

# AVAILABLE

## LAND IN MARIETTA, GA

3.1 ACRES

# 585 N Fairground



- 3.1 Acres
- Ideal location
- Near Cobb PKWY
- near I-75



Jessica Fleming  
Partner



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# INTRO

## OVERVIEW

3.1 acres of prime commercial real estate in Marietta, GA

Ideal location at the end of Fairground St, off of Cobb PKWY and near I-75

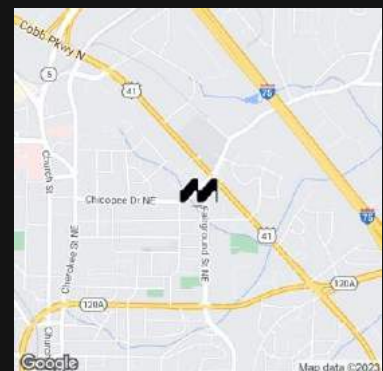
Zoned O-1 (office/medical), providing a multitude of development opportunities

High visibility and easy access, making it an attractive location for businesses and customers alike

Surrounded by a rapidly growing area, with numerous potential customers and clients in the vicinity. The Traffic count on Fairground street is 14,900. The traffic count on Cobb PKWY is 30,200.

## OFFERING SUMMARY

Sale Price:	\$600,000
Available SF:	
Lot Size:	3.1 Acres
Price / Acre:	\$193,548







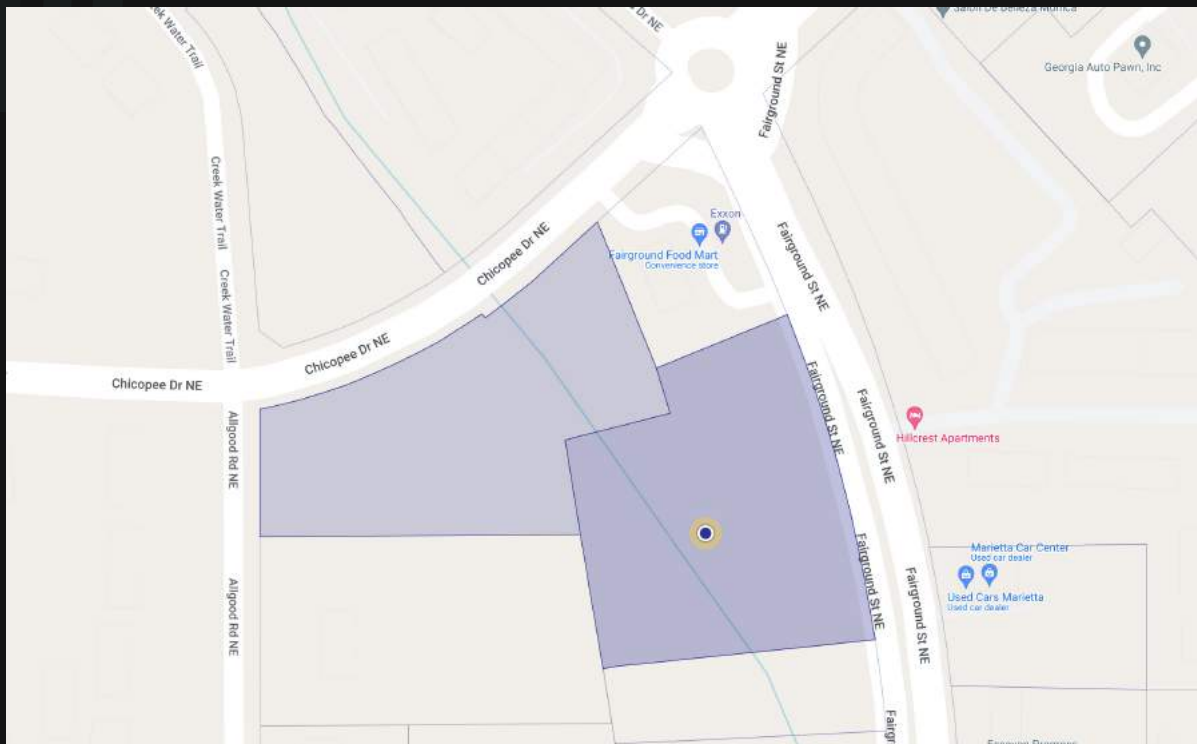
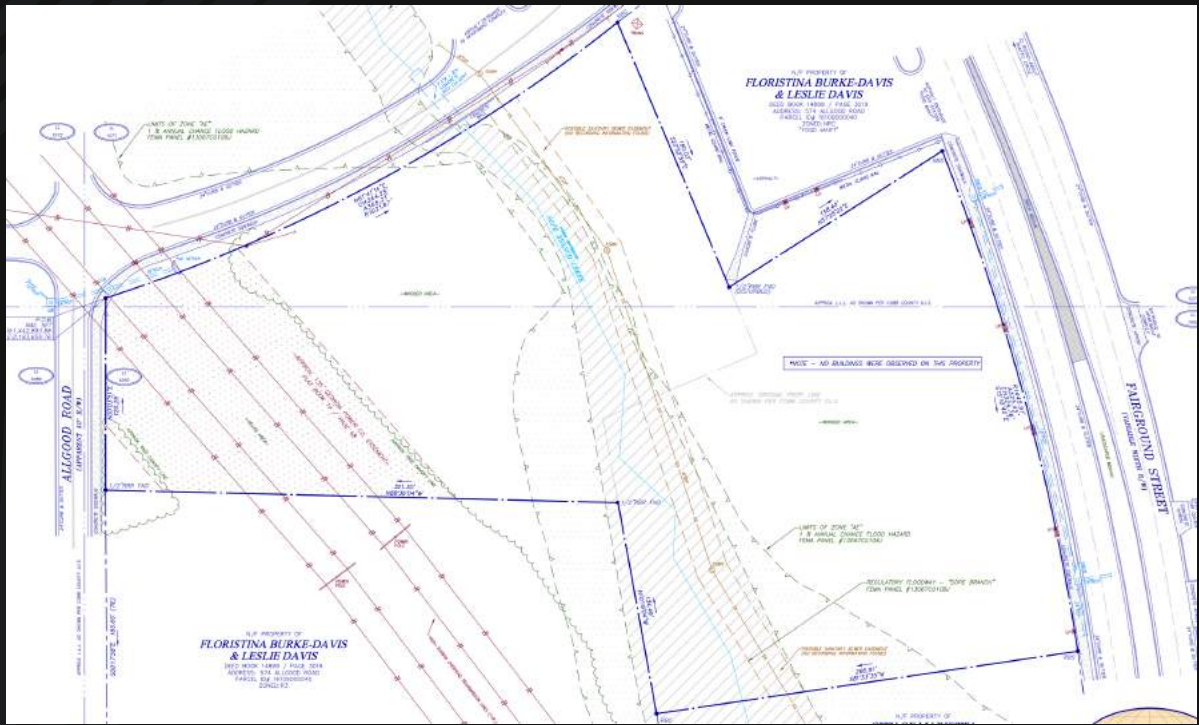
# DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	535	1,792	6,533
Average Age	34.7	36.9	39.2
Average Age [Male]	36.1	36.4	38.0
Average Age [Female]	33.3	35.6	40.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	230	817	3,080
# of Persons per HH	2.3	2.2	2.1
Average HH Income	\$73,762	\$77,104	\$68,414
Average House Value	\$261,105	\$267,808	\$243,951

\* Demographic data derived from 2020 ACS - US Census







# CONTACT US:



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## ABOUT MILLENIA PARTNERS

Millenia Partners is a highly reputable real estate development and brokerage company founded in 2003 by Brian Grandstaff. The company has established a solid reputation for providing intentional, client-focused service and has surpassed its clients' expectations in all areas of real estate. Millenia Partners is the largest privately held commercial brokerage company in Central Florida and has expanded its reach beyond the state, including a presence in Atlanta, Georgia. Under the leadership of Jessica Fleming, the Atlanta office continues to provide the same level of service and expertise to clients in other markets. Overall, Millenia Partners is a trusted and reliable partner in the real estate industry with a commitment to excellence.