

# Lease Availability Report

**999 Whitlock Ave SW - Clocktower Village**  
 Marietta, GA 30064 - Kennesaw/NW Cobb Ret Submarket



## BUILDING

Type:	<b>Retail</b>
Center Type:	<b>Strip Center</b>
Tenancy:	<b>Multiple</b>
Year Built:	<b>1987</b>
GLA:	<b>30,158 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>30,158 SF</b>

## AVAILABILITY

Min Divisible:	<b>1,100 SF</b>
Max Contig:	<b>2,300 SF</b>
Total Available:	<b>7,250 SF</b>
Asking Rent:	<b>\$12.00/NNN</b>

## EXPENSES PER SF

Taxes:	<b>\$0.29 (2018)</b>
Opex:	<b>\$1.58 (2011)</b>

## SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	2	Retail	Relet	1,100 - 1,300	1,300	1,300	\$12.00/NNN	Vacant	3 - 5 Yrs
<i>Lee &amp; Associates Commercial Real Estate Services - Doug Brown (404) 442-2853, Larry Boyd (404) 442-2871</i>									
Water and Trash included in the CAM. Clocktower Village is located on Whitlock Ave in the densely populated downtown Marietta area. The site offers an easily accessible entrance with plenty of parking for customers. Just one mile West of Marietta Square.									
P 1st	15	Retail	Relet	2,300	2,300	2,300	\$12.00/NNN	Vacant	3 - 5 Yrs
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P 1st	7	Retail	Relet	1,942	1,942	1,942	\$12.00/NNN	Vacant	3 Yrs
<i>Lee &amp; Associates Commercial Real Estate Services - Doug Brown (404) 442-2853, Larry Boyd (404) 442-2871</i>									
Built out office									
P 1st	12	Retail	Relet	1,708	1,708	1,708	\$12.00/NNN	Vacant	3 Yrs
<i>Lee &amp; Associates Commercial Real Estate Services - Doug Brown (404) 442-2853, Larry Boyd (404) 442-2871</i>									

## LEASING COMPANY

Company:	Lee & Associates Commercial Real Estate Services
Contacts:	Doug Brown (404) 442-2853, Larry Boyd (404) 442-2871

## SALE

Last Sale:	Sold on Oct 11, 2018 for \$2,040,000 (\$67.64/SF) at 8.00% Cap
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## KEY TENANTS

Air Force Recruitment Office	2,406 SF	Center For Health & Healing	1,828 SF
Marietta Doggy Daycare	1,250 SF	Marietta Monograms & Embroidery	1,250 SF
Optimal Hearing	1,200 SF	Studio Bungee	1,200 SF

## TRAFFIC & FRONTAGE

Traffic Volume:	26,970 on Whitlock Ave NW & Mountain View Rd NW (2017)
	11,680 on Polk St NW & Hanson Way NW (2017)
Frontage:	190' on Whitlock Ave
	188' on Old Dallas Rd

Made with TrafficMetrix® Products

## TRANSPORTATION

Parking:	130 free Surface Spaces are available; Ratio of 4.64/1,000 SF
Airport:	40 minute drive to Hartsfield-Jackson Atlanta International Airport
Walk Score ®:	Somewhat Walkable (69)
Transit Score ®:	Minimal Transit (0)

## BUILDING NOTES

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