

FOR SALE

21,000± SF Office Building, 0.764± Acre

32 Fairground 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

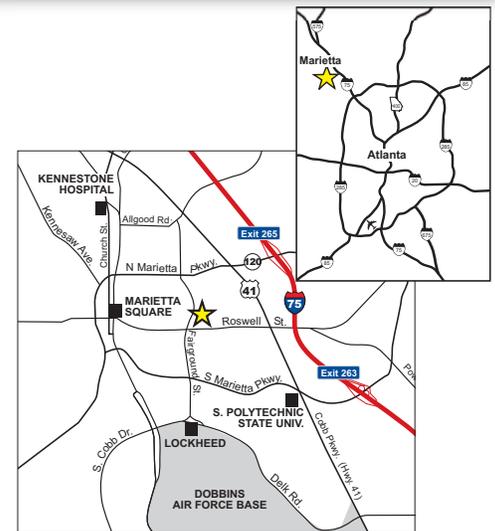
Atlanta, GA 30339

770.955.2000

www.mcwrealty.com

FEATURES

- 21,000± Square Feet Total, on Two (2) Floors
- 0.764± Acre Lot with 34 Parking Spaces
- Zoned CRC - Community Retail Commercial City of Marietta
- 14,640 Vehicles Per Day on Fairground St. (2011 GA DOT)
- Convenient Access to I-75, Cobb Parkway (US 41), Marietta Square, Kennesaw Hospital, Southern Polytechnic State University and Lockheed
- Asking Price: \$1,200,000
- Demographics:



	<u>3 miles</u>	<u>5 miles</u>	<u>10 miles</u>
2012 Est. Population	63,624	188,415	671,475
2012 Avg. Average HHI	\$58,463	\$66,886	\$89,413

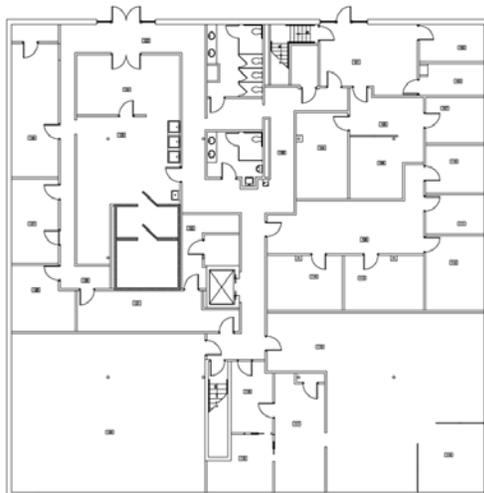
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**MCWHIRTER
REALTY PARTNERS**

32 Fairground Street - 21,000± SF Building, 0.764± Acre
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21,000± SF
 Two-Story Building



Lower Level

1 LOWER LEVEL PLAN



Upper Level

2 UPPER LEVEL PLAN

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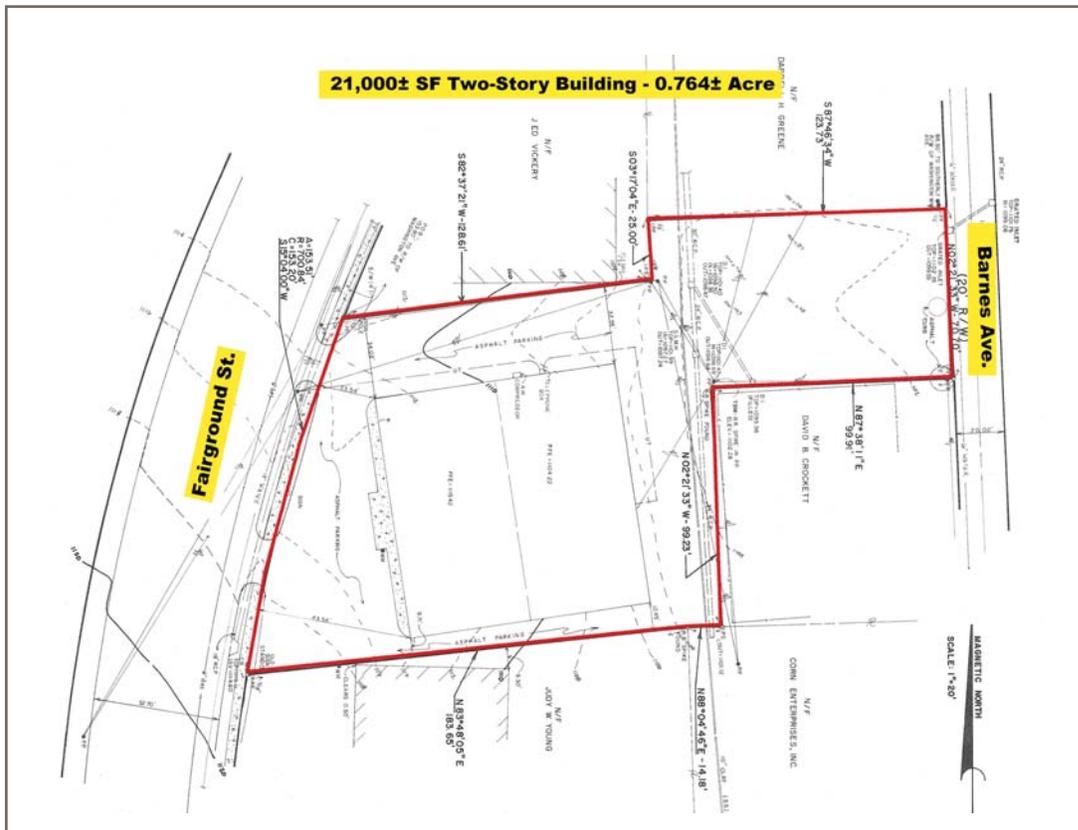
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21,000± SF Two-Story Building - 0.764± Acre



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