

**PROPERTY
AVAILABLE**

● 2435 Delk Rd SE ● Marietta, GA 30067



2435 Delk Rd SE

PROPERTY OVERVIEW

Free-standing restaurant for lease or potential redevelopment opportunity of an outparcel, right off I-75 North, in a well-traveled corridor. This area has good residential and business generators.

| DEMOGRAPHICS | 1 MILE | 3 MILE | 5 MILE |
|-----------------------|---------------|---------------|---------------|
| Households | 8,334 | 41,077 | 98,758 |
| Population: | 18,517 | 89,190 | 226,427 |
| Avg HH Income: | \$65,579 | \$90,224 | \$112,050 |

*Confidential - do not alert the employees

PROPERTY HIGHLIGHTS

- 1.18 acre parcel
- 4,977 sf 2nd generation restaurant building
- Well situated, at the first signalized intersection, off I-75.
- Large pylon sign visible from I-75 interchange.
- Traffic Count: 34,400 VPD
- Good daytime population
- Approximately 2 miles from The Battery and Truist Park

AVAILABLE SPACE

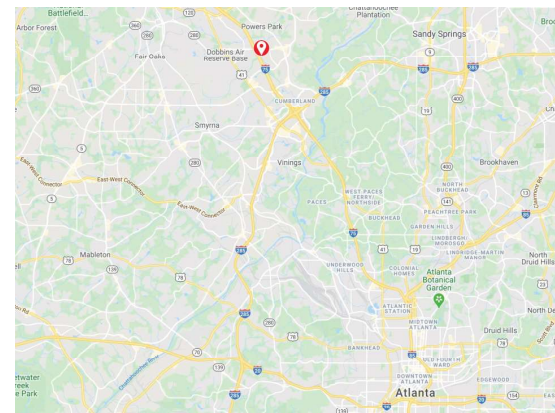
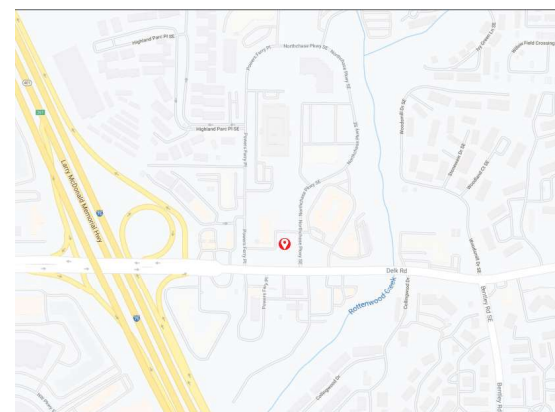
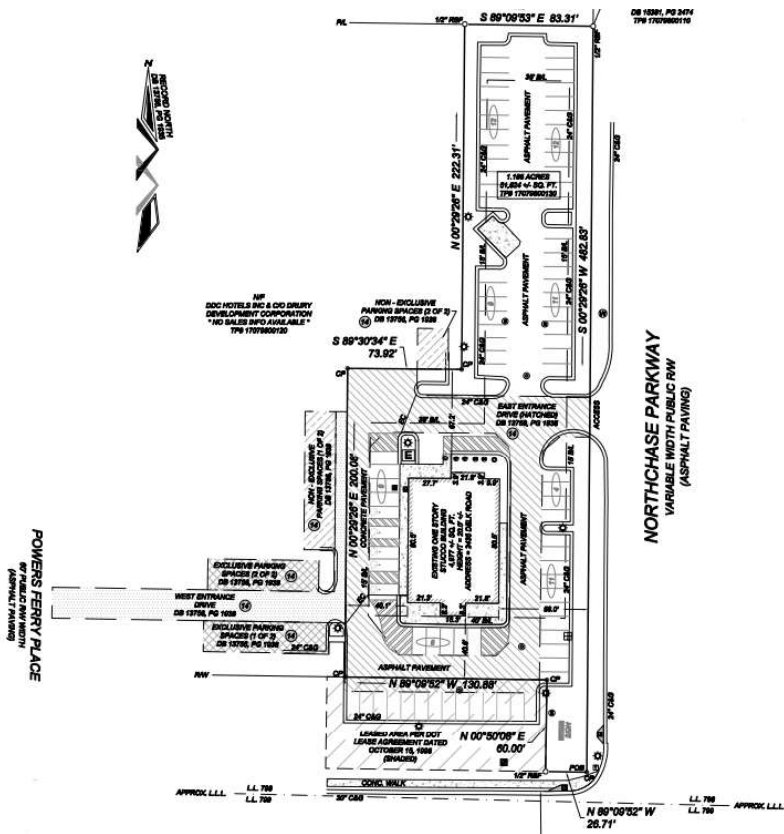
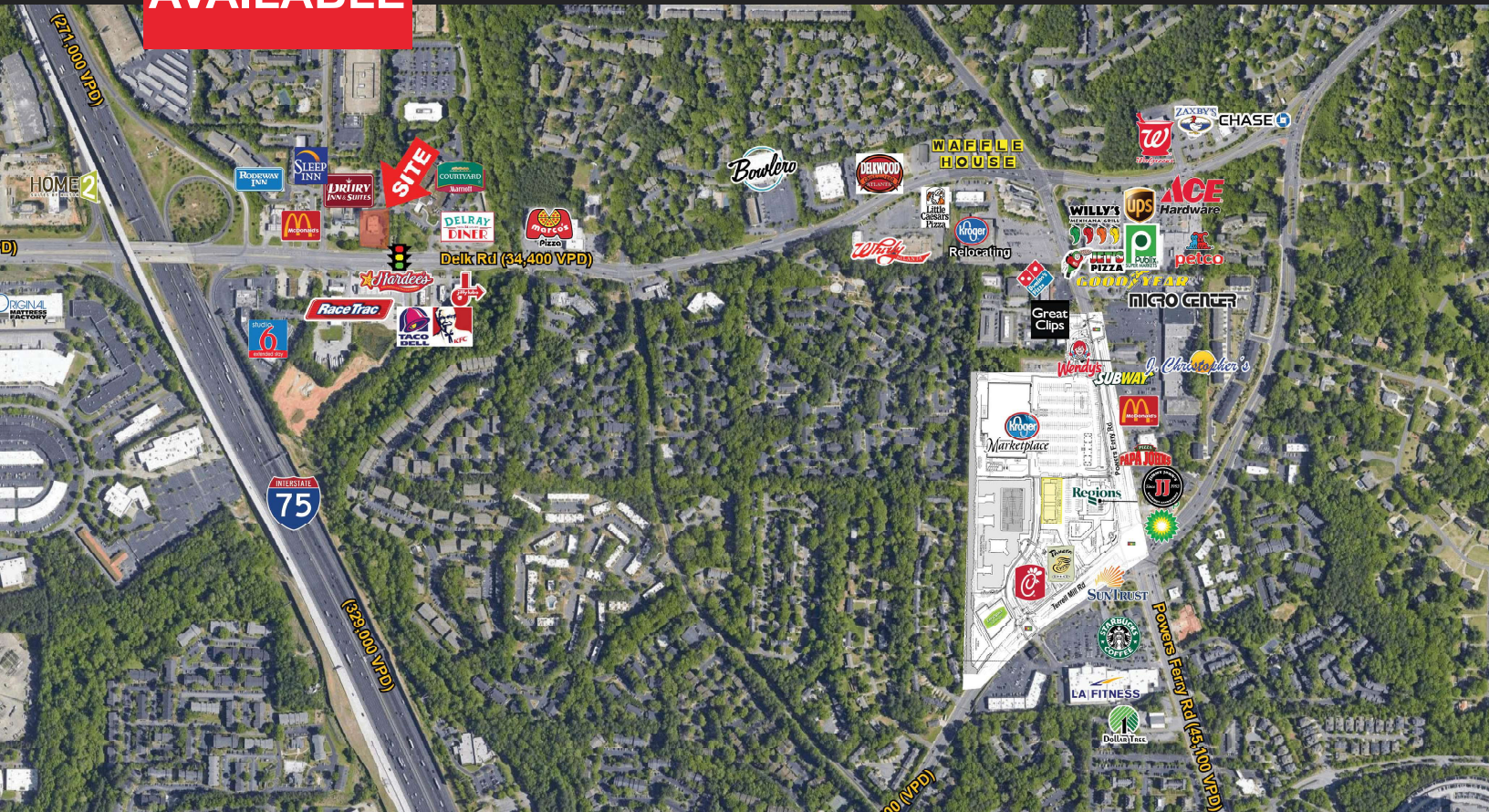
Former Ruby Tuesday 4,977 SF

FOR FURTHER INFORMATION, PLEASE CONTACT:

JULIE SOLOMON ● julie@trilogypgroup.net ● 770.801.6500
TAYLOR DOZIER ● tdozier@trilogypgroup.net ● 770.801.6505



PROPERTY AVAILABLE



FOR FURTHER INFORMATION, PLEASE CONTACT:

JULIE SOLOMON ● julie@trilogygroup.net ● 770.801.6500

TAYLOR DOZIER ● tdozier@trilogygroup.net ● 770.801.6505

