



57 MERRITT STREET SE, MARIETTA, GA 30060



COMMERCIAL PROPERTY

FOR *Sale*



Peter Beckford

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Seize this prime commercial opportunity in the heart of Marietta! Whether you're an established childcare provider, an entrepreneur seeking a versatile property, or an investor looking for a high-demand location, this property delivers flexibility and growth potential.




The building offers 2,022 square feet on a 0.34-acre lot with a layout suited for classrooms, activity areas, offices, and support spaces. Zoned Office Institutional (OI), it is ideal for continued use as a daycare/early learning center, or for conversion to other professional uses such as medical, educational, or office operations.

Originally built in 1940 and updated 3 years ago, the property includes secure chain-link fencing, off-street parking, and outdoor space for play areas or future expansion. Its central location—

just minutes from Downtown Marietta and major thoroughfares—ensures convenience, accessibility, and visibility. Located within a dense residential corridor, with an estimated 8,000+ children within a 3-mile radius.

The property is ready for its next chapter. For more details, contact the listing agent directly.



 4 CLASSROOMS
  2 RESTROOMS
  2,022 SQFT



 **\$550,000.00**

PROPERTY FEATURES

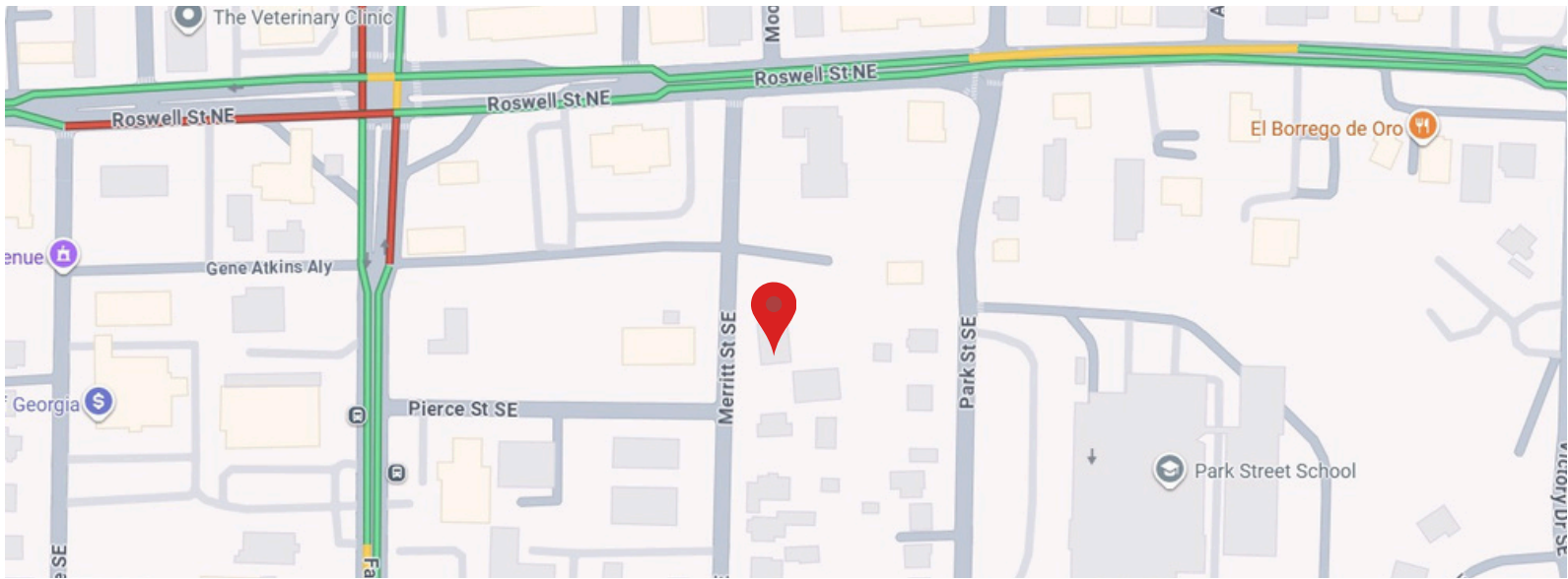
- Business license and special permitting in place
- Transition support can be arranged for a fee
- 1 office/lobby
- 1 full kitchen
- Laundry room

