

# High-Visibility High-Trafficked Existing QSR Drive-Thru Freestanding 2,809 SF Building 2626 Sandy Plains Rd, Marietta, GA 30501 For Lease - \$6,750/Month NNN Lease



## Property Details:

High-visibility freestanding drive-thru QSR with frontage on highly trafficked major thoroughfare in the heart of East Cobb with over 41,500 vehicles per day.

This former Arby's features complete restaurant infrastructure, monument signage along the major thoroughfare, ample on-site parking, excellent visibility, access, and a densely populated area with an established retail corridor.

Adjacent to national retailers such as Walgreens, Chick-fil-A, McDonalds, Zaxby's, Dunkin' Donuts, Pizza Hut, Subway, Dollar Tree, and many other national retailers.

**For Lease \$6,750/Month + NNN (All CAM is self directed)**

## Property Features:

- High Visibility former Arby's
- High Traffic frontage of over 41,550 Cars per day
- Freestanding drive-thru QSR
- Monument Signage on major thoroughfare
- 2,809 SF building on a 0.74 Acre Lot
- Densely populated area with Adjacent National Retailers

## View the full listing here:

<https://www.crexi.com/lease/properties/1117353/georgia-high-vis-freestanding-drive-thru-qsr-with-over-41500-aadt> & <https://www.loopnet.com/Listing/2626-Sandy-Plains-Rd-Marietta-GA/39607743/>

## Contact:

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**Listing Type:** Direct  
**Lease Type:** NNN  
**Rental Rate:** \$81,000/YR  
**Taxes 2025:** \$8,143.13/YR  
**EST Insurance:** UNKNWN  
**Parking:** 44  
**Lease term:** Negotiable  
**Property Type:** Retail  
**Subtype:** QSR Restaurant  
**Tenancy:** Single  
**Total Building SF:** 2,809  
**Land Acres:** 0.74 AC  
**Lot Size SF:** 32,234.4  
**Class:** B  
**Year Built:** 1972  
**Buildings:** 1  
**Stories:** 1  
**Cross Street:** Piedmont Rd  
**Zoning:** GC  
**APN:** 16-0596-0-009-0  
**County:** Cobb County



