

# FOR SALE

2142 SW AUSTELL RD, MARIETTA, GA 30008  
2,706 SF OF SPECIALIZED RETAIL SPACE ON 0.34 AC



Prepared By:  
**Mason Bierster**  
Associate  
404 850 1099  
[mason.bierster@partnersrealestate.com](mailto:mason.bierster@partnersrealestate.com)

**partners**

# Contacts



**Mason Bierster**  
Associate

404 850 1099  
mason.bierster@partnersrealestate.com



**Amanda Riepe**  
Vice President, Crown Tenant Advisors

678 710 4681  
amanda@crowntenantadvisors.com

## Bio

A Tusculum University graduate with a Business Management major and a minor in Economics, Mason Bierster is an Investment Sales Associate at Partners Real Estate in Atlanta. A former NCAA D2 basketball athlete, Mason brings a diverse background to the table, having started in residential real estate with Century 21 in 2018 before exploring commercial office spaces at WeWork. Specializing in industrial properties across the Southeast, Mason focuses on advising clients with tailored investment strategies, conducting comprehensive property analyses, and fostering strong industry relationships. With a commitment to market expertise and innovative approaches, Mason delivers exceptional value to 1031 buyers, sellers, and value-add investors, aligning with Partners' dedication to strategic, risk-adjusted opportunities.

### Atlanta

999 Peachtree St NE, Suite 1250  
Atlanta, GA 30309  
404 595 0500

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# Executive Summary

**PROPERTY ADDRESS** 2142 SW AUSTELL RD, MARIETTA, GA 30008

**PRICE** \$850,000.00

**LOT SIZE** 0.34 AC | 2,706 SF BUILDING

**YEAR BUILT** 1977

**ZONING** NEIGHBORHOOD RETAIL COMMERCIAL (NRC)

## Property Description

Partners Real Estate is pleased to present the opportunity to acquire a fee simple interest in this value-add retail property located at 2142 SW Austell Rd, Marietta, GA 30008.

The subject property offers approximately 2,706 square feet of specialized retail space, previously configured as a successful veterinary hospital/kennel (Fair Oaks Veterinary Hospital), and sits on 0.34 acres of land in the Powder Springs/Austell submarket. Zoned for neighborhood retail commercial (NRC) uses, this single-tenant building provides excellent potential for continued veterinary/kennel operations, medical service conversion, or other service-oriented retail users. Strategically positioned on Austell Road with strong frontage (196' with two curb cuts), the asset benefits from high visibility and accessibility in a suburban Marietta location, serving a growing residential population with solid demographics (median household income around \$66K–\$70K within 3 miles).

## Investment Highlights

**Prime Value-Add Retail Opportunity** in the Powder Springs/Austell Submarket | 2,706 SF on 0.34 AC of Land | Specialized Veterinary/Kennel Configuration with Proven History

**Brand New Roof Installed in 2024** | Significantly reduces near-term capex and enhances appeal for owner-users or investors

**Excellent Visibility & Accessibility** | 196' Frontage on SW Austell Rd with Two Curb Cuts | Convenient Suburban Location Serving Marietta's Growing Communities

**Significant Value-Add Potential** by Re-Leasing Vacant Space, Updating Interiors, or Repositioning for Veterinary, Medical, or Service Retail Use

**Strong Local Demand for Pet Care & Service Properties** | Proximity to Residential Population Growth - Thriving Atlanta Retail Market with Tight Fundamentals (Low Vacancy ~4.2–4.5%, Rising Rents)

**Ideal for Owner-User** (Veterinarian, Grooming/Boarding, or Similar) or Investor Seeking Stabilized Cash Flow in a Resilient Suburban Retail Corridor



# Property Photos



The information contained herein has been given to us by the owner of the property or other sources we deem reliable, we have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase or lease. © 2025 Partners. All rights reserved.



The map displays the Smyrna, Georgia area, centered around the intersection of Windy Hill Rd and Hickory Rd, marked with a red star. The map shows major roads like I-285, I-75, and I-475, as well as local streets such as Windy Hill Rd, Hickory Rd, and Church Rd. Several retail stores are indicated by logos, including Staples, Target, Home Depot, Lowe's, Kroger, Walmart, Aldi, Petco, and others. The map also shows the location of the Dobbins Air Reserve Base and the Chattahoochee Technical College.

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