

Offering Memorandum  
High Visibility, Owner-User Retail/Office Opportunity in front of Walmart on Powder Springs Road  
12,000± Sq. Ft. Retail/Office Building on 1.03± Acres  
31,100± cars per day



McWhirter



2800 Powder Springs Road SW  
Marietta (Unincorporated Cobb Co.), GA 30064

## Confidentiality Agreement & Disclaimer

This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of the Property. By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or McWhirter Realty Partners, LLC ("MRP"). You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or MRP.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Property or the owner of the Property (the "Owner"), to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition and other factors beyond the control of the Owner or MRP. Therefore, all projections, assumptions, estimates, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximate. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Certain documents within this Memorandum are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum.

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The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Memorandum. The Owner nor MRP shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

The information within this Memorandum has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. Any assumptions, estimates, projections, or opinions used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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 12,000± Sq. Ft. Retail/Office Building on 1.03± Acres  
 31,100± cars per day**

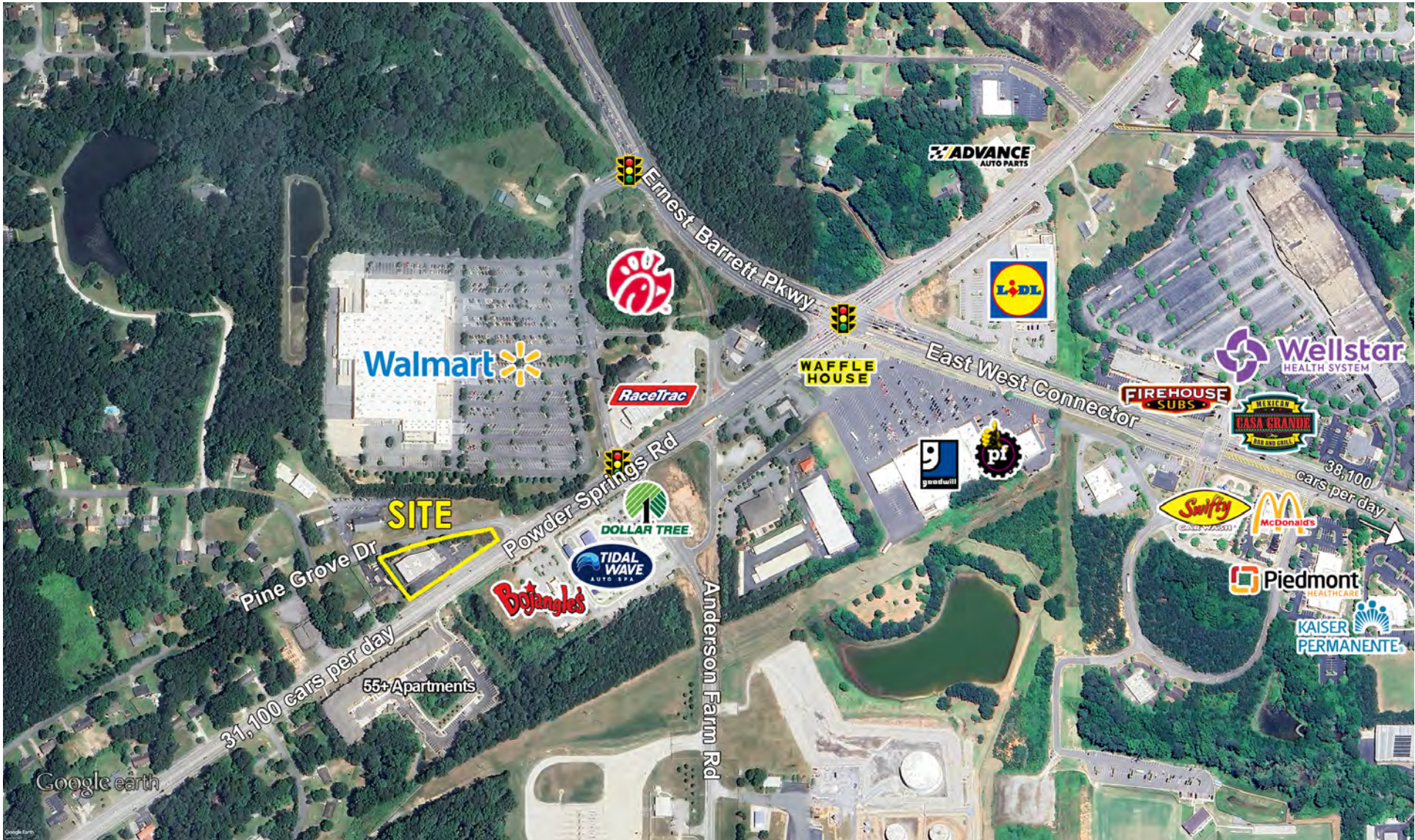


2800 Powder Springs Rd SW  
 Marietta (Unincorporated Cobb Co.), GA 30064

## Table of Contents

Aerial Map.....	4
Property Summary .....	5 - 6
Location Map .....	7
Survey .....	8
Floor Plans.....	9 - 10
Aerial Tax Plat.....	11
Zoning Map.....	12
Future Land Use Map .....	13
Topography & Hydrology Map .....	14
Traffic Count Map.....	15
Property Photos.....	16 - 17

Aerial Map



## Property Summary

We are offering this 12,000± Sq. Ft. free-standing, two-story, masonry retail/office building For Sale or For Lease, with visibility to 31,100± cars per day, in front of Walmart on Powder Springs Rd. The building is located on the northwest side of Powder Springs Rd and the south side of Pine Grove Dr. This property has excellent visibility to the 31,100+ cars per day on Powder Springs Rd. This property also boasts easy, full ingress & egress from Powder Springs Rd (via center turn lane), and sits on a large 1.03± acre corner lot.

The property was built in 1999 and is currently built out as a 12,000± Sq. Ft. martial arts facility, which is owner-occupied by Tactical Martial Arts (TMA). TMA continues to operate in this facility, and all tours must be arranged through MRP.

