

Lease Availability Report

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



BUILDING

Type:	Retail
Subtype:	Freestanding
Center Type:	Power Center
Tenancy:	Multiple
GLA:	42,222 SF
Floors:	1
Typical Floor:	42,222 SF
Docks:	None

AVAILABILITY

Min Divisible:	896 SF
Max Contig:	2,240 SF
Total Available:	7,085 SF
Asking Rent:	Withheld

EXPENSES PER SF

Taxes:	\$2.03 (2011)
Opex:	\$4.74 (2011)
Total Expenses:	\$6.78 (2011)

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	50	Retail	Relet	1,920	1,920	1,920	Withheld	Vacant	Negotiable
<i>Colliers International - Whitney Spangler (404) 574-1046</i>									
P 1st	90	Retail	Relet	2,240	2,240	2,240	Withheld	Vacant	Negotiable
<i>Colliers International - Whitney Spangler (404) 574-1046</i>									
P 1st	120	Retail	Relet	896	896	896	Withheld	Negotiable	Negotiable
<i>Colliers International - Whitney Spangler (404) 574-1046</i>									
P 1st	70	Retail	Relet	2,029	2,029	2,029	Withheld	Negotiable	Negotiable
<i>Colliers International - Whitney Spangler (404) 574-1046</i>									

LEASING COMPANY

Company:	Colliers International
Contacts:	Whitney Spangler (404) 574-1046

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

Bus Line, Signage

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KEY TENANTS

Atlantic Buffet	9,600 SF	Rent A Center	4,500 SF
Coast Dental Services, LLC	3,240 SF	T-Mobile	3,000 SF
Zenith Party Sales Tupperware Studio	2,388 SF	Caduceus USA	2,295 SF

TRAFFIC & FRONTAGE

Traffic Volume: 30,470 on Cobb Pkwy S & Claymore Dr SE (2017)

226,000 on I- 75 & Roswell Rd (2017)

Frontage: 732' on Cobb Pky (with 1 curb cut)

Made with TrafficMetrix® Products

TRANSPORTATION

Parking: 300 free Surface Spaces are available; Ratio of 6.94/1,000 SF

Airport: 33 minute drive to Hartsfield-Jackson Atlanta International Airport

Walk Score ®: Car-Dependent (49)

Transit Score ®: Some Transit (40)