

Lease Availability Report

809-817 Roswell St - Roswell Street Center
 Marietta, GA 30060 - Kennesaw/NW Cobb Ret Submarket



BUILDING

Type:	Retail
Subtype:	Storefront
Center Type:	Neighborhood Ce...
Tenancy:	Multiple
GLA:	17,903 SF
Floors:	1
Typical Floor:	17,903 SF
Docks:	None

AVAILABILITY

Min Divisible:	3,250 SF
Max Contig:	4,658 SF
Total Available:	7,908 SF
Asking Rent:	\$12.00/+UTIL

EXPENSES PER SF

Taxes:	\$0.03 (2018)
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SPACES

Floor	Suite	Use	Type	SF Avail	Flr Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	817	Retail	Relet	3,250	3,250	3,250	\$12.00/+UTIL	Vacant	2 Yrs
<i>Armando Delgado - Armando Delgado (404) 237-5402</i>									
P 1st		Retail	Relet	4,658	4,658	4,658	\$12.00/+UTIL	Apr 2019	2 Yrs
<i>Armando Delgado - Armando Delgado (404) 237-5402</i>									

LEASING COMPANY

Company:	Armando Delgado
Contacts:	Armando Delgado (404) 237-5402

SALE

Last Sale:	Portfolio of 2 Retail Properties in Marietta, GA Sold on Jan 4, 2018 for \$1,717,905 (\$50.09/SF)
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AMENITIES

Bus Line, Pylon Sign, Signage

KEY TENANTS

Mexican Supermarket	8,000 SF	Roswell Street Baptist Church	7,625 SF
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TRAFFIC & FRONTAGE

Traffic Volume:	17,850 on Roswell Rd & Covington Ave NE (2017)
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TRAFFIC & FRONTAGE

27,964 on Cobb Pkwy & Richard St (2011)

Frontage: 347' on Roswell St (with 2 curb cuts)

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TRANSPORTATION

Parking: 50 free Surface Spaces are available; Ratio of 3.00/1,000 SF

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

Walk Score ®: Somewhat Walkable (67)

Transit Score ®: Some Transit (38)

BUILDING NOTES

Near Hwy 41.