This building offers an open floor plan and can easily be configured to meet the needs of various businesses including but not limited to retail, fitness, medical office, veterinary clinic, childcare centers, and professional office uses. Other retail uses, which are consistent with the Future Land Use Map, but would require either a rezoning with Cobb County or an annexation and rezoning in the City of Mableton include banks, restaurants, laundry facilities, and grocery stores.

The interior was completely remodeled in 2020 with high-end finishes. The three 10-ton HVAC units servicing the building were also replaced in 2020. The gym area has two 20' "Big Ass Fans". The exterior is solid masonry construction. The property offers 42 parking spaces (parking ratio of 3.50/1,000 Sq. Ft).

## Location

The property is located in West Cobb County (unincorporated) and is surrounded by new, high-quality residential communities. The property sits in front of the Walmart store located at 6520 Ernest W Barrett Pkwy, and approximately 2.7 miles west of the Wellstar Cobb Medical Center. The west Cobb market area offers a vast selection of outdoor recreational parks and trails for its residents including the West Cobb Aquatic Center, Mud Creek Soccer Complex, Tramore Park, Silver Comet Trail, and Dogwood Golf Club.

The property has excellent access to Powder Springs Rd, Ernest W Barrett Parkway/ East-West Connector, Macland Rd, and Hwy 78 & Hwy 278.

## Zoning / Future Land Use

The property is currently zoned OI (Office-Institutional District). The future land use designation is NAC (Neighborhood Activity Center).

## Price

The Property is listed with an asking price of \$2,160,000 (\$180/sf).

The owners are also willing to lease the property, but the strong preference is to sell. There is no asking rental rate.



## Property Summary - Continued

### Mableton / Powder Springs / Austell

The Mableton/Powder Springs/Austell area is a thriving suburban community located just 20 miles west of Downtown Atlanta. It is known for its small-town charm and family-friendly atmosphere and offers a welcoming environment for residents and visitors alike. West Cobb is home to a diverse mix of single-family homes, townhomes, and apartments, which makes it an appealing destination for people in all stages of life. With a rich history and vibrant local culture, West Cobb continues to attract new businesses, families, professionals, and retirees.

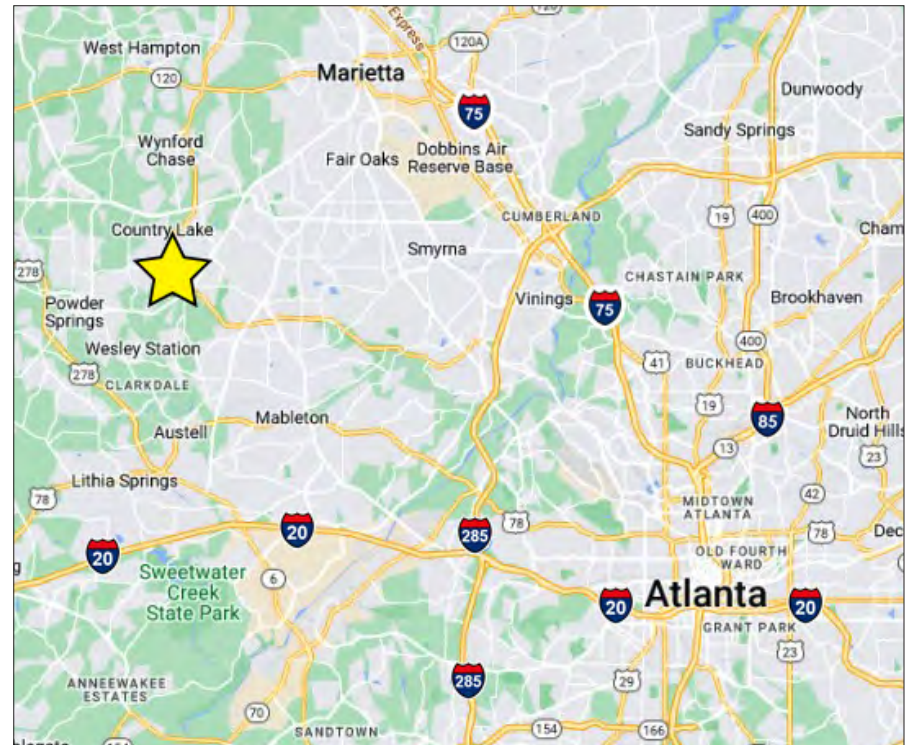
West Cobb offers a growing selection of restaurants, shops, medical offices, and recreational opportunities, making it an ideal place to live or operate a business.

With continued investments in infrastructure and business development, this region is set for continued growth. West Cobb offers an excellent balance of community, convenience, and opportunity.