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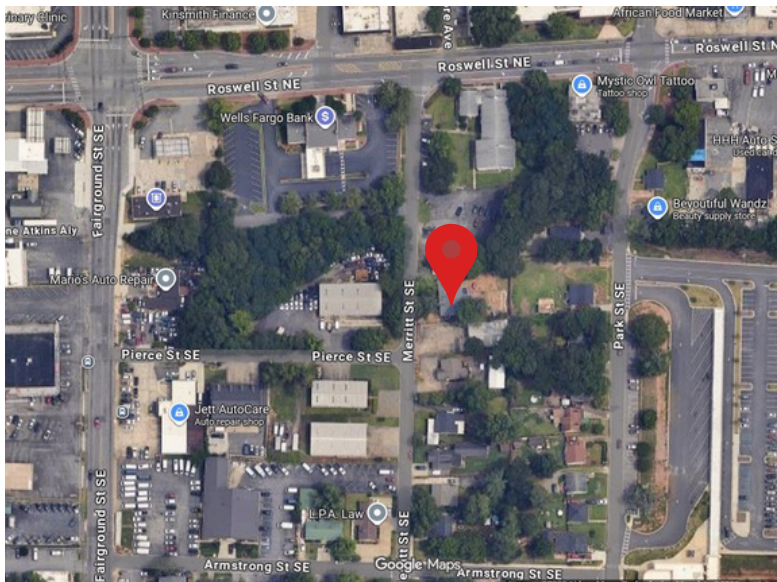
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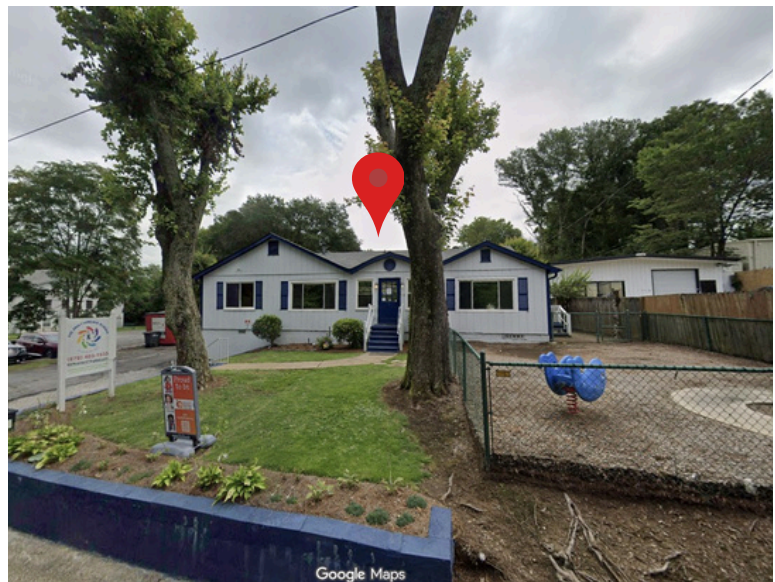
LOCATION OF *Subject Property*



