

# Lease Availability Report

**180 Cobb Pky S - Marietta Trade Center**  
 Marietta, GA 30060 - Kennesaw/NW Cobb Ret Submarket



## BUILDING

Type:	<b>Retail</b>
Subtype:	<b>Freestanding</b>
Center Type:	<b>Power Center</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1988; Renov 2005</b>
GLA:	<b>49,118 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>49,118 SF</b>
Docks:	<b>None</b>

## AVAILABILITY

Min Divisible:	<b>1,075 SF</b>
Max Contig:	<b>1,075 SF</b>
Total Available:	<b>1,075 SF</b>
Asking Rent:	<b>Withheld</b>

## EXPENSES PER SF

Taxes:	<b>\$1.28 (2018)</b>
Opex:	<b>\$9.63 (2011)</b>

## SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	90	Retail	Relet	1,075	1,075	1,075	Withheld	Vacant	Negotiable

*Colliers International - Natalie De Guardiola (404) 888-9000*

## LEASING COMPANY

Company:	Colliers International
Contacts:	Whitney Spangler (404) 574-1046, Natalie De Guardiola (404) 888-9000

## SALE

Last Sale:	Portfolio of 4 Retail Properties in Marietta, GA Sold on Aug 7, 2012 for \$32,850,000 (\$104.17/SF)
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## AMENITIES

Air Conditioning, Bus Line, Common-area parking only, Freeway Visibility, Out Parcel, Restaurant, Signage, Signalized Intersection

## KEY TENANTS

Dollar Tree	11,007 SF	RUE21	5,284 SF
Golden Beauty Supply	4,626 SF	Cato	4,501 SF
Payless Shoe Source	3,070 SF	It's Fashion!	3,030 SF

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## TRAFFIC & FRONTAGE

Traffic Volume:	30,470 on Cobb Pkwy S & Claymore Dr SE (2017)
	226,000 on I- 75 & Roswell Rd (2017)
Frontage:	574' on Cobb Pky
	550' on Lake Dr
	830' on Trade Center Pky

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## TRANSPORTATION

Parking:	2,034 Surface Spaces are available; Ratio of 6.67/1,000 SF
Airport:	34 minute drive to Hartsfield-Jackson Atlanta International Airport
Walk Score ®:	Very Walkable (70)
Transit Score ®:	Some Transit (40)

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## BUILDING NOTES

Marietta Trade Center is positioned in an excellent location along Cobb Parkway - major artery linking Atlanta and Northwest Atlanta. The shopping center is located at a signalized intersection. The center was redeveloped in the fall of 2005, adding a 200,000 sf Wal-Mart Supercenter.