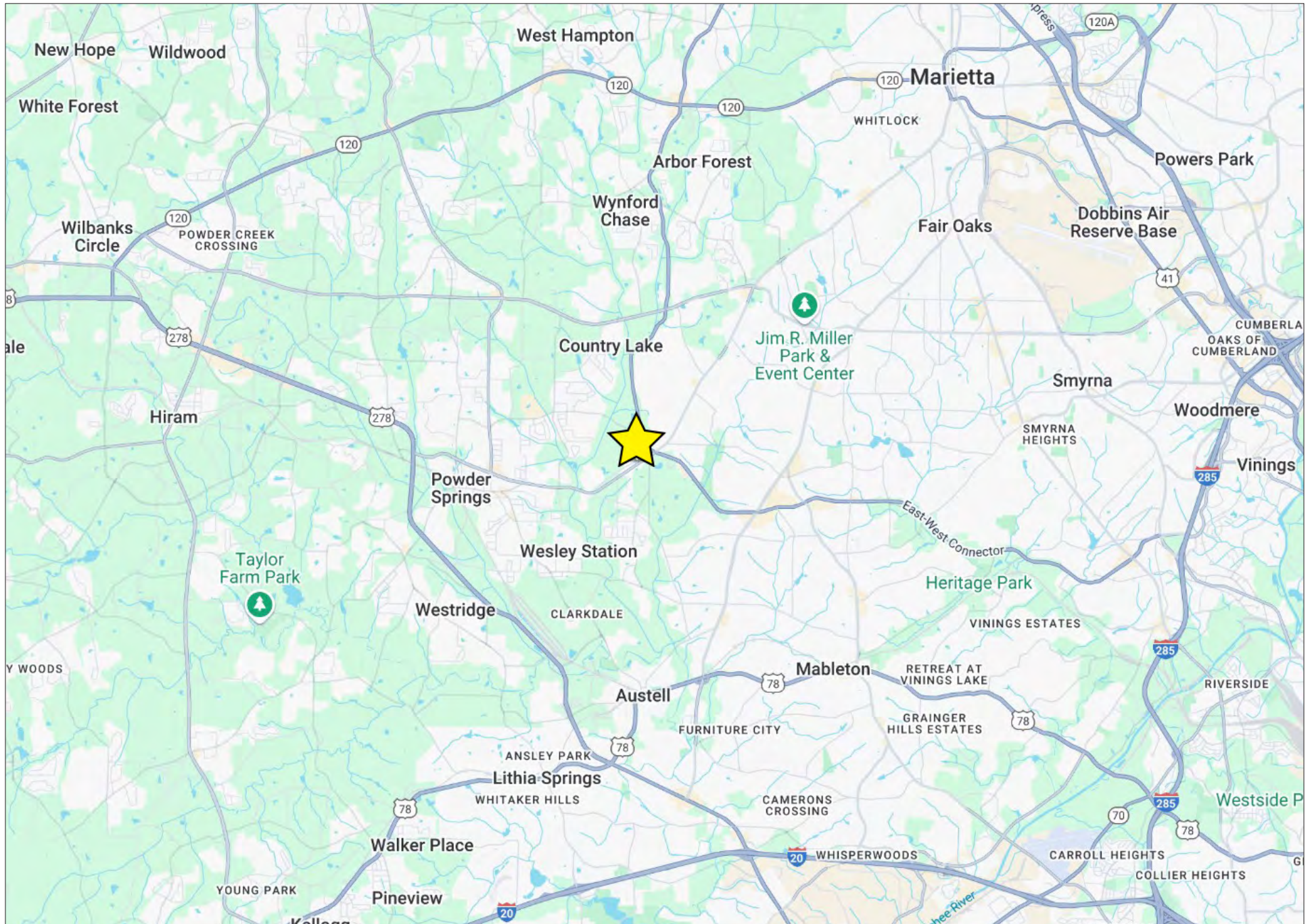
### Area Demographics (taken at subject property)

Population	1-mile	3-mile	5-mile
2029 Population Projection	4,989	60,383	153,694
2024 Population	4,945	59,434	151,051
2020 Population	5,073	58,725	148,639
Annual Growth 2024-2029	0.2%	0.3%	0.4%
Annual Growth 2020-2024	-0.6%	0.3%	0.4%
Daytime Population	1,642	20,649	37,794
Average Household Income	\$81,781	\$90,133	\$97,698
Median Household Income	\$76,716	\$73,310	\$77,677

