

# FOR SALE

## 15,000± SQUARE FOOT OFFICE BUILDING ON 2.2± ACRES

445 & 449 Manget Street  
Marietta, GA 30060



For more information,  
please contact:

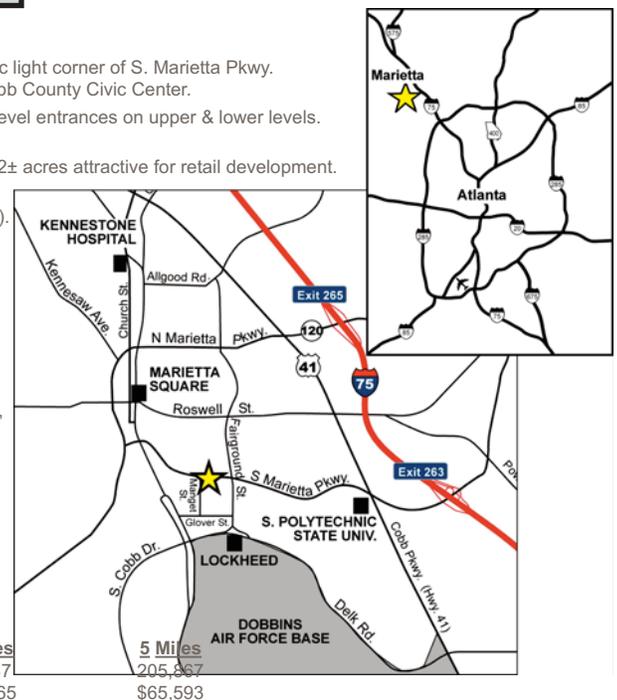
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Suite 300  
Atlanta, GA 30060  
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### FEATURES

- 15,000± sq. ft. office building on 2.2± acre parcel at traffic light corner of S. Marietta Pkwy. (S. 120 Loop) and Manget Street, adjacent to west of Cobb County Civic Center.
- Attractive two-story office building with parking & grade level entrances on upper & lower levels. (60 parking spaces).
- Retail visibility & accessibility at traffic light makes the 2.2± acres attractive for retail development.
- Combination of individual offices & large open areas with many windows / natural light (floor plans on reverse).
- Zoned Office Institutional (OI) & designated on Future Land Use Map as Community Activity Center (CAC).
- Traffic count on S. Marietta Pkwy. (Hwy. 120 Loop) is 22,830 cars per day. (2013 GA DOT)
- Great access to Cobb Pkwy. (US Hwy. 41), N. Marietta Pkwy. (N. 120 Loop / Exit 265 on I-75), S. Marietta Pkwy. (S. 120 Loop / Exit 263 on I-75), Delk Rd. (Exit 261 on I-75), The Marietta Square, Kennestone Hospital, Southern Polytechnic State University / Kennesaw State University Lockheed / Dobbins AFB & I-75.
- Located in City of Marietta Opportunity Zone (\$3,500 tax credit per new employee, the State of Georgia's highest Job Tax Credit).
- Priced at \$1,500,000 (\$100/SF) or \$682,000± per acre for redevelopment.
- Demographics



