

Property Summary Report

1427-1493 Roswell Rd - New London Square
 Marietta, GA 30062 - Town Center/Marietta Ret Submarket



BUILDING

Type:	Retail
Subtype:	Supermarket
Center Type:	Neighborhood Ce...
Tenancy:	Multiple
Year Built:	1972
GLA:	89,053 SF
Floors:	1
Typical Floor:	89,053 SF
Docks:	1 ext
Construction:	Masonry

LAND

Land Area:	10.01 AC
Zoning:	GC, Marietta
Parcel	16-1209-0-005-0

EXPENSES PER SF

Taxes:	\$0.14 (2017)
Opex:	\$1.14 (2014)

KEY TENANTS

Marietta Antique Mall	30,000 SF	Life Grocery Natrl Foods & Cf	17,811 SF
Cafe Life	8,905 SF	U.S. Air Force Recruiting	2,608 SF
Wigs by G	2,000 SF	Sharron Ragan Consulting	1,500 SF

AMENITIES

Bus Line, Pylon Sign, Signage

LEASING

Available Spaces: 1,092 - 10,000 SF Available in 5 Spaces

Availability: 19.5% Available; 19.5% Vacant

AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	1473	Retail	Relet	2,000	2,000	2,000	\$14.00/NNN	Vacant	3 - 5 Yrs
P 1st	1437	Retail	Relet	10,000	10,000	10,000	\$13.00/NNN	Vacant	3 - 5 Yrs
P 1st	1461	Retail	Relet	1,600	1,600	1,600	\$14.00/NNN	Vacant	3 - 5 Yrs
P 1st	1441	Retail	Relet	2,640	2,640	2,640	Withheld	Vacant	3 - 5 Yrs
P 1st	1467	Retail	Relet	1,092	1,092	1,092	Withheld	Vacant	3 - 5 Yrs

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SALE

Last Sale: Sold on Oct 30, 1998 for \$4,125,000 (\$46.32/SF)

TRAFFIC & FRONTAGE

Traffic Volume: 23,170 on Roswell Rd & Varner Rd (2016)
 8,600 on Powers Ferry Rd & Powers Ferry Manor (2017)
 Frontage: 600' on Roswell Rd (with 2 curb cuts)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: 555 free Surface Spaces are available; Ratio of 5.39/1,000 SF
 Airport: 35 minute drive to Hartsfield-Jackson Atlanta International Airport
 Walk Score ®: Somewhat Walkable (65)
 Transit Score ®: Minimal Transit (23)

PROPERTY CONTACTS

True Owner: **The Malon D Mimms Company, LLC**
 Property Manager: **The Malon D Mimms Company, LLC**

Recorded Owner: **The Malon D Mimms Company, LLC**

MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	19.5%	▼ 0.8%
Submarket 1-3 Star	5.5%	▼ -1.0%
Market Overall	5.3%	▼ -0.3%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	401,834	▲ 0.3%
Months On Market	14.9	▼ 5.7 mo

NNN Asking Rents Per SF	Current	YOY
Current Building	\$13.26	▼ 4.1%
Submarket 1-3 Star	\$18.43	▲ 4.3%
Market Overall	\$16.18	▲ 3.0%

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$32.6	▼ -57.7%
12 Mo. Price Per SF	\$222	▲ 38.1%