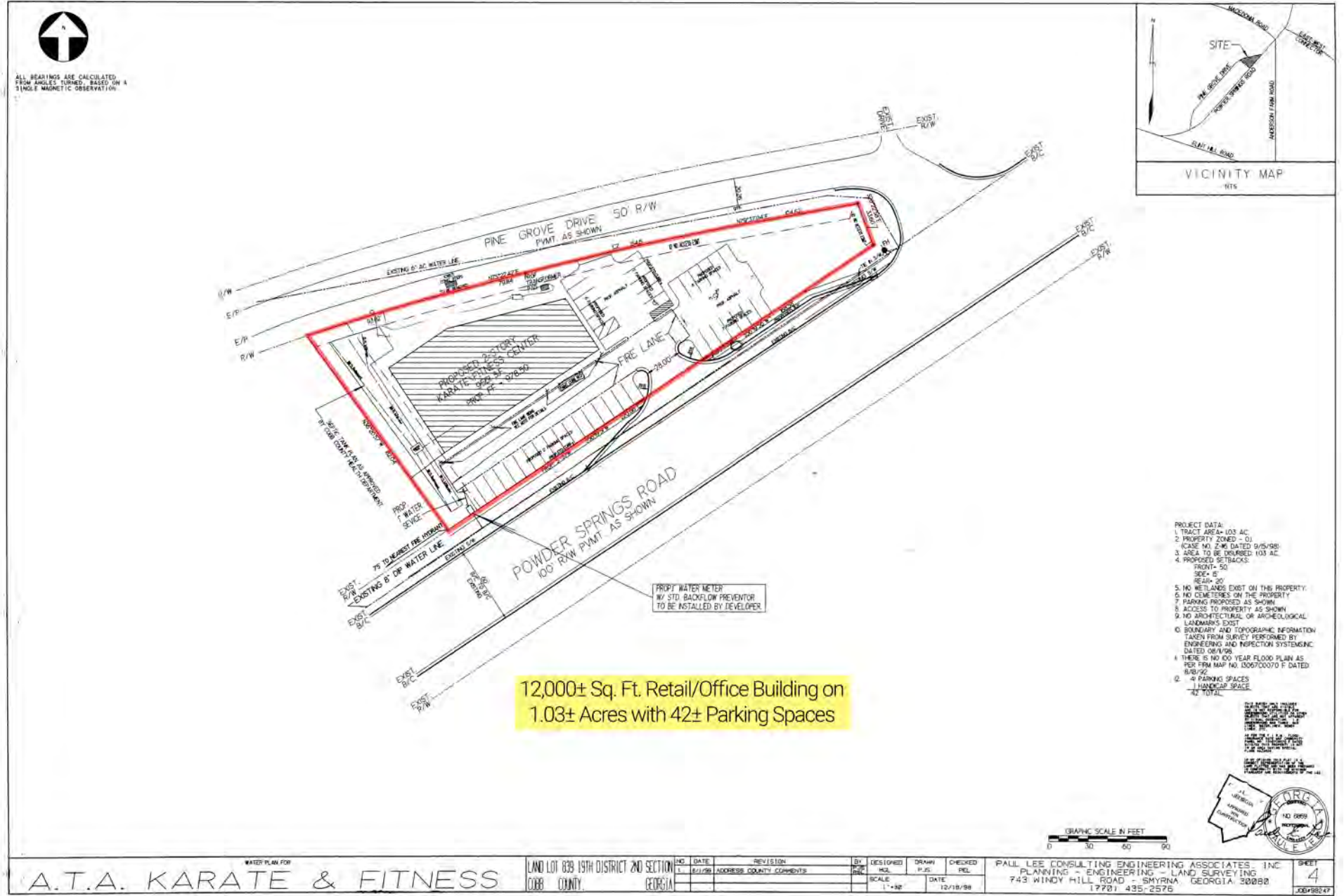
Source: CoStar



## Location Map



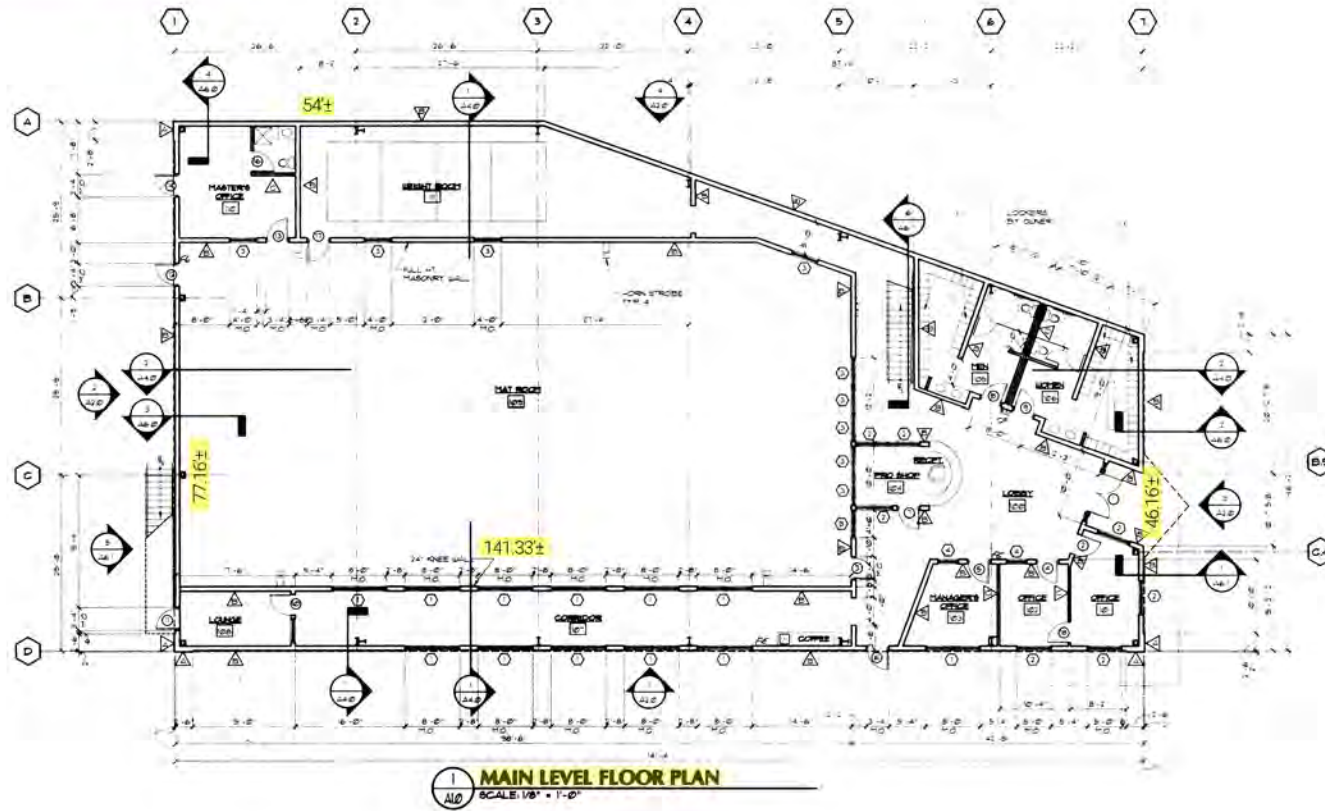
# Property Survey





# Main Level Floor Plan

Total SqFt: 12,000± Sq. Ft.  
 Ground Level: 10,000± Sq. Ft.  
 Mezzanine/Upper Level: 2,000± Sq. Ft.





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REVISIONS

NO.	DATE	DESCRIPTION

---

OWNER

DESIGNED BY CONTRACTOR

**PRO BUILDING SYSTEMS**

DESIGNED BY CONTRACTOR

**DROEGE'S ATA KARATE**  
 COBB COUNTY, GEORGIA

---

JOB NAME

DATE 04.09.23

SCALE 1/8" = 1'-0"

