

STOWERS & COMPANY

COMMERCIAL & INDUSTRIAL REAL ESTATE

**3931-3951 Mary Eliza Trace
Marietta, Georgia 30064**

**For Sale: 3 Building Commercial/
Retail Investment**

Please Contact:

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For Sale

3931-3951 Mary Eliza Trace

Three (3) Buildings Totaling
24,500 SF on 3.2 Acres:

- 3 Buildings
- 24,500 Total SF
- 3.2 acres (includes detention pond)
- Ample Parking
- Fully Leased
- Great location at the corner of Kennesaw and Acworth Due West Roads
- Significant traffic count on a highly trafficked corridor in West Cobb
- Solid Tenant Mix
- Buildings well maintained



**Every effort has been made to provide accurate information, but no liability is assumed for errors and omissions.*

Site Overview

3931-3951 Mary Eliza Trace

Three (3) Buildings Totaling
24,500 SF on 3.2 Acres:

3931 Mary Eliza Trace Bldg 200

- Suite 110: 2,000 SF
- Suite 200: 6,500 SF

Bldg 100

- Suite 120: 8,000 SF

3951 Mary Eliza Trace

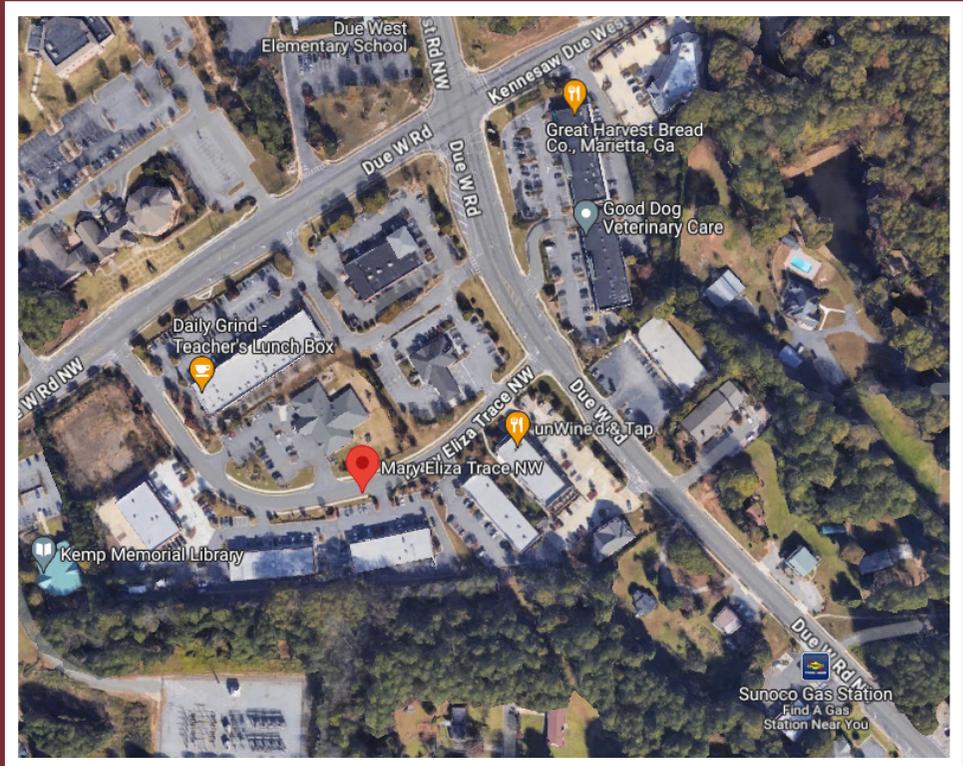
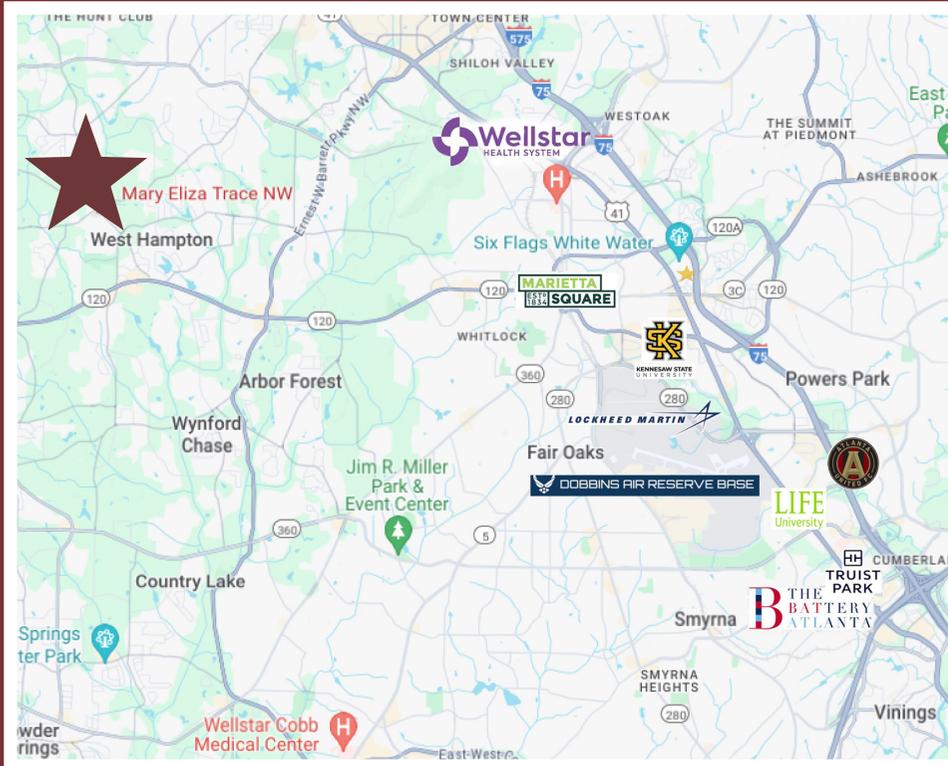
- Suite 100: 2,400 SF
- Suite 200: 5,600 SF



