

# Lease Availability Report

**690-806 Sandtown Rd SW - Westside Shopping Center**  
 Marietta, GA 30008 - Powder Spring/Austell Ret Submarket



## BUILDING

Type:	<b>Retail</b>
Subtype:	<b>Freestanding</b>
Center Type:	<b>Neighborhood Ce...</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1981</b>
GLA:	<b>68,488 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>68,488 SF</b>
Docks:	<b>None</b>

## AVAILABILITY

Min Divisible:	<b>3,008 SF</b>
Max Contig:	<b>8,500 SF</b>
Total Available:	<b>15,208 SF</b>
Asking Rent:	<b>\$12.00/NNN</b>

## EXPENSES PER SF

Taxes:	<b>\$0.21 (2010)</b>
Opex:	<b>\$1.50 (2010)</b>
Total Expenses:	<b>\$1.71 (2010)</b>

## SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	800	Retail	Relet	3,008	3,008	3,008	\$12.00/NNN	Negotiable	3 - 5 Yrs
<i>TBRE Real Estate Services - Sung (Scott) Kim (678) 417-1434</i>									
P 1st	720	Retail	Relet	8,500	8,500	8,500	\$12.00/NNN	Vacant	3 - 5 Yrs
<i>TBRE Real Estate Services - Sung (Scott) Kim (678) 417-1434</i>									
P 1st	806	Retail	Relet	3,700	3,700	3,700	\$12.00/NNN	Vacant	3 - 5 Yrs
<i>TBRE Real Estate Services - Sung (Scott) Kim (678) 417-1434</i>									

## LEASING COMPANY

Company:	TBRE Real Estate Services
Contacts:	Sung (Scott) Kim (678) 417-1434

## SALE

Last Sale:	Sold on May 29, 2007 for \$5,650,000 (\$82.50/SF)
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## AMENITIES

Bus Line, Pylon Sign, Signage

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### KEY TENANTS

● Family Dollar Store	8,500 SF	Carniceria 3 Hermanos	2,000 SF
Beta Discount Pharmacy	500 SF	El Valero Mixican Restaurant	500 SF
Millenio Musical	500 SF	Mirancho Mexican Restaurant	500 SF

● Anchor

### TRAFFIC & FRONTAGE

Traffic Volume: 13,068 on Sandtown Rd SW & Beech Rd SE (2017)

33,985 on Powder Springs St N & Hickory Dr (2011)

Frontage: 346' on Powder Springs St

894' on Sandtown Rd

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### TRANSPORTATION

Parking: 335 free Surface Spaces are available; Ratio of 4.89/1,000 SF

Airport: 37 minute drive to Hartsfield-Jackson Atlanta International Airport

Walk Score ®: Somewhat Walkable (63)

Transit Score ®: Some Transit (29)