BY

CHECKED

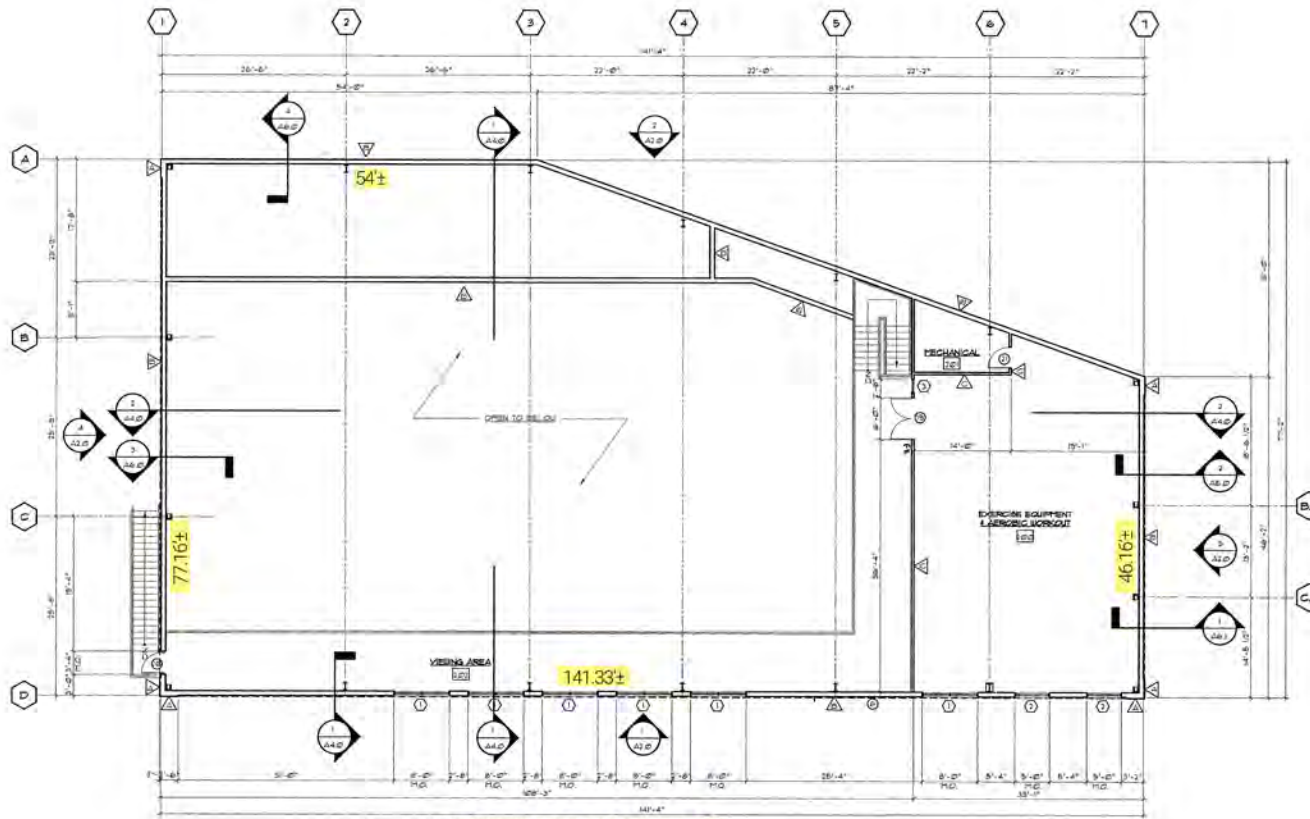
JOB NO. XXXXX

**A1.0**

SHEET NO.

# Upper Level Floor Plan

Total SqFt: 12,000± Sq. Ft.  
 Ground Level: 10,000± Sq. Ft.  
 Mezzanine/Upper Level: 2,000± Sq. Ft.



**1 UPPER LEVEL FLOOR PLAN**  
 SCALE: 1/8" = 1'-0"



REVISION DATE

OWNER

8478 NORTH PEACOCKS RD  
 ATLANTA, GEORGIA 30341  
 PH (770) 465-1826 FAX 455-4213

**PRO BUILDING SYSTEMS**



DESIGN/BUILD CONTRACTOR

**DROEGE'S ATA**  
 KARATE  
 COBB COUNTY, GEORGIA

JOB NAME  
 DATE: 04/29/23  
 SCALE: 1/8" = 1'-0"  
 BY: IBG  
 JOB ID: >>>>>>

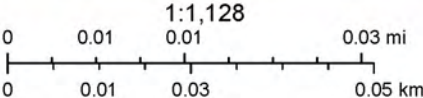
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SHEET NO.

