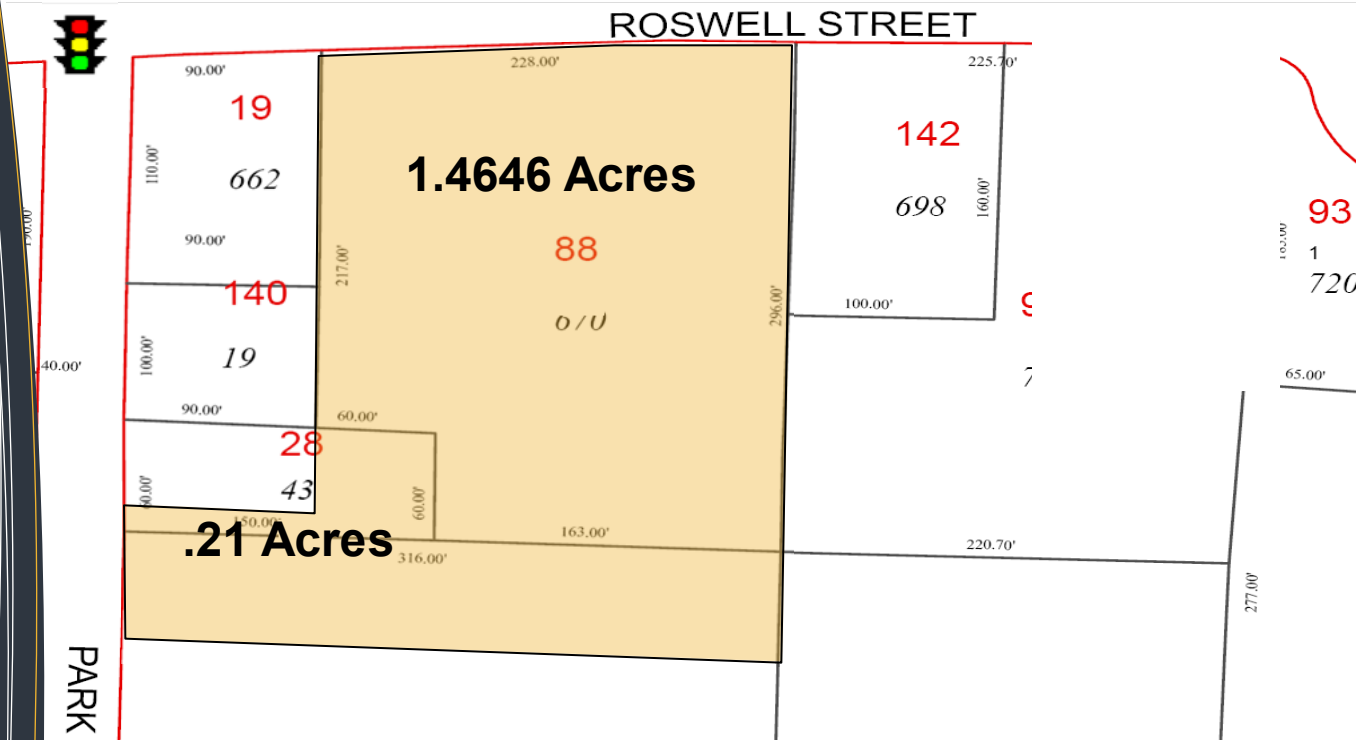


SITE PLAN



Land Available

- Two parcels of commercial land with 5 buildings for sale at the traffic light controlled intersection of Roswell Street SE / Park Street SE.. The buildings could be kept and leases renewed by existing tenants (all tenants are currently on month to month leases) or the buildings could be removed to build a new facility on the combined acreage of 1.6746 Acres.
- The City of Marietta has spent \$40 Million Dollars widening Roswell Street and beautifying this road over the last 15 years with final work just being completed. Improvements include a series of pocket park (one of those is now at the pin corner of this Property) new street lighting, benches, street trees and landscaping, landscaped street medians, brick pavers sidewalks and trash receptacles. Power lines have been moved to underground. All this work was done to enhance the appearance and entice the redevelopment of the properties along Roswell Street. Many properties have already been redeveloped!
- Both parcels are zoned Community Retail Commercial (CRC) allowing for almost all kinds of retail, restaurant, office-institutional and or service related retail uses.
- Traffic Count on Roswell Street (Hwy. 120) is 17,900 cars per day (2014 GA Dot).
- Located in City of Marietta Opportunity Zone (\$3,500 tax credit per new employee, the State of Georgia's highest Job Tax Credit).
- Great access to downtown Marietta Square business and government offices ,Cobb Parkway (US Hwy. 41), N. Marietta Parkway (N.120 Loop/ Exit 265 on I-75), S Marietta Parkway (S. 120 Loop / Exit 263 on I-75), Kennestone Hospital, Kennesaw State University Marietta Campus, Lockheed / Dobbins Air Force Base.

