

**FIRST PRESBYTERIAN CHURCH PARKING
LOT**

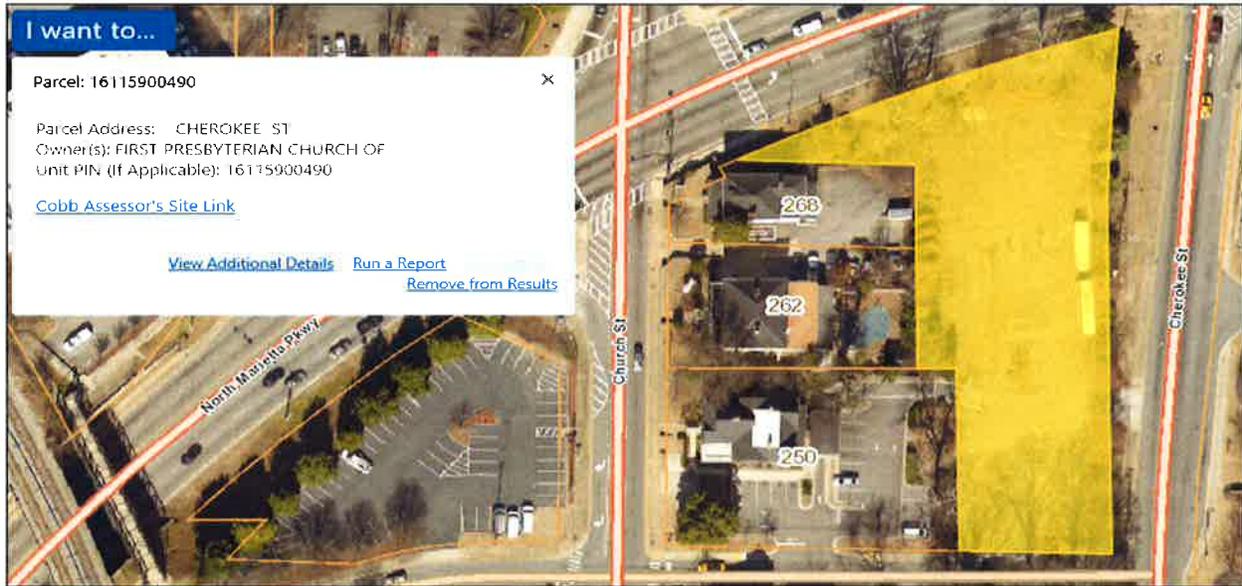
269 CHEROKEE STREET

(NEXT TO STATE BANK LOCATION)

Prepared By:
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Manning Properties



