

FOR LEASE / GROUND LEASE

6,905± SF Building on 1.15± Acres

227 Cobb Parkway South (US Hwy 41)
Marietta, GA 30060



For more information,
please contact:

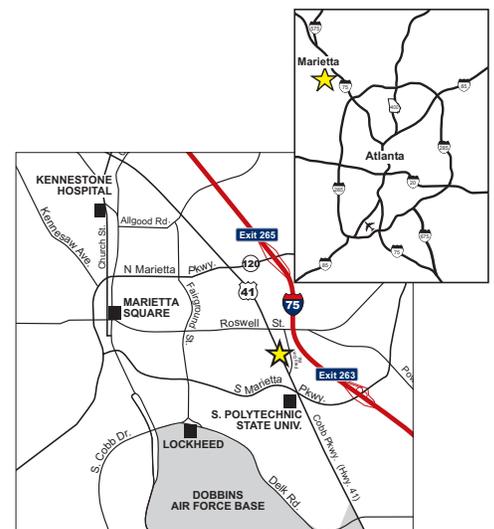
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FEATURES

- Available for Ground Lease or Lease 1.15± acre lot with 6,905± SF retail building
- Zoned CRC - City of Marietta
- 26,590 vehicles per day on Cobb Parkway (2012 GA DOT)
- Convenient access to I-75, Cobb Parkway (US 41), Marietta Square, Kennesaw Hospital, Southern Polytechnic State University and Lockheed
- Ground Lease Rate: \$75,000 per Year, NNN
- Property is current home of non-profit, Shepherd's House Discount Furniture
- Demographics:



	<u>5 miles</u>	<u>10 miles</u>
2014 Est. Population	196,333	674,397
2014 Avg. Average HHI	\$64,931	\$87,672

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