Legend:  Subject Property



Legend:  Subject Property



Legend:  Subject Property

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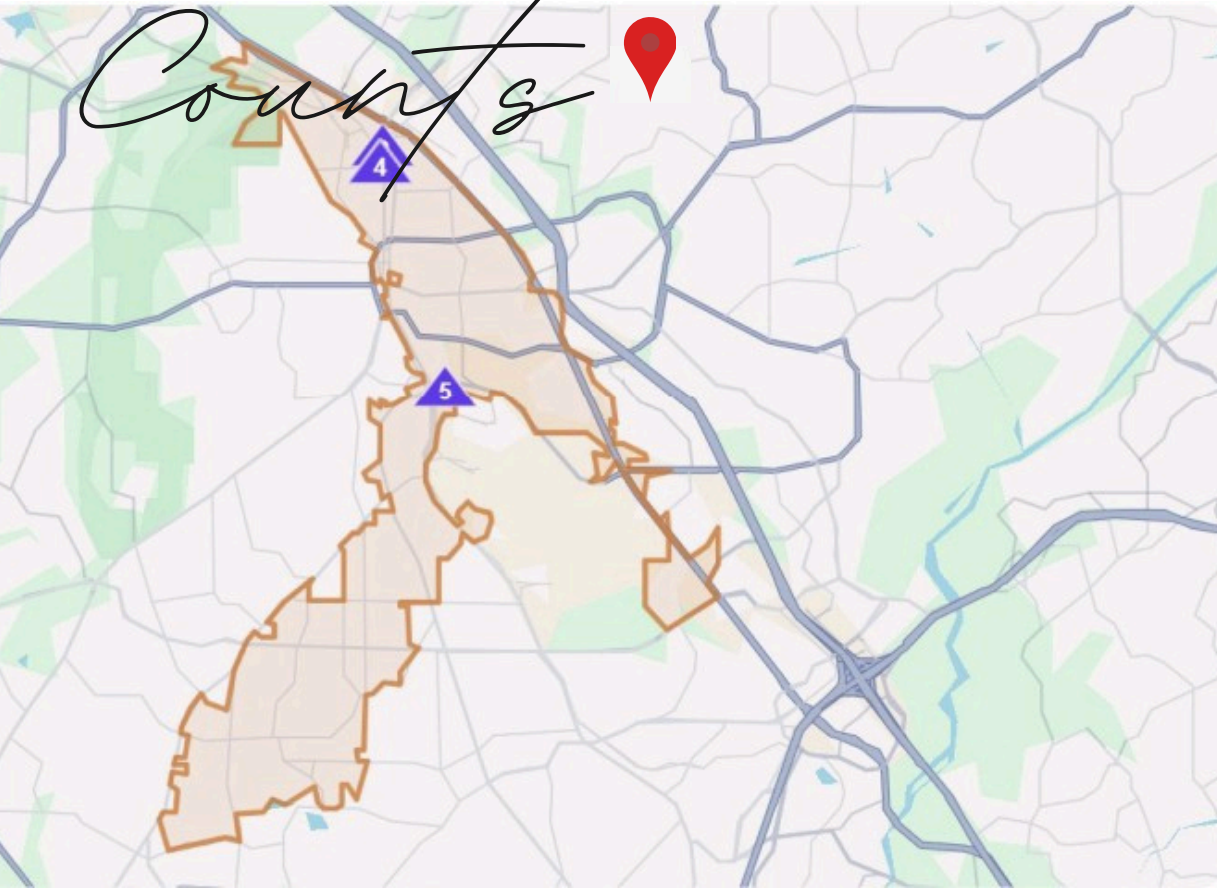
PROXIMITY TO *Establishments*



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TRAFFIC



Daily Traffic Counts

- ▲ Up to 6,000 / day
- ▲ 6,001 - 15,000
- ▲ 15,001 - 30,000
- ▲ 30,001 - 50,000
- ▲ 50,001 - 100,000
- ▲ Over 100,000 / day

1 45,291

Church Street Northeast

2024 Est. daily traffic counts

Cross: Vann St
 Cross Dir: N
 Distance: 0.03 miles

Historical counts

Year	▲	Count	Type
2022	▲	45,500	AADT
2018	▲	45,300	AADT

2 45,010

Elizabeth St

2024 Est. daily traffic counts

Cross: Ginn St
 Cross Dir: N
 Distance: 0.01 miles

Historical counts

Year	▲	Count	Type
2003	▲	40,630	AADT
2002	▲	32,100	AADT
2001	▲	31,400	AADT
2000	▲	28,200	AADT
1999	▲	36,900	AADT

3 44,147

Church St NE

2024 Est. daily traffic counts

Cross: Vann St
 Cross Dir: N
 Distance: -

Historical counts

Year	▲	Count	Type
2013	▲	46,170	AADT
2010	▲	37,180	AADT
2005	▲	48,490	AADT
1999	▲	42,810	AADT
1998	▲	43,900	AADT

