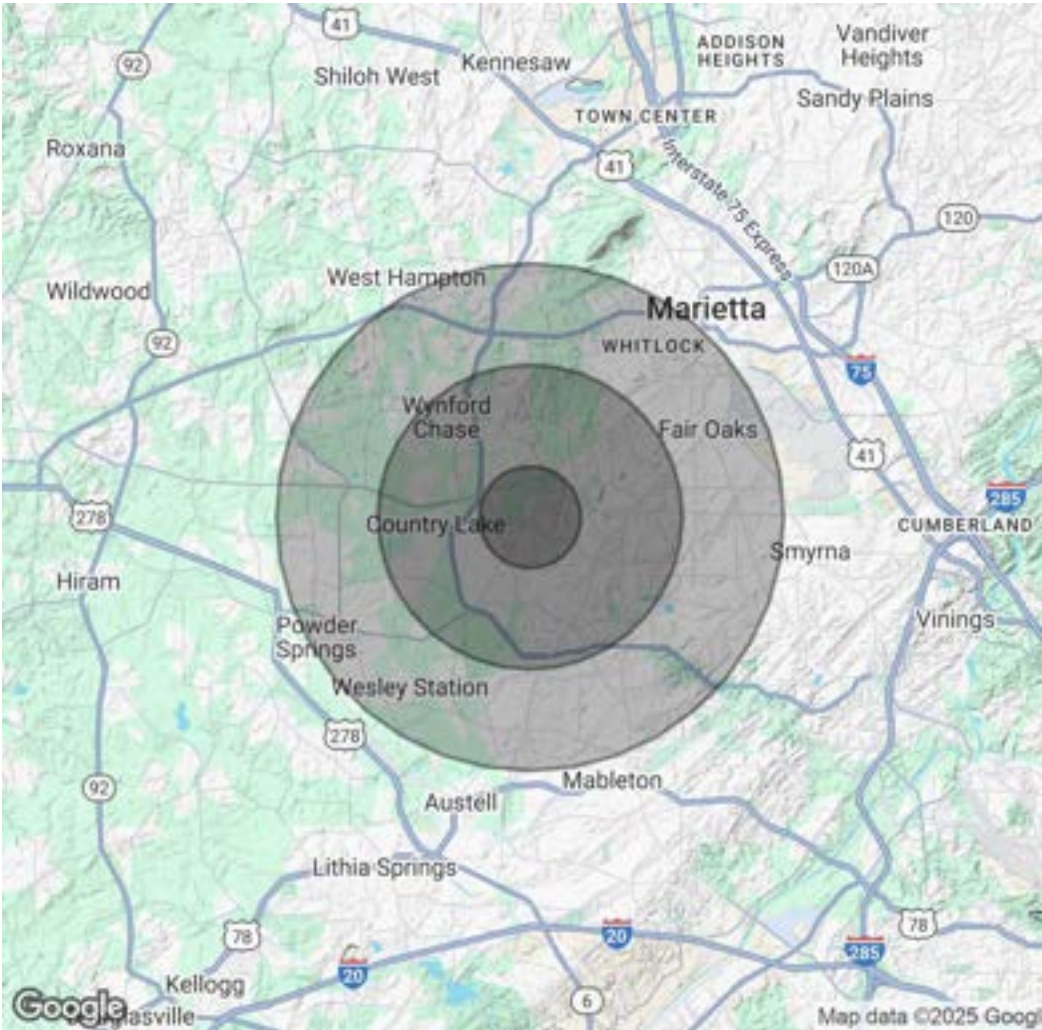
Demographics Map & Report

Population	1 Mile	3 Miles	5 Miles
Total Population	8,648	71,130	180,651

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,923	24,493	65,173
Average HH Income	\$117,617	\$98,956	\$110,486
Average House Value	\$360,156	\$346,434	\$379,728

Traffic Counts (GDOT 2023)	
Powder Springs Rd & Oxford Rd	31,300
Powder Springs Rd & Plummer Pl	21,000
Powder Springs Rd & Milford Church Rd	6,230

Demographics data derived from AlphaMap



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