

FOR SALE

12,115 SF Office Building

47 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

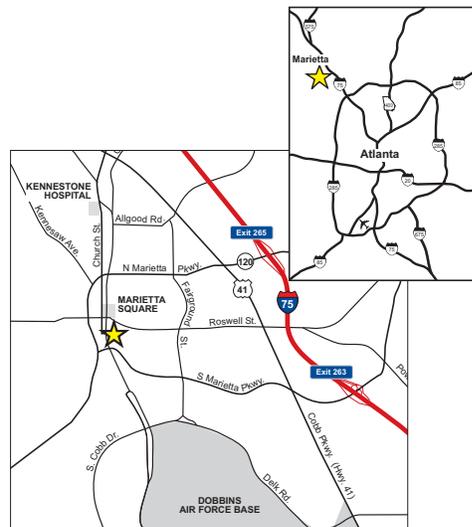
Atlanta, GA 30339

770.955.2000

www.mcwrealty.com

FEATURES

- 12,115± SF Total
- 0.85± Acre to 1.1± 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	55,185	178,421	659,029
2012 Avg. Average HHI	\$62,049	\$67,521	\$88,664

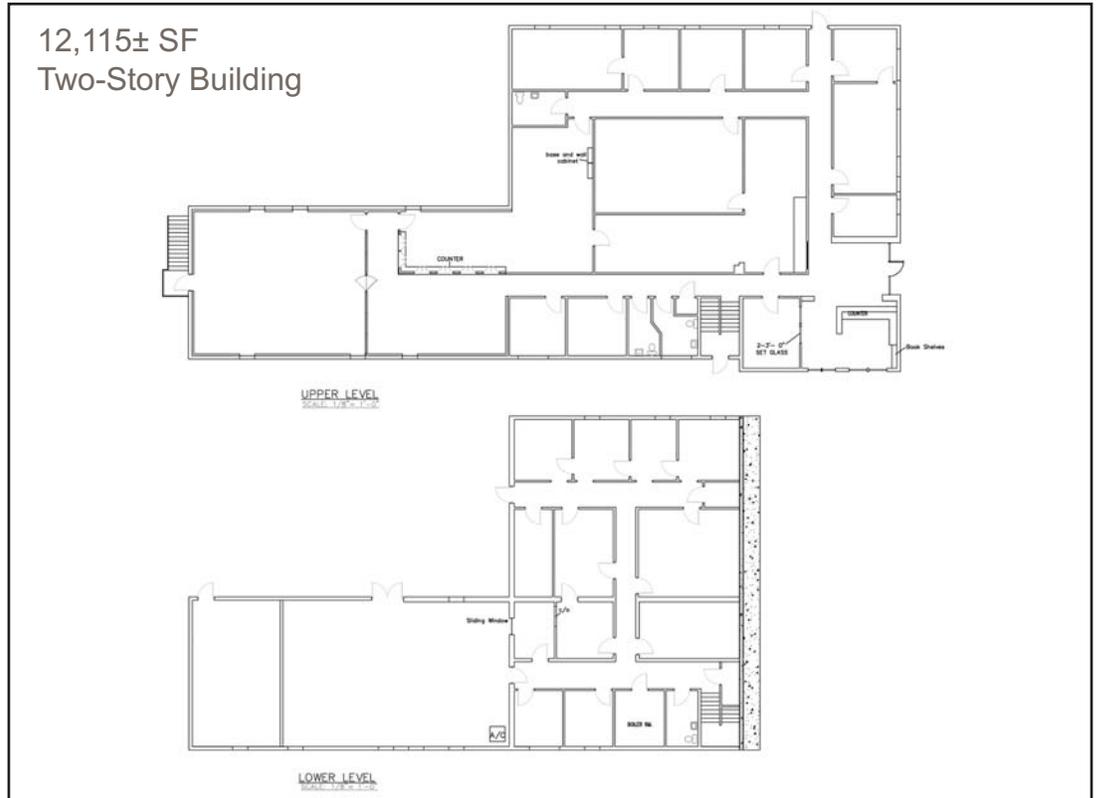
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**McWHIRTER
REALTY PARTNERS**

47 Waddell Street
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12,115± SF
Two-Story Building



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