

# FOR SALE

## 19,000 SF Office Building

57 Waddell Street  
Marietta, GA 30060



For more information,  
please contact:

**Dan Buyers**  
770.596.2629  
tdb@mcwrealty.com

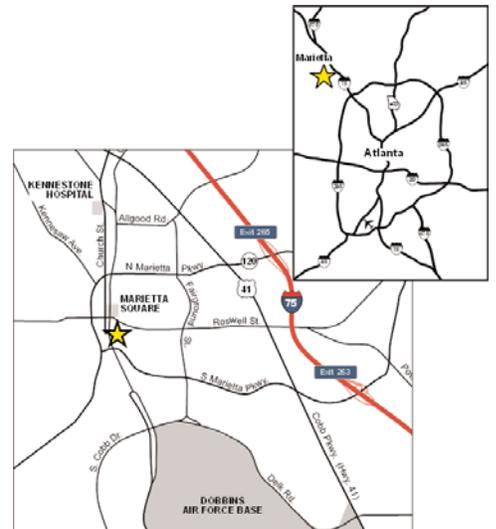
**Peyton McWhirter**  
678.385.2705  
pmm@mcwrealty.com

**McWhirter Realty  
Partners, LLC**  
300 Galleria Parkway  
Suite 300  
Atlanta, GA 30339  
770.955.2000

www.mcwrealty.com

### FEATURES

- 19,000± SF Total
- 0.6± Acre to 0.85± Acre Lot
- Near Marietta Square
- Zoned CBD - Central Business District, City of Marietta
- Convenient Access to US Highway 41, I-575 and I-75
- Inquire for Pricing
- Demographics:



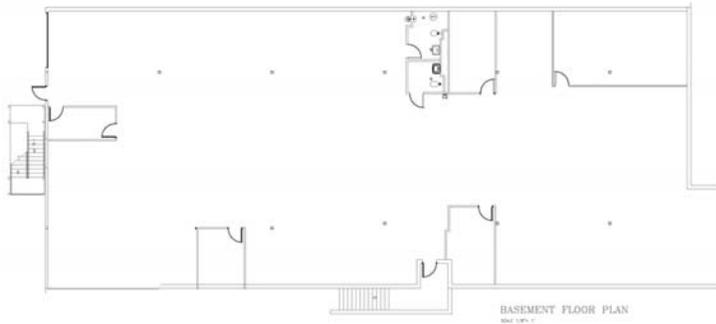
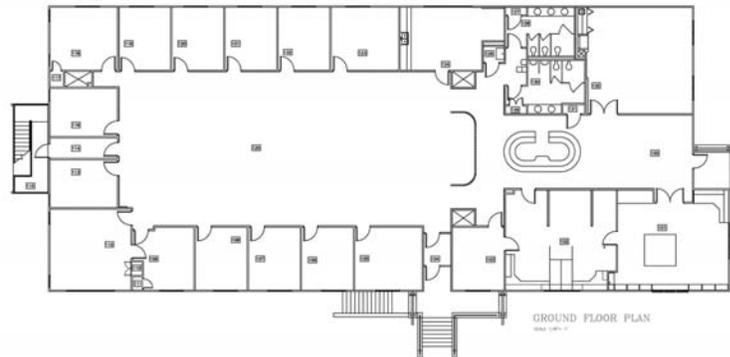
|                       | <u>3 miles</u> | <u>5 miles</u> | <u>10 miles</u> |
|-----------------------|----------------|----------------|-----------------|
| 2012 Est. Population  | 56,731         | 182,214        | 659,303         |
| 2012 Avg. Average HHI | \$61,374       | \$67,041       | \$88,755        |

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.



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