2015 Est. Population  
2015 Est. Average HHI

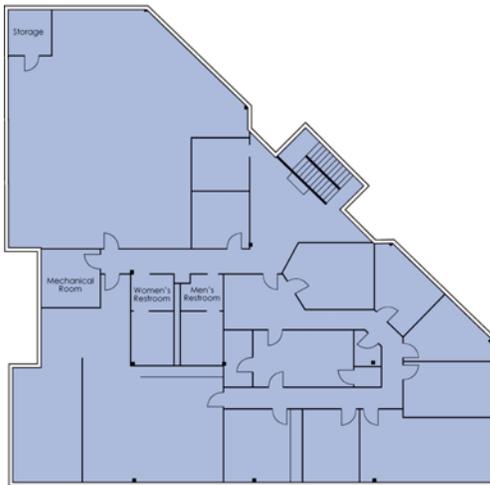
3 Miles  
70,647  
\$56,465

5 Miles  
205,867  
\$65,593

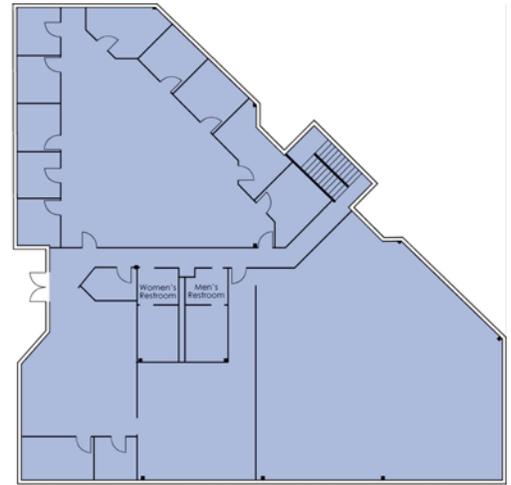
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Lower Floor Plan



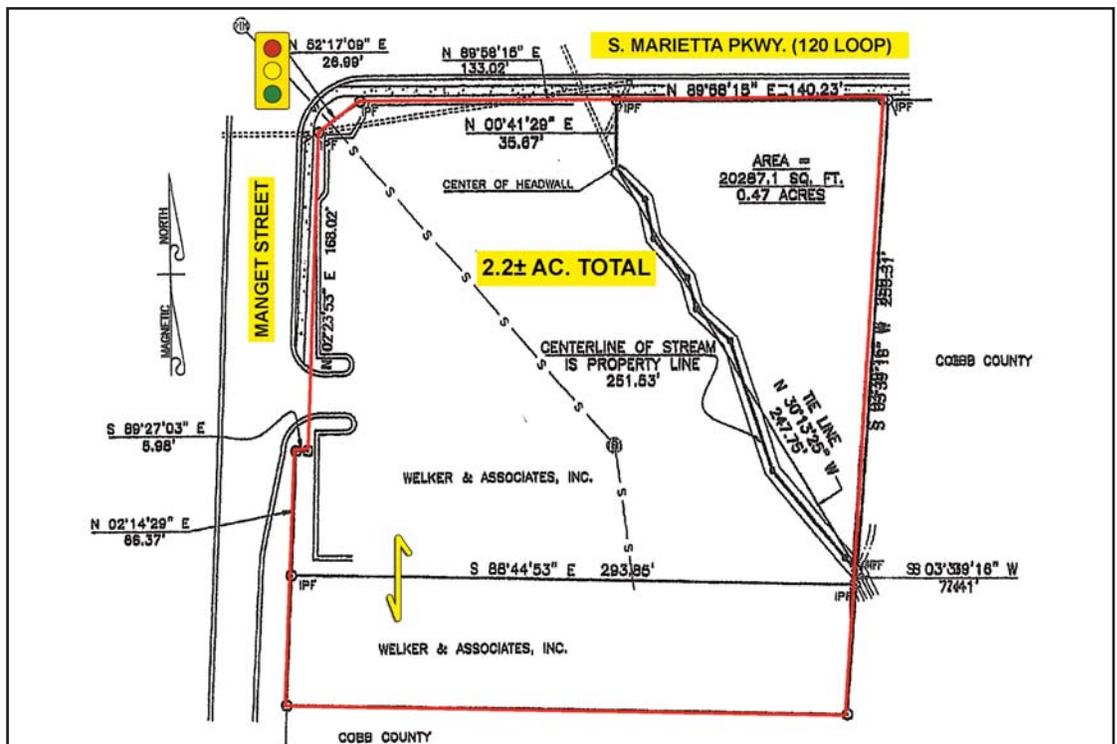
Upper Floor Plan

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