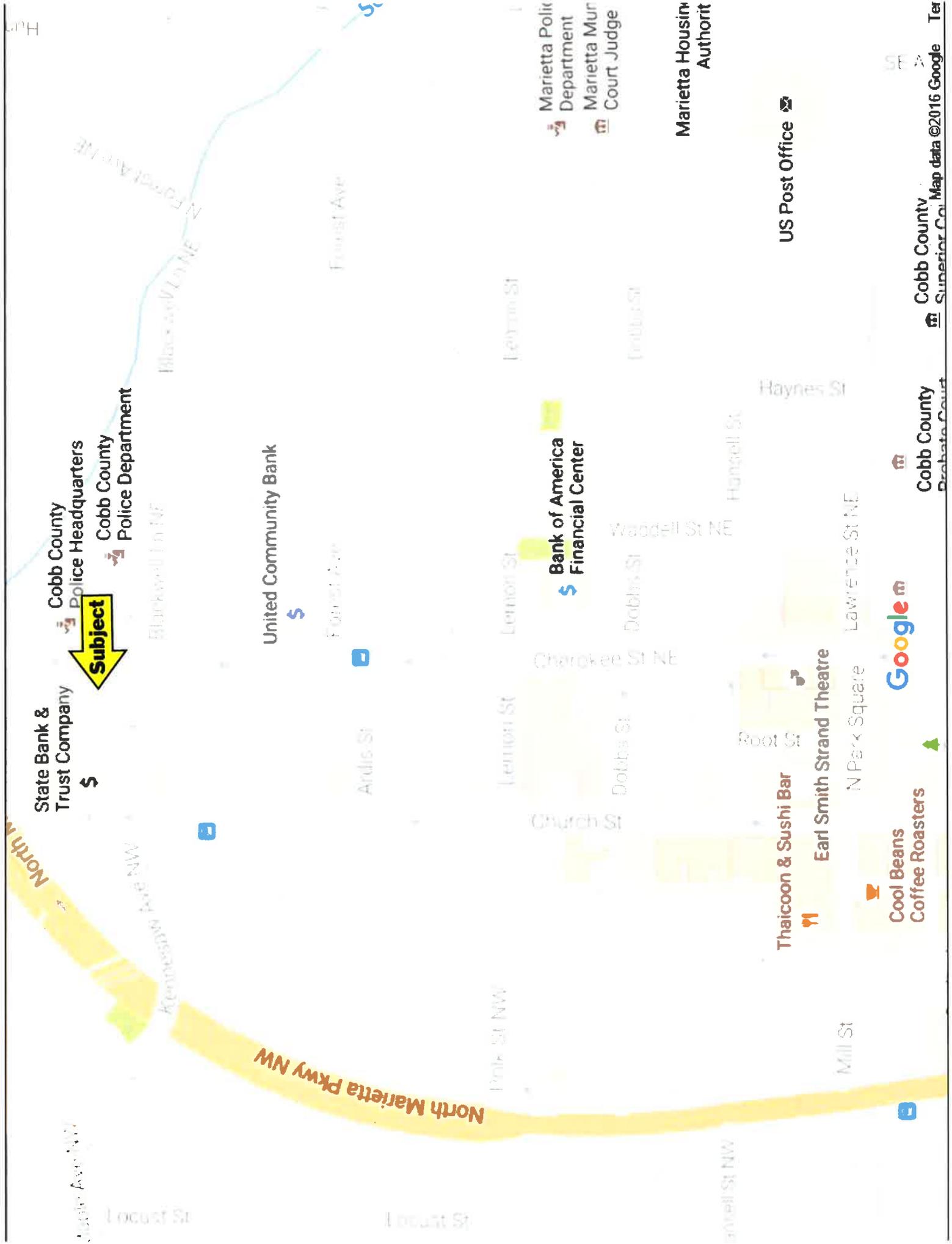
PREMISES TO BE SOLD:



PARID: 16115900490	NEIGHBORHOOD: 04039990	TAX YEAR: 2016
FIRST PRESBYTERIAN CHURCH OF		CHEROKEE ST
Parcel		
Class	Exempt - Churches	
Total Acres	1	
Total Land Sqft	43560	
Address	CHEROKEE ST	
Neighborhood	0403 - 9990 EXEMPT OR PUBLIC UTILITY PROPERTY	
Owner		
Owner	FIRST PRESBYTERIAN CHURCH OF & MARIETTA INC	
Legal		
Tax District	4 - MARIETTA	
Subdivision Number		

PREMISES NOTES:

The subject is a 1.00 acre commercially zoned triple frontage dual corner property. It has 257.25 ft. of frontage along the southwest right of way of North Marietta Parkway- no access, 373.03 ft. of frontage along the west right of way of Cherokee Street- 1 right-in/right-out access and 93.33 ft. of frontage along the north right of way of Kennesaw Avenue- 1 bi-directional drive. This is a fully developed property with asphalt paving, +/- 92 lined parking spaces, concrete curb and gutter and landscaping. It is a premier "gateway" property into the heart of the downtown Marietta area and one of the few properties of this size and location suitable for commercial development in this submarket.



Subject

State Bank & Trust Company

Cobb County Police Headquarters
Cobb County Police Department

United Community Bank

Bank of America Financial Center

Marietta Police Department
Marietta Municipal Court Judge
Marietta Housing Authority

US Post Office

Thaicoon & Sushi Bar

Earl Smith Strand Theatre

Cool Beans Coffee Roasters