# 2800 Powder Springs Road

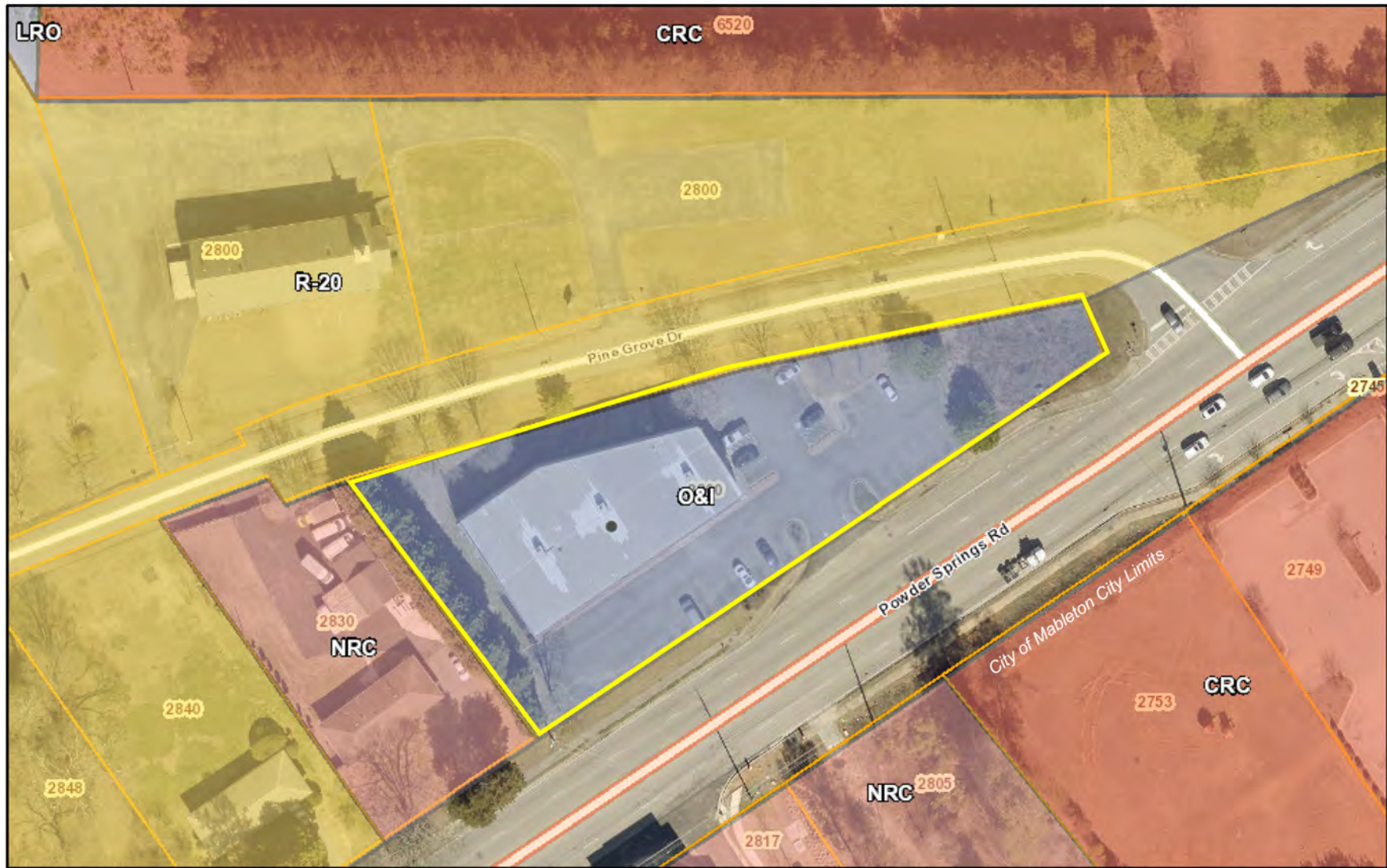


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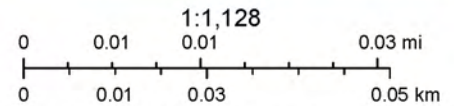
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# 2800 Powder Springs Road - Zoning Map



11/12/2024, 8:39:26 AM

<b>Commissioner Districts</b>	PVC	HI	OS	R-30	RA-4	FST-8	RMR
<b>Zoning Districts</b>	CRC	IF	R-80	R-20OSC	RA-5	RM-12	PRD
	UC	LI	R-80OSC	R-20	SC	RM-16	MHPIS
	NS	LRO	DR	R-15OSC	RA-6	MHPIS	RHR
	PSC	OI	R-40OSC	R-15	RM-8	RDR	TS
	GC	OMR	R-40	R-12	FST	MHP	Cobb Parcels
	UVC	RRC	OHR	R-30OSC	RD	FST-6	RSL
							Main rail line



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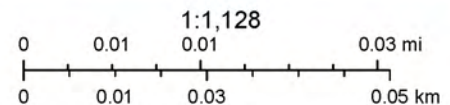
# 2800 Powder Springs Road - Future Land Use Map



