

FOR SALE OR LEASE

35,000± SF Building on 2.62± Acres

680 Powder Springs Street
Marietta, GA 30062



For more information,
please contact:

Dan Buyers

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**McWhirter Realty
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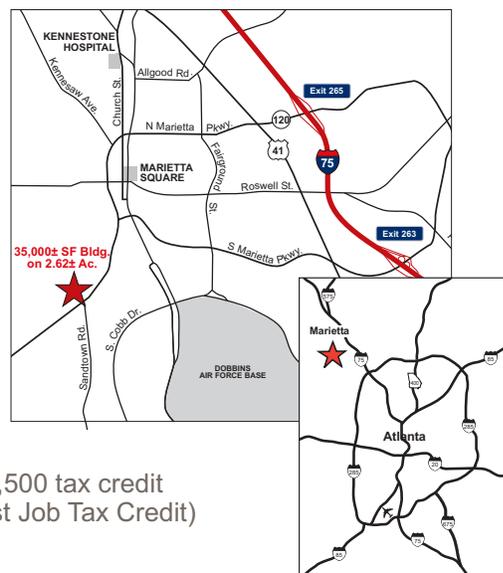
300 Galleria Parkway
Suite 300

Atlanta, GA 30339
770.955.2000

www.mcwrealty.com

FEATURES

- 35,000 SF former Big Lots building on 2.62 acres.
- Zoned CRC, Commercial - City of Marietta
- Excellent signage visible to 38,790 vehicles per day on Powder Springs Street (2012 GA DOT)
- Convenient access to I-75, Cobb Pkwy (US 41), Marietta Square, Kennestone Hospital, Kennesaw State University, Southern Polytechnic State University and Lockheed
- Ideal for retail business or an office, medical office or industrial use that benefits from retail exposure and high parking ratio.
- Located in City of Marietta Opportunity Zone (\$3,500 tax credit per new employee, the State of Georgia's highest Job Tax Credit)
- Lease Rate - \$3.25/sq.ft.
Sale Price - \$1,300,000 (\$37/sf)
- 3 Dock High Doors
- Demographics:



	<u>1 Mile</u>	<u>3 miles</u>	<u>5 miles</u>
2014 Est. Population	9,549	64,516	192,551
2014 Avg. Average HHI	\$46,289	\$54,154	\$61,450

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