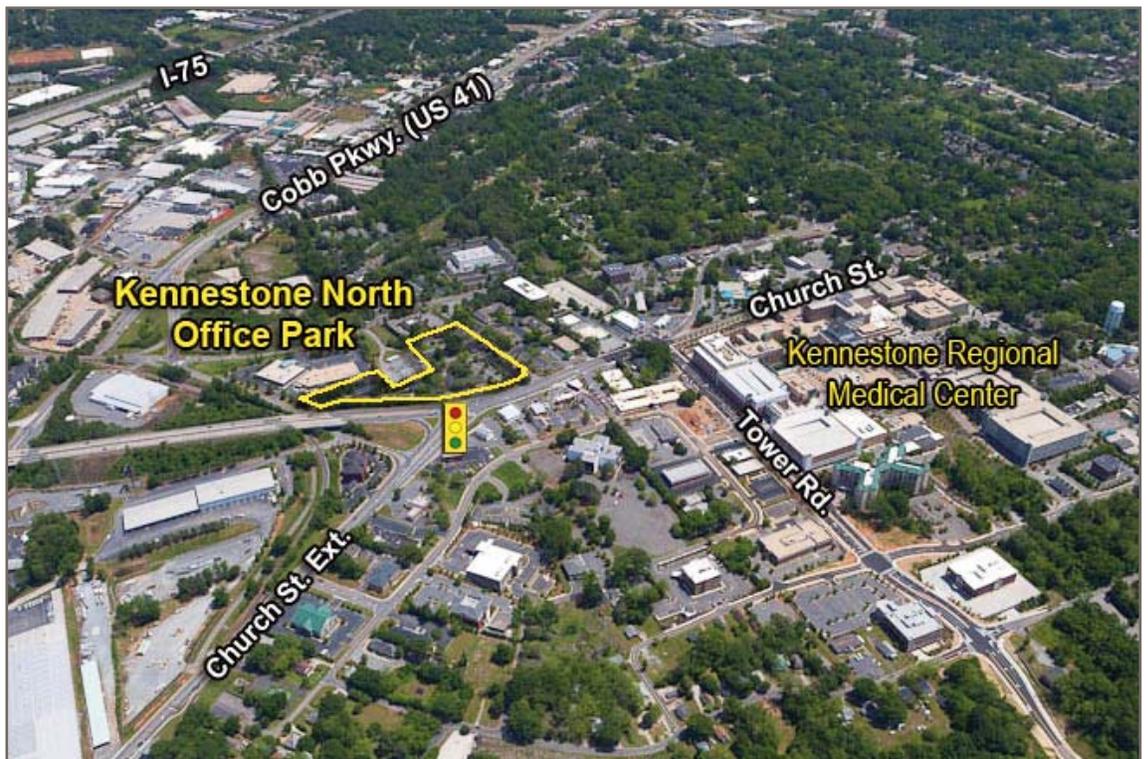


FOR SALE - 4± Ac. Redevelopment Opportunity

Kennestone Hospital Area - Kennestone North Office Park

840 Church Street
Marietta, GA 30060



For more information,
please contact:

Dan Buyers
770.596.2629
tdb@mcwrealty.com

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678.385.2727
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**McWhirter Realty
Partners, LLC**
300 Galleria Parkway
Suite 300
Atlanta, GA 30339
770.955.2000

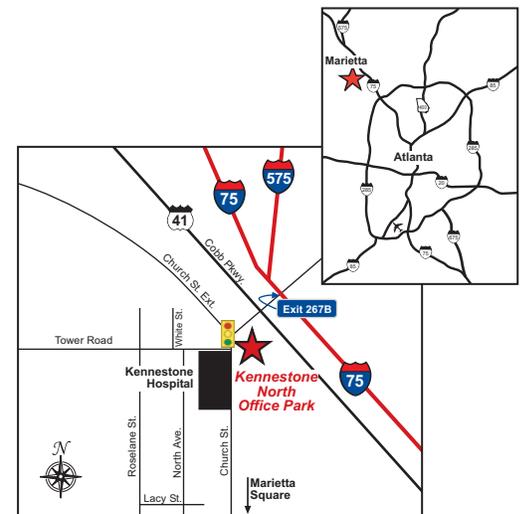
www.mcwrealty.com

FEATURES

- 4.045± acres at traffic light intersection, walking distance to Kennestone Hospital. Property benefits from access from 3 different roads.
- Property currently consists of 8 medical office buildings with a total 26,483 SF.
- 18,111 SF currently leased to 7 medical office tenants, providing a 2012 net income of \$238,826. All leases include termination options for redevelopment.
- Zoned CRC - Community Retail Commercial, City of Marietta
- 45,240 Vehicles Per Day (2011 GA DOT)
- Possible Uses Include Retail, Restaurant, Hotel, and Medical Office
- Convenient Access to Kennestone Regional Medical Center (560' south), I-75, Cobb Pkwy. (US 41), and the Marietta Square