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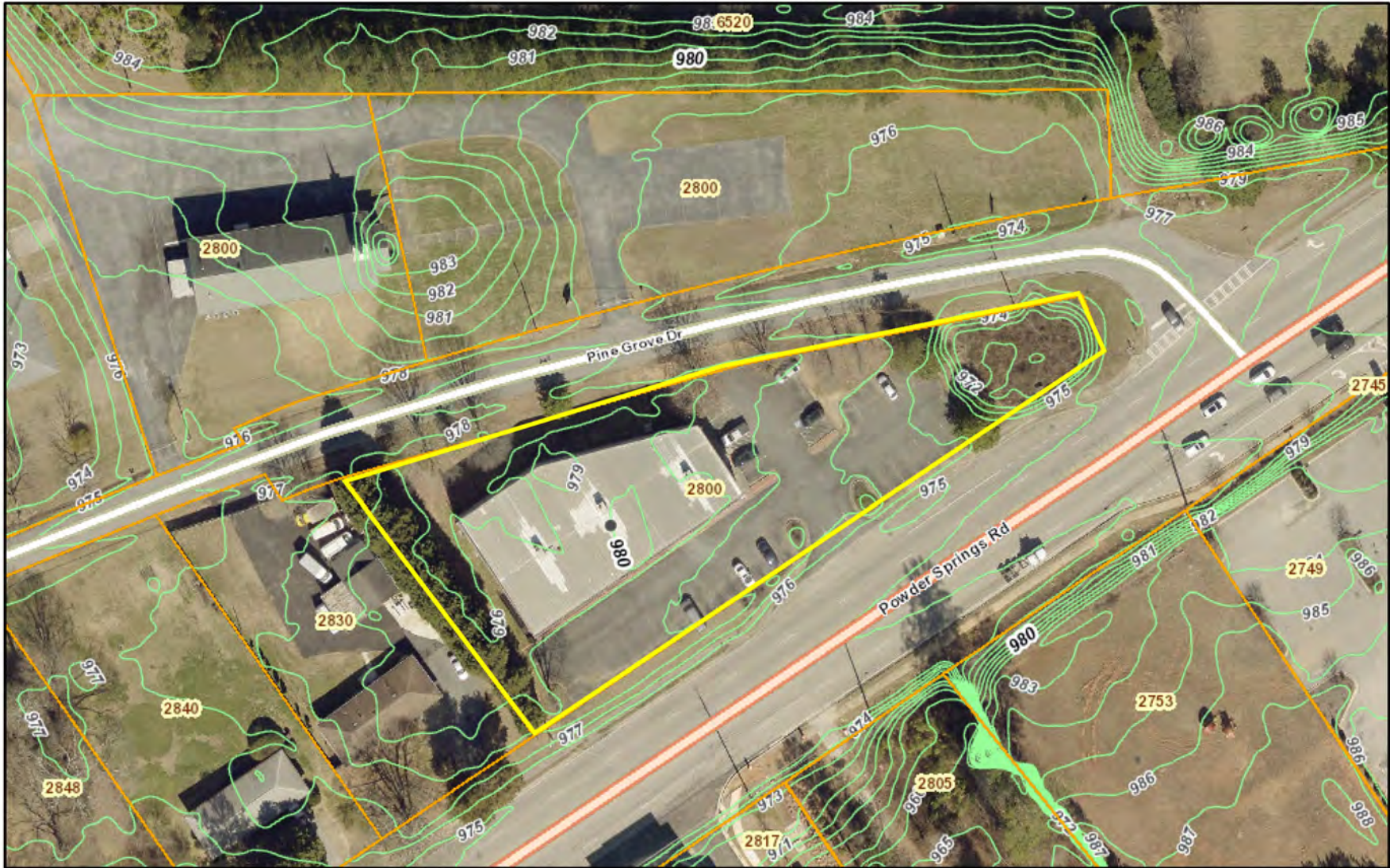
- |  |                              |                                  |                                     |                                 |                              |                   |                                 |   |                             |                                     |                             |                     |                       |
|--|------------------------------|----------------------------------|-------------------------------------|---------------------------------|------------------------------|-------------------|---------------------------------|---|-----------------------------|-------------------------------------|-----------------------------|---------------------|-----------------------|
| <b>Commissioner Districts</b>              | <b>Future Land Use</b>       | <b>Community Activity Center</b> | <b>Neighborhood Activity Center</b> | <b>Regional Activity Center</b> | <b>Industrial Compatible</b> | <b>Industrial</b> | <b>Priority Industrial Area</b> | <b>Transportation/Communication/Utilities</b> | <b>Public Institutional</b> | <b>Park/Recreation/Conservation</b> | <b>Mableton Town Center</b> | <b>Cobb Parcels</b> | <b>Main rail line</b> |
| District Four: (SW Cobb) Monique Sheffield | <all other values>           | Community Activity Center        | Neighborhood Activity Center        | Regional Activity Center        | Industrial Compatible        | Industrial        | Priority Industrial Area        | Transportation/Communication/Utilities        | Public Institutional        | Park/Recreation/Conservation        | Mableton Town Center        | Cobb Parcels        | Main rail line        |
|  | Rural Residential            |                                  |                                     |                                 |                              |                   |                                 |   |                             |                                     |                             |                     |                       |
|  | Very Low Density Residential |                                  |                                     |                                 |                              |                   |                                 |   |                             |                                     |                             |                     |                       |
|  | Low Density Residential      |                                  |                                     |                                 |                              |                   |                                 |   |                             |                                     |                             |                     |                       |

- |                   |                  |               |
|-------------------|------------------|---------------|
| <b>Cobb Roads</b> | <b>Ramps</b>     | <b>ORTHOS</b> |
| Interstates       | Interstates      | Red: Band_1   |
| Arterials         | Arterials        | Green: Band_2 |
| Major Collectors  | Major Collectors | Blue: Band_3  |
| Minor Collectors  | Minor Collectors |               |
| Local             | Local            |               |
| Local-Private     | Local-Private    |               |

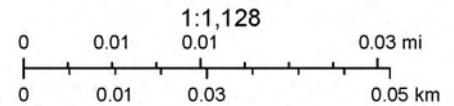


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# 2800 Powder Springs Road - Topography & Hydrology

