

Lease Availability 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

AVAILABILITY

Min Divisible:	1,202 SF
Max Contig:	10,000 SF
Total Available:	18,409 SF
Asking Rent:	\$16.00 - \$25.00/NNN

EXPENSES PER SF

Taxes:	\$0.21 (2018)
Opex:	\$1.14 (2014)

SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	1437	Retail	Relet	10,000	10,000	10,000	\$17.00 - 25.00/NNN	Vacant	1 - 10 Yrs
<i>WePartner Management - Jessica Galeese, Asa Brown (678) 878-3885</i>									
P 1st	1461	Retail	Relet	1,600	1,600	1,600	\$17.00 - 25.00/NNN	Vacant	1 - 10 Yrs
<i>WePartner Management - Jessica Galeese, Asa Brown (678) 878-3885</i>									
P 1st	1473	Retail	Relet	2,000	2,000	2,000	\$17.00 - 25.00/NNN	Vacant	1 - 10 Yrs
<i>WePartner Management - Jessica Galeese, Asa Brown (678) 878-3885</i>									
P 1st	1443-45	Retail	Relet	2,405	2,405	2,405	\$17.00 - 25.00/NNN	30 Days	1 - 5 Yrs
<i>WePartner Management - Jessica Galeese, Asa Brown (678) 878-3885</i>									
P 1st	1443	Office	Relet	1,202	2,404	2,404	\$16.00 - 19.00/NNN	60 Days	3 - 5 Yrs
<i>WePartner Management - Jessica Galeese, Asa Brown (678) 878-3885</i>									
P 1st	1444	Office	Relet	1,202	2,404	2,404	\$16.00 - 19.00/NNN	60 Days	3 - 5 Yrs
<i>WePartner Management - Jessica Galeese, Asa Brown (678) 878-3885</i>									

LEASING COMPANY

Company:	WePartner Management
Contacts:	Jessica Galeese, Asa Brown (678) 878-3885

SALE

Last Sale:	Sold on Nov 7, 2018 for \$7,250,000 (\$81.41/SF) at 8.51% Cap
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AMENITIES

Bus Line, Pylon Sign, Signage

KEY TENANTS

• Marietta Antique Mall	30,000 SF	Life Grocery	10,065 SF
Harold's Chicken & Ice Bar	6,000 SF	Cafe Life	5,026 SF
U.S. Air Force Recruiting	2,608 SF	Wigs by G	2,000 SF

• Anchor

TRAFFIC & FRONTAGE

Traffic Volume: 23,170 on Roswell Rd & Varner Rd (2017)
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)