

Lease Availability Report

280 Cobb Pky S - Marietta Trade Center
 Marietta, GA 30060 - Kennesaw/NW Cobb Ret Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Center Type:	Power Center
Tenancy:	Multiple
GLA:	17,500 SF
Floors:	1
Typical Floor:	17,500 SF
Docks:	None

AVAILABILITY

Min Divisible:	10,000 SF
Max Contig:	10,000 SF
Total Available:	10,000 SF
Asking Rent:	Withheld

EXPENSES PER SF

Taxes:	\$1.88 (2011)
Opex:	\$4.39 (2011)
Total Expenses:	\$6.27 (2011)

SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	50	Retail	Relet	10,000	10,000	10,000	Withheld	Negotiable	Negotiable

Colliers International - Whitney Spangler (404) 574-1046

LEASING COMPANY

Company:	Colliers International
Contacts:	Whitney Spangler (404) 574-1046

SALE

Last Sale:	Portfolio of 4 Retail Properties in Marietta, GA Sold on Aug 7, 2012 for \$32,850,000 (\$104.17/SF)
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AMENITIES

Bus Line, Pylon Sign, Signage

KEY TENANTS

1000 Degrees Pizza	2,500 SF	Moe's Southwest Grill	2,500 SF
Caduceus Occupational Medicine	2,295 SF	H&R Block	2,140 SF
Cell Phone Stores	954 SF	AP Smoothies	930 SF

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TRAFFIC & FRONTAGE

Traffic Volume: 30,470 on Cobb Pkwy S & Claymore Dr SE (2017)

226,000 on I- 75 & Roswell Rd (2017)

Frontage: 491' on Cobb Pky

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TRANSPORTATION

Parking: 80 free Surface Spaces are available; Ratio of 4.68/1,000 SF

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

Walk Score ®: Somewhat Walkable (60)

Transit Score ®: Some Transit (39)