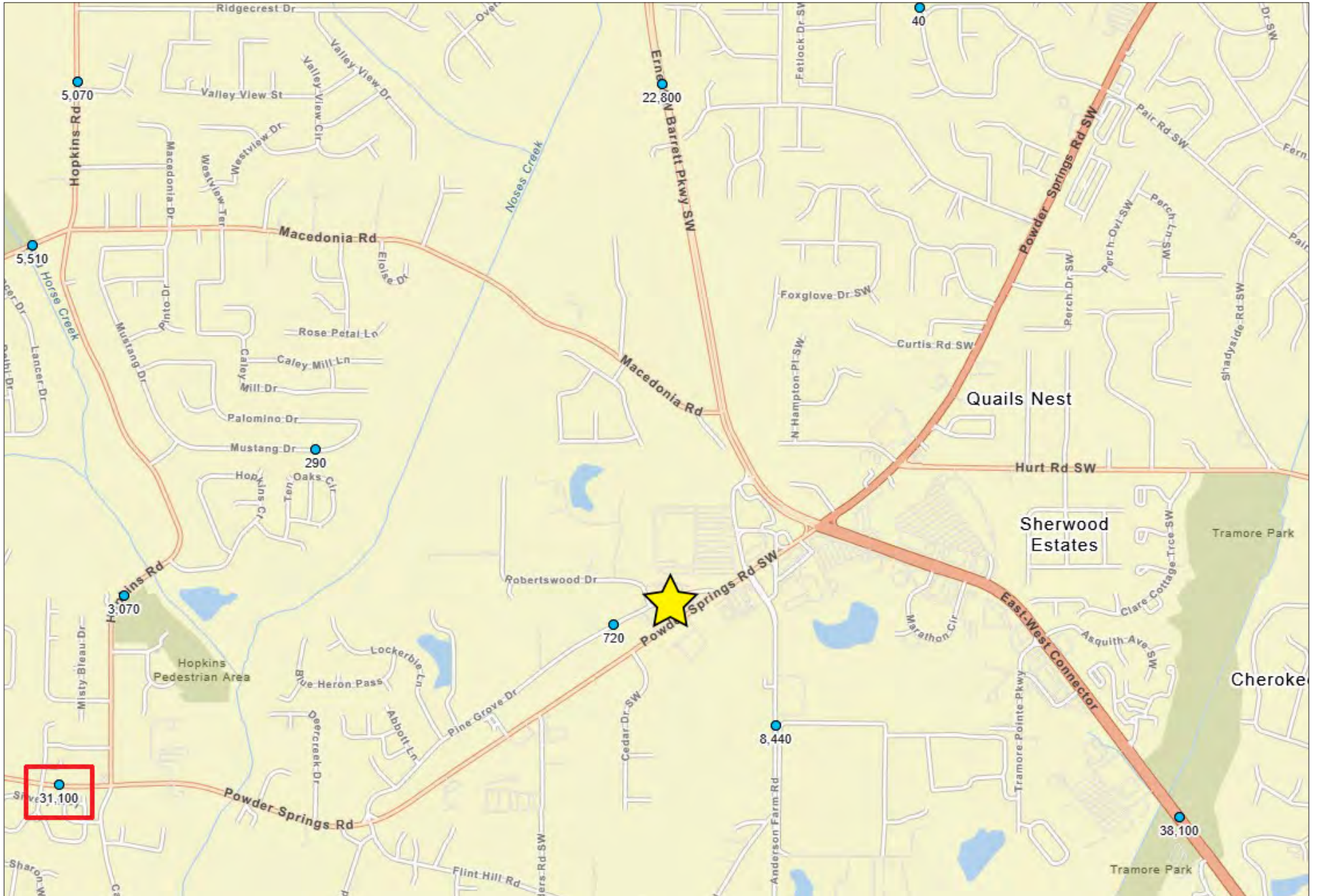


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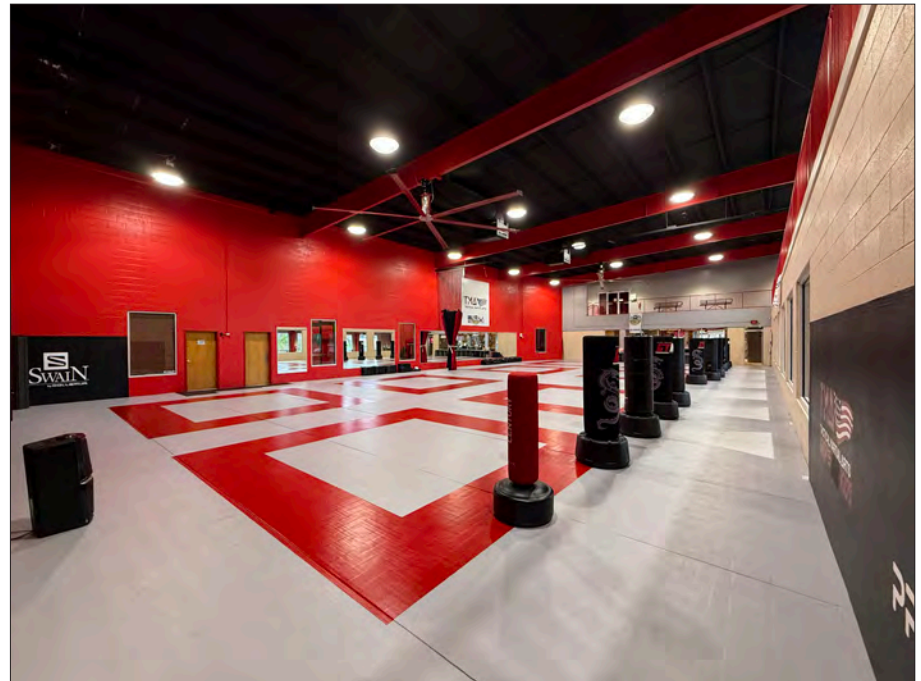


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# Traffic Count Map - 31,100 cars per day on Powder Springs Road

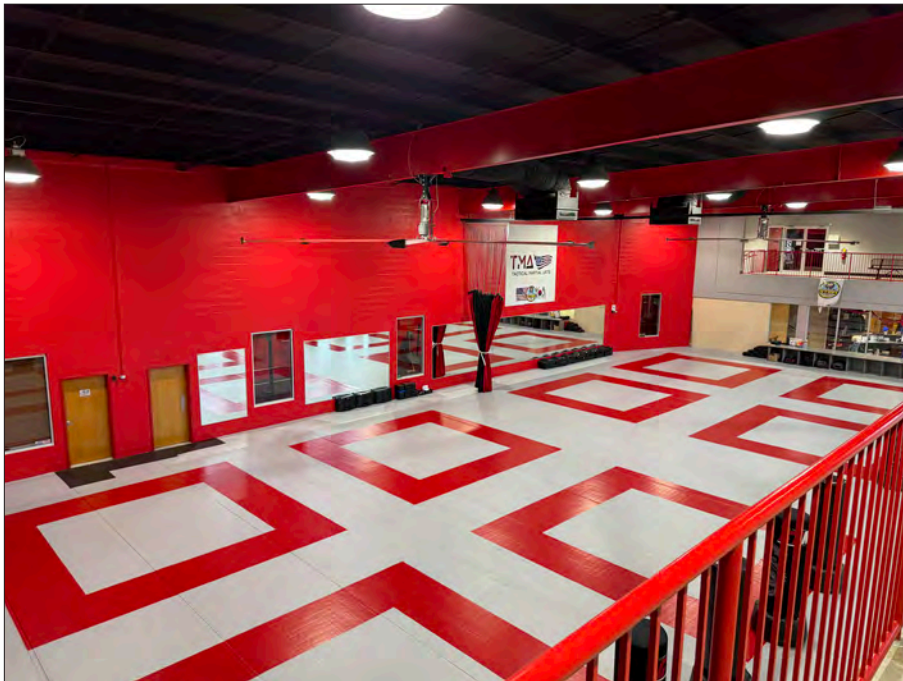


Property Photos





Property Photos - Continued



## Listing Team



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