DEMOGRAPHICS:	1-Mile	3-Miles	5-Miles
2018 Est. Population	7,272	70,337	209,898
2018 Avg HH Income	\$68,114	\$75,088	\$85,776
2018 Est. Households	2,690	28,198	83,755
2018 Est. # of Employees	16,311	73,640	136,123

For More Information, Contact:

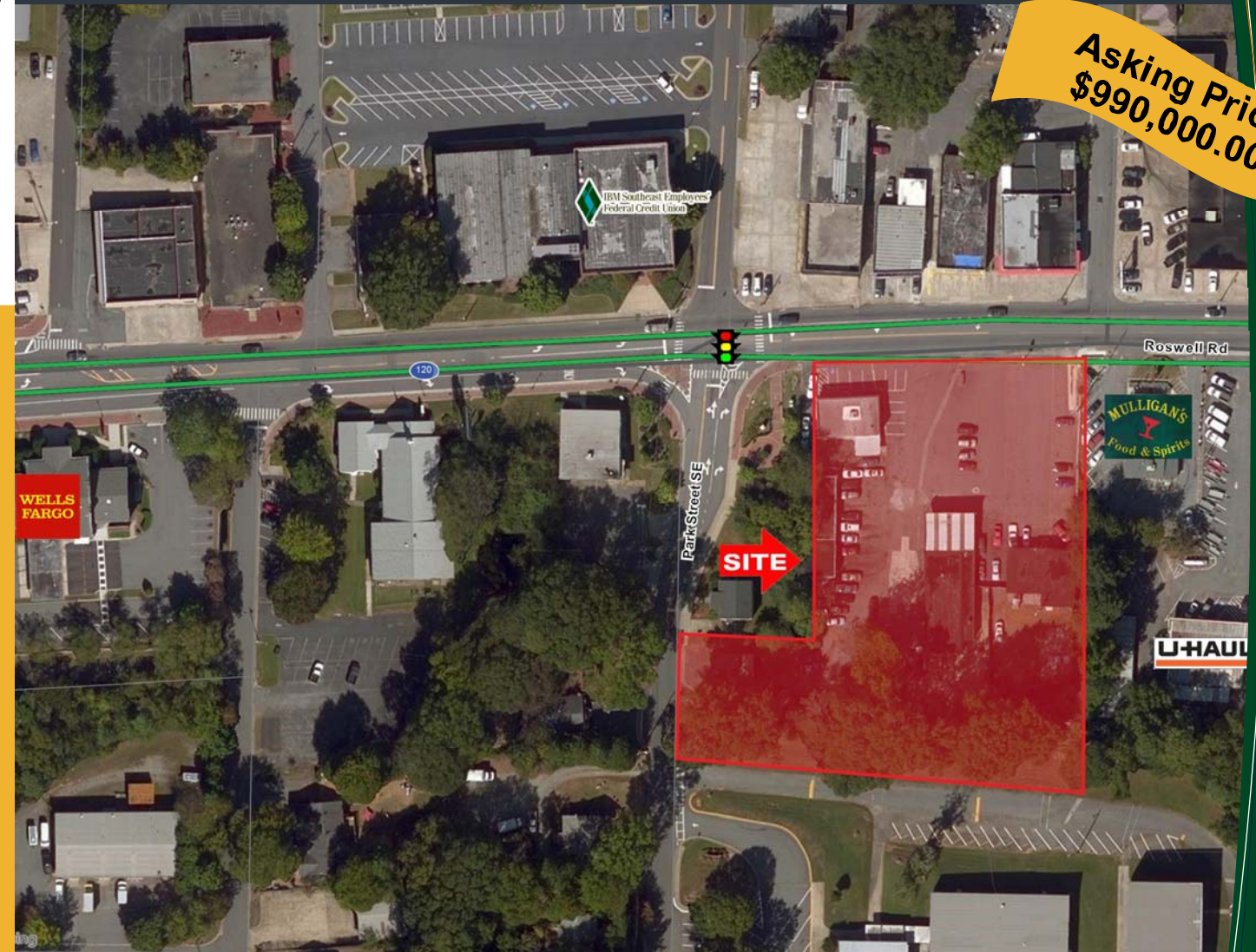
Henry Neal
 (770) 955-0404
 hneal@trilogypgroup.net



LAND AVAILABLE

670 Roswell Street Marietta, Cobb County, GA

Asking Price
\$990,000.00



1.6746 ACRES AVAILABLE

6400 Powers Ferry Road, Suite 100, Atlanta, Georgia 30339
 (770)955-0404 Office (770) 955-6598 Fax
 www.trilogypgroup.net

The information contained herein has been received from sources deemed reliable; however, no warranty, express or implied, is made regarding the accuracy of the information. No liability is assumed by The Trilogy Group, LLC or its agents for any errors or omissions.

HEMINGWAY'S
Angels Burritos on the Square
The Marietta Local
Shillings
THE BUTCHER THE BAKER
JOHNNIE MACCRACKEN'S
W/R S/H
The Vineyard

Cobb County Government Buildings
Marietta Square/
Grover Park

Meeting Park
John Weiland Development
59 Townhomes
48 Homes

SITE →

Roswell Rd

Marietta

FAMILY DOLLAR
FOOD DEPOT
CITITRENDS GRAINGER
SUBWAY

NORTHERN TOOL + EQUIPMENT

Value Village

Office DEPOT

Advance Auto Parts

KFC

Checkers

Sonny's BAR-B-Q

Chick-fil-A

SAM'S CLUB

CATO
rue21

DOLLAR TREE

Walmart
Save money. Live better.

QT
QuikTrip

BURGER KING

DUNKIN' DONUTS
Baskin Robbins

Race Trac

Six Flags
WHITE WATER
ATLANTA

28,510

Cobb Pkwy

41

120

120

120

8,960

8,320

10,400

12,300

15,000

17,900

18,300

26,170

22,830

16,200

360

360

360

S Marietta Pky

Atlanta St SE

Powder Springs St N

bing