• 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

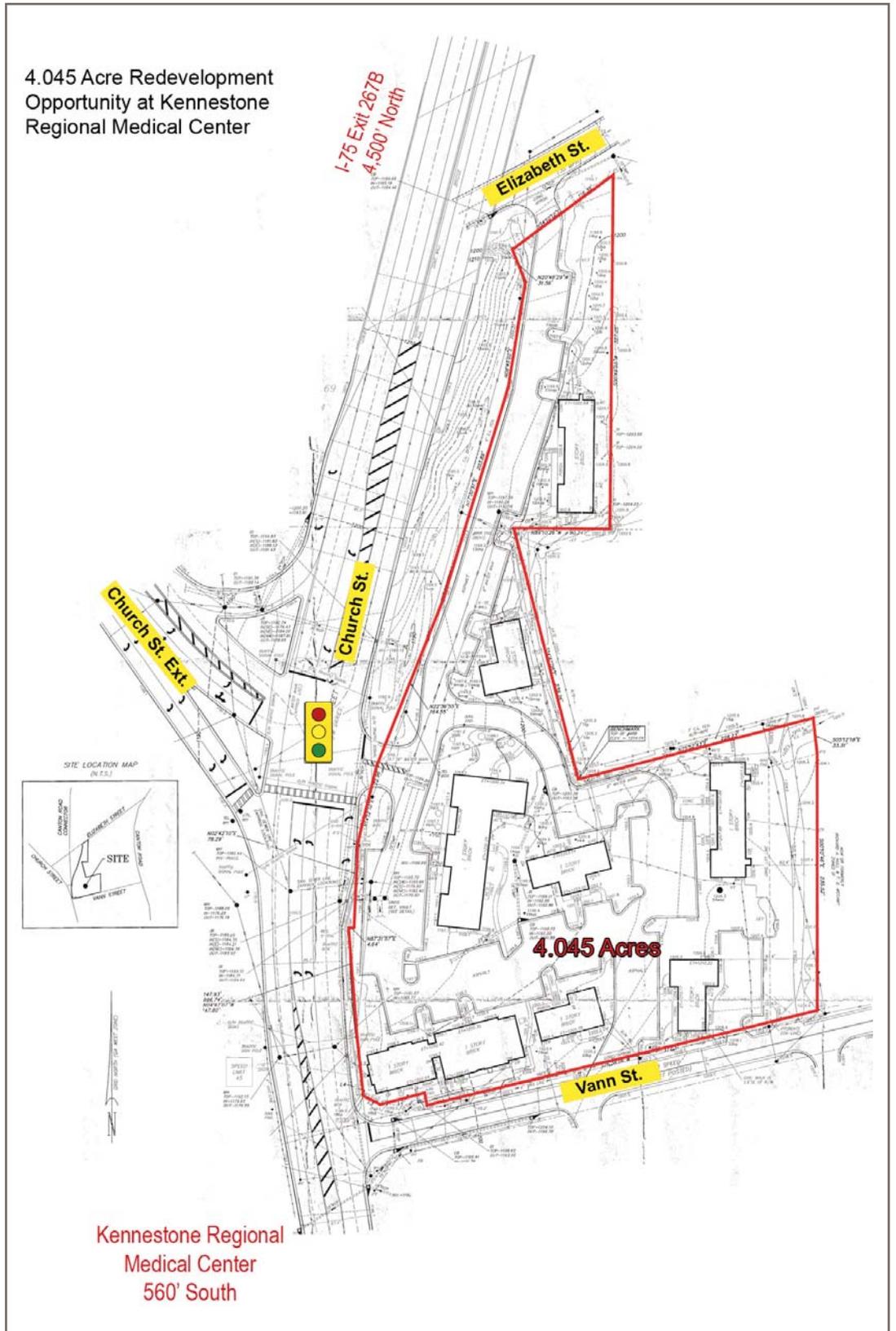


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840 Church Street
Marietta, GA 30060

4.045 Acre Redevelopment
Opportunity at Kennestone
Regional Medical Center



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