

FOR SALE - 1.4± Ac. Redevelopment Opportunity

Kennestone Regional Medical Center

732 Cherokee Street
Marietta, Georgia 30060



For more information,
please contact:

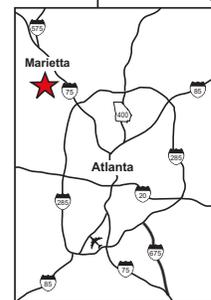
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FEATURES

- 1.4± acres, walking distance to Kennestone Regional Medical Center. Property benefits from access to both Cherokee Street & Lewis Drive.
- 1.404 acres is presently zoned for a 98,000 SF medical office building. Possible uses include: hotel, retail/restaurant, bank, mixed-use/residential and medical office.
- Property is located directly across Cherokee Street from 5.5± acre assemblage owned by WellStar/Kennestone. This assemblage was completed by WellStar/Kennestone in 2013 and is ripe for redevelopment.
- Property currently consists of 2 medical office buildings totaling 5,732 SF of approximately 50 years of age and a 3-story, 21-unit apartment building of similar age.
- Zoned O & I - Office & Institutional, City of Marietta.
- Property is adjacent to the popular 'Canvas' Restaurant.
- 16,830 vehicles per day on Cherokee St. with visibility to an additional 45,160 vehicles per day on Church St. (2012 GA DOT)
- Inquire for Pricing
- Demographics:



	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
2013 Est. Population	7,120	56,383	164,730
2013 Avg. Average HHI	\$66,440	\$65,094	\$70,287
Total Employees	20,996	59,414	136,870

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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 Marietta, Georgia 30060

CONCEPTUAL SITE PLANS:

Medical Office - 98,000 SqFt



Bank - 4,800 SqFt & Retail - 4,800 SqFt



Hotel - 115 Rooms and Retail - 4,000 SqFt



PRELIMINARY PROGRAM	
Hotel:	115 Rooms
Retail:	4,000 SF GLA
PRELIMINARY PARKING	
REQUIRED:	
Hotel:	(x1/Room) 115 Spaces
Retail:	(x5/1,000 SF) 20 Spaces
TOTAL:	135 Spaces
PROVIDED:	
Parking Deck:	
P1(+1140):	51 Spaces
P2(+1130):	53 Spaces
ON-GRADE:	32 Spaces
TOTAL:	136 Spaces

SITE PLAN
 SCALE: 1" = 40'-0"

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