

Lease Availability Report

1355 Roswell Rd - East Cobb Station
 Marietta, GA 30062 - Town Center/Marietta Ret Submarket



BUILDING

Type:	Retail
Center Type:	Community Center
Tenancy:	Multiple
Year Built:	1958; Renov 1989
GLA:	310,894 SF
Floors:	1
Typical Floor:	310,894 SF
Docks:	10 ext

AVAILABILITY

Min Divisible:	500 SF
Max Contig:	32,975 SF
Total Available:	100,409 SF
Asking Rent:	Withheld

EXPENSES PER SF

Taxes:	\$0.05 (2018)
Opex:	\$0.94 (2012)

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	1355-15	Retail	Relet	1,963	1,963	1,963	Withheld	Vacant	Negotiable
<i>Stream Realty Partners, LP - Charlie Banks (404) 962-8627, Jack Arnold (404) 962-8602</i> Former Restaurant									
P 1st	1355-12	Retail	Relet	1,500	1,500	1,500	Withheld	Vacant	Negotiable
<i>Stream Realty Partners, LP - Charlie Banks (404) 962-8627, Jack Arnold (404) 962-8602</i>									
P 1st	1355-10	Retail	Relet	1,500	1,500	1,500	Withheld	Vacant	Negotiable
<i>Stream Realty Partners, LP - Charlie Banks (404) 962-8627, Jack Arnold (404) 962-8602</i>									
P 1st	300	Retail	Relet	32,100	32,100	32,100	Withheld	90 Days	Negotiable
<i>Stream Realty Partners, LP - Charlie Banks (404) 962-8627, Jack Arnold (404) 962-8602</i> Former Restaurant									
P 1st	1355-16	Retail	Relet	966	966	966	Withheld	Vacant	Negotiable
<i>Stream Realty Partners, LP - Charlie Banks (404) 962-8627, Jack Arnold (404) 962-8602</i>									
P 1st	240	Retail	Relet	17,940	17,940	17,940	Withheld	30 Days	Negotiable
<i>Stream Realty Partners, LP - Charlie Banks (404) 962-8627, Jack Arnold (404) 962-8602</i>									
P 1st	1355-15	Retail	Relet	975	975	975	Withheld	Vacant	Negotiable
<i>Stream Realty Partners, LP - Charlie Banks (404) 962-8627, Jack Arnold (404) 962-8602</i>									
P 1st	900	Retail	Relet	9,990	9,990	9,990	Withheld	Vacant	5 - 10 Yrs
<i>Stream Realty Partners, LP - Charlie Banks (404) 962-8627, Jack Arnold (404) 962-8602</i>									
P 1st	690	Retail	Relet	32,975	32,975	32,975	Withheld	Vacant	Negotiable
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	800	Retail	Relet	500	500	500	Withheld	Vacant	Negotiable

Stream Realty Partners, LP - Charlie Banks (404) 962-8627, Jack Arnold (404) 962-8602

LEASING COMPANY

Company:	Stream Realty Partners, LP
Contacts:	Charlie Banks (404) 962-8627, Jack Arnold (404) 962-8602

SALE

Last Sale:	Portfolio of 17 Properties Sold on Oct 16, 2015 for \$81,000,000 (\$38.83/SF)
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AMENITIES

Bus Line, Signage

KEY TENANTS

Goodwill	35,000 SF	Appliance Smart	32,975 SF
Cooling & Winter	17,940 SF	Planet Fitness	12,000 SF
PPG Paints	6,000 SF	TONI&GUY Hairdressing Academy	2,000 SF

TRAFFIC & FRONTAGE

Traffic Volume:	23,170 on Roswell Rd & Varner Rd (2017)
	294,000 on I- 75 & Gresham Rd (2017)
Frontage:	1,528' on Roswell Rd
	355' on Woolco Dr.

Made with TrafficMetrix® Products

TRANSPORTATION

Parking:	1,475 Surface Spaces are available; Ratio of 4.85/1,000 SF
Airport:	34 minute drive to Hartsfield-Jackson Atlanta International Airport
Walk Score ®:	Somewhat Walkable (60)
Transit Score ®:	Some Transit (25)