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3931-3951 Mary Eliza Trace is a Class “A” retail service center strategically located in the affluent and suburban West Cobb County, with five (5) excellent fitness, health and professional service tenants. All the suites are 100% climate controlled, and are structured net of all operating expenses with annual escalations.

Access & Proximity

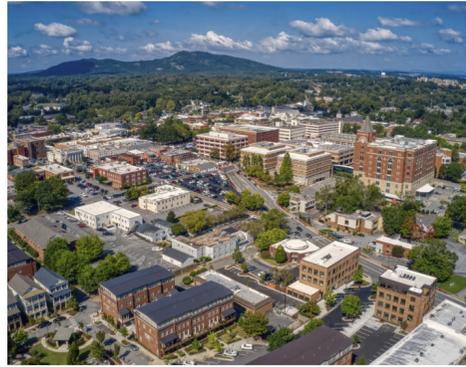


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Area Demographics



West Cobb is known as an affluent family-oriented community with excellent schools



Approx. 563,780 people within 10 miles and median age of 38.2



Cobb County School district consistently ranked highest amongst schools in Georgia

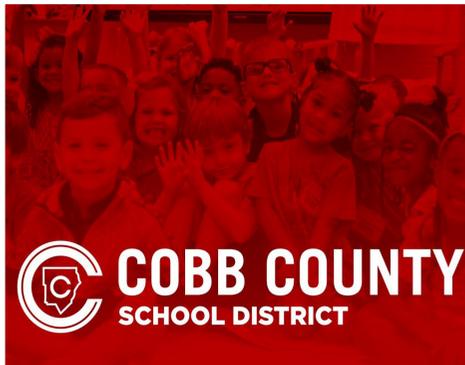


Average Household Income within a 3-mile radius \$190K



Median Home Value: \$419,398

82% Owner Occupied



Avg. 17,800 Daily Traffic Count



Located in close proximity to numerous outdoor and recreational opportunities





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Tenant Profile



New You Aesthetic



Lost Mountain Dental
at Due West

The logo for Lost Mountain Dental features a green mountain range silhouette above the text. The words "Lost Mountain Dental" are in a bold, black, serif font, and "at Due West" is in a smaller, green, cursive font below it.

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Investment & Property Summary

Three (3) Buildings Totaling

24,500 SF on 3.2 Acres:

- **Address:** 3931-3951 Mary Eliza Trace Marietta (West Cobb), Georgia 30064
- **Location:** 3931-3951 Mary Eliza Trace is a Class “A” retail service center strategically located in the affluent and suburban West Cobb County, with five
(5) excellent fitness, health and professional service tenants.
- All the suites are 100% climate controlled, and are structured net of all operating expenses with annual escalations.
- **Size:** 24,500 SF (3 buildings)
- **Site:** 3.2 acres
- **Zoning:** C- 4 “Strip Center” in unincorporated Cobb County
- **Height:** 14’-16’ clear span
- **Construction:** Stone and masonry facade with standing seam metal roof

****Rent roll & financials available upon request.***

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