4 44,040

Church Street Northeast

2024 Est. daily traffic counts

Cross: -
 Cross Dir: -
 Distance: -

Historical counts

Year	▲	Count	Type
2019	▲	43,900	AADT

AADT - Annual Average Daily Traffic

ADT - Average Daily Traffic

AWDT - Average Weekly Daily Traffic

NOTE: Daily Traffic Counts are a mixture of actual and estimates

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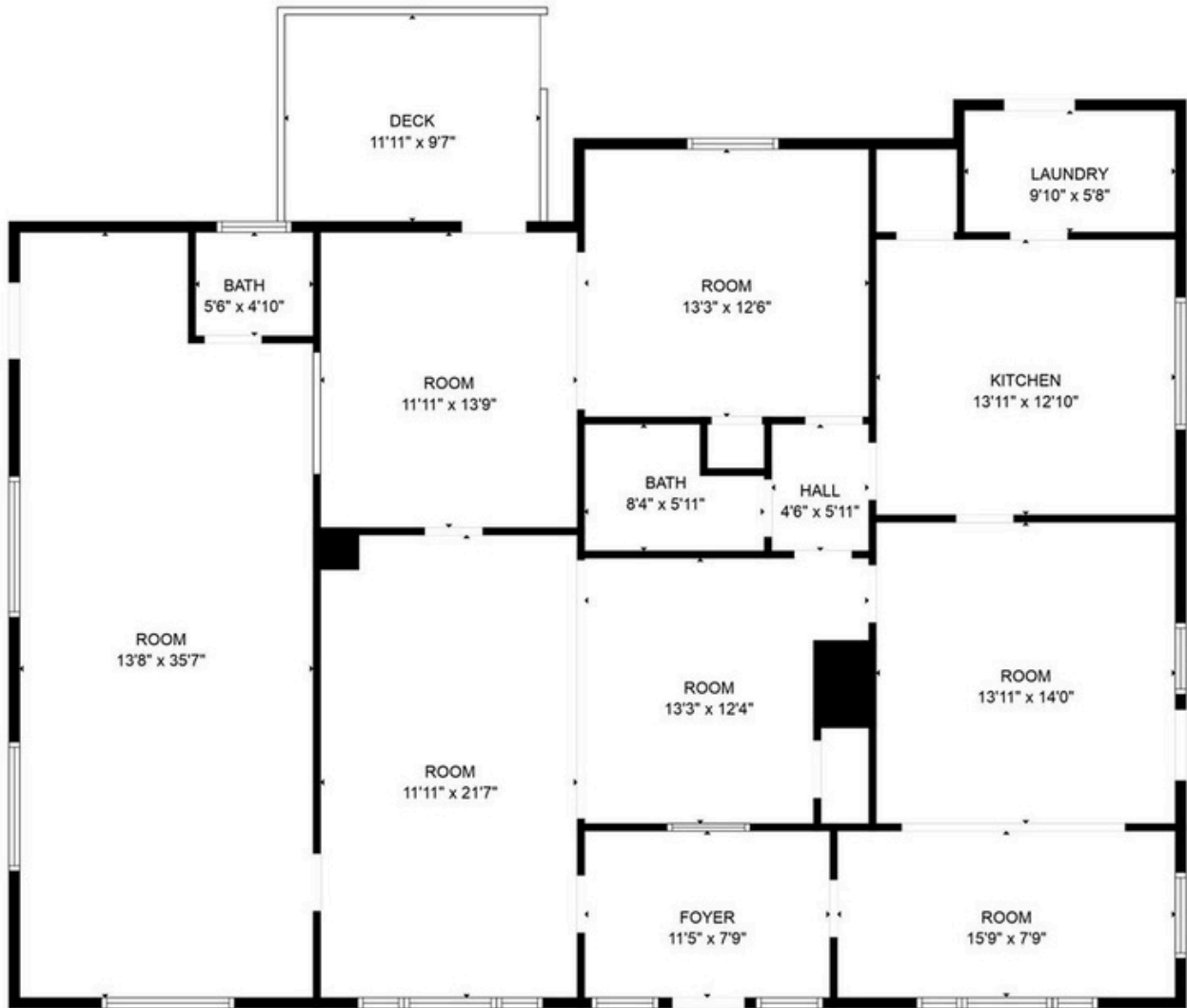
PROPERTY *Photos*



PROPERTY *Photos*



FLOOR Plan



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

FOR MORE INFO,

please contact

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