



RETAIL SPACE ADJACENT TO LONG TERM TENANT AVAILABLE

UNIT 3 - 1,062 SF - \$1,700 MG

280 S FAIRGROUND ST
MARIETTA, GA 30060

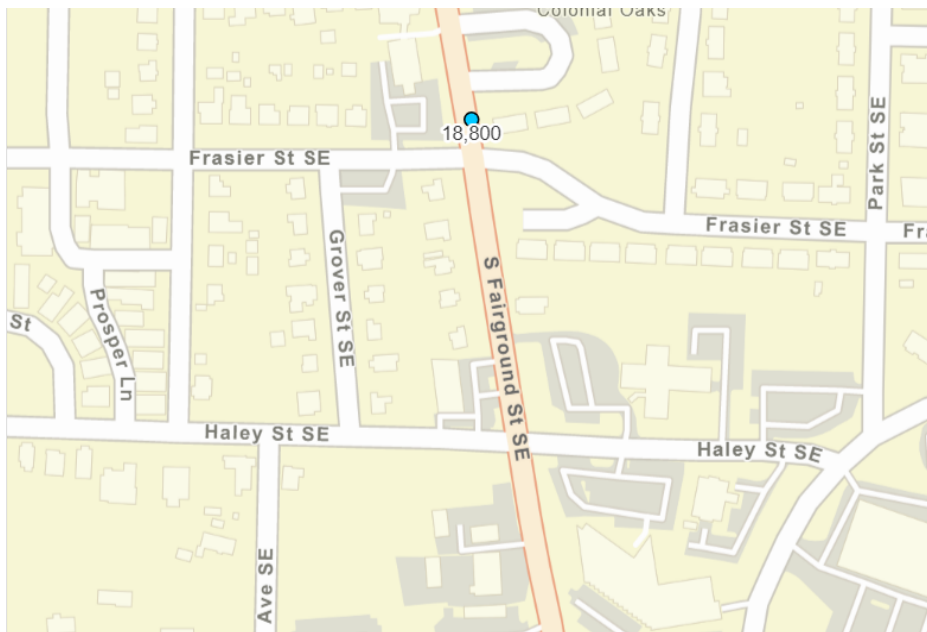
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280-286 Fairground St is a 4,449 square foot freestanding strip shopping center with three suites, one being home to its current tenant for over 30 years.

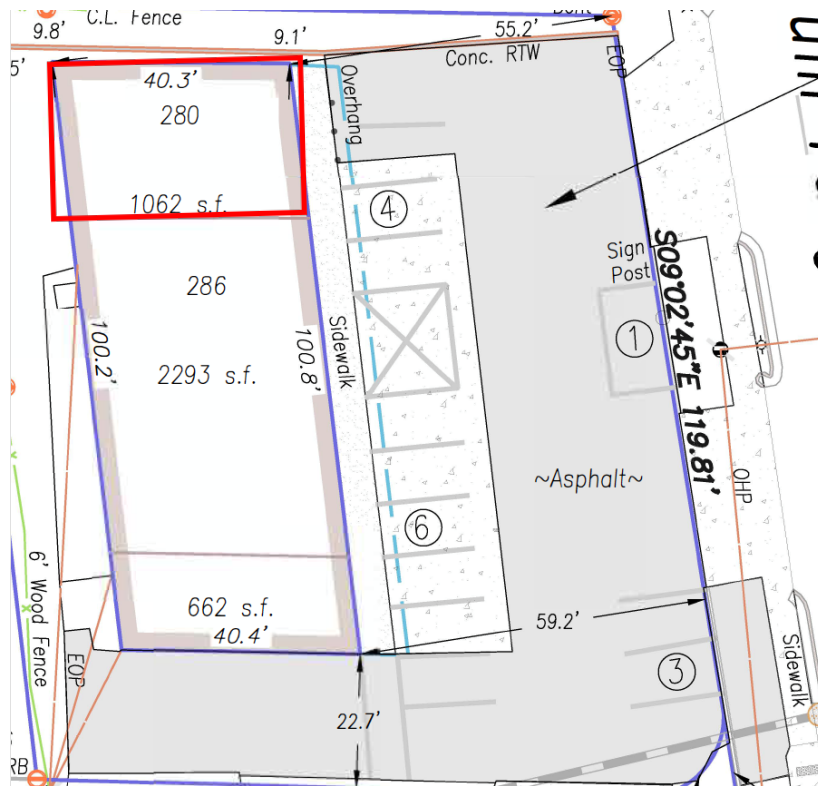
The shopping center is accessible from both Fairground St and Haley St and has ample parking with approximately twelve parking spaces. This property is located just one block north of S Marietta Pkwy and across the street from the Cobb County DCFS office.

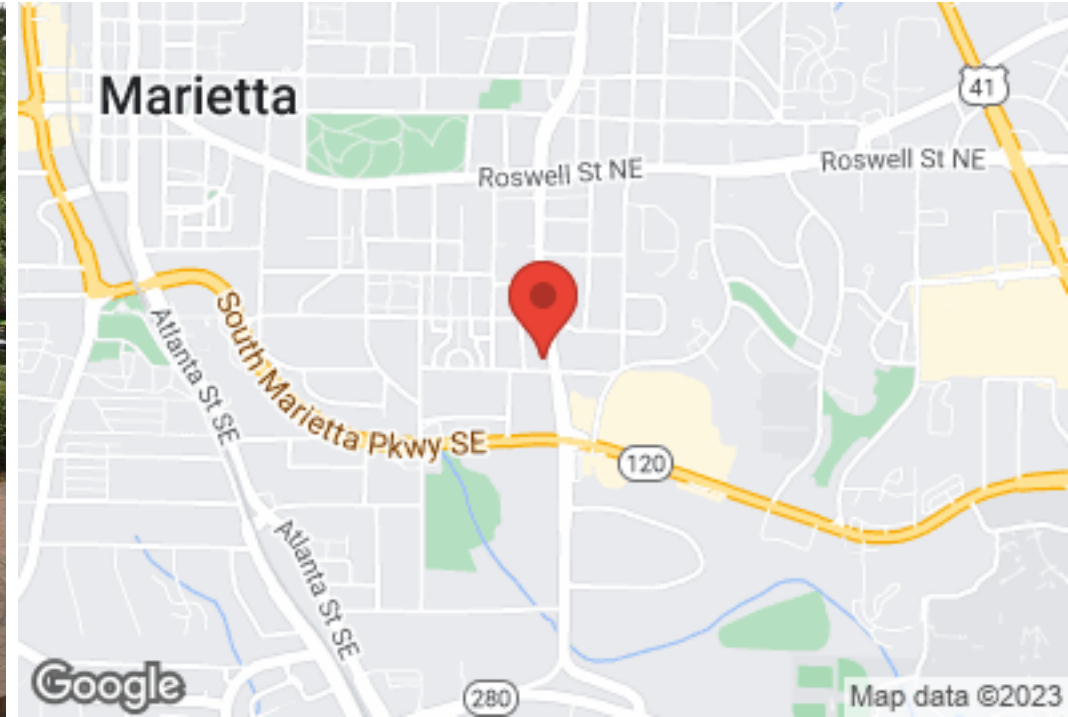


MAJOR RENOVATIONS PLANNED!

**BUILDING EXTERIOR
PARKING LOT
UPDATES, CLEANING &
REPAIRS**

Unit 3
1062 square feet
\$1,700 MG
Tenant pays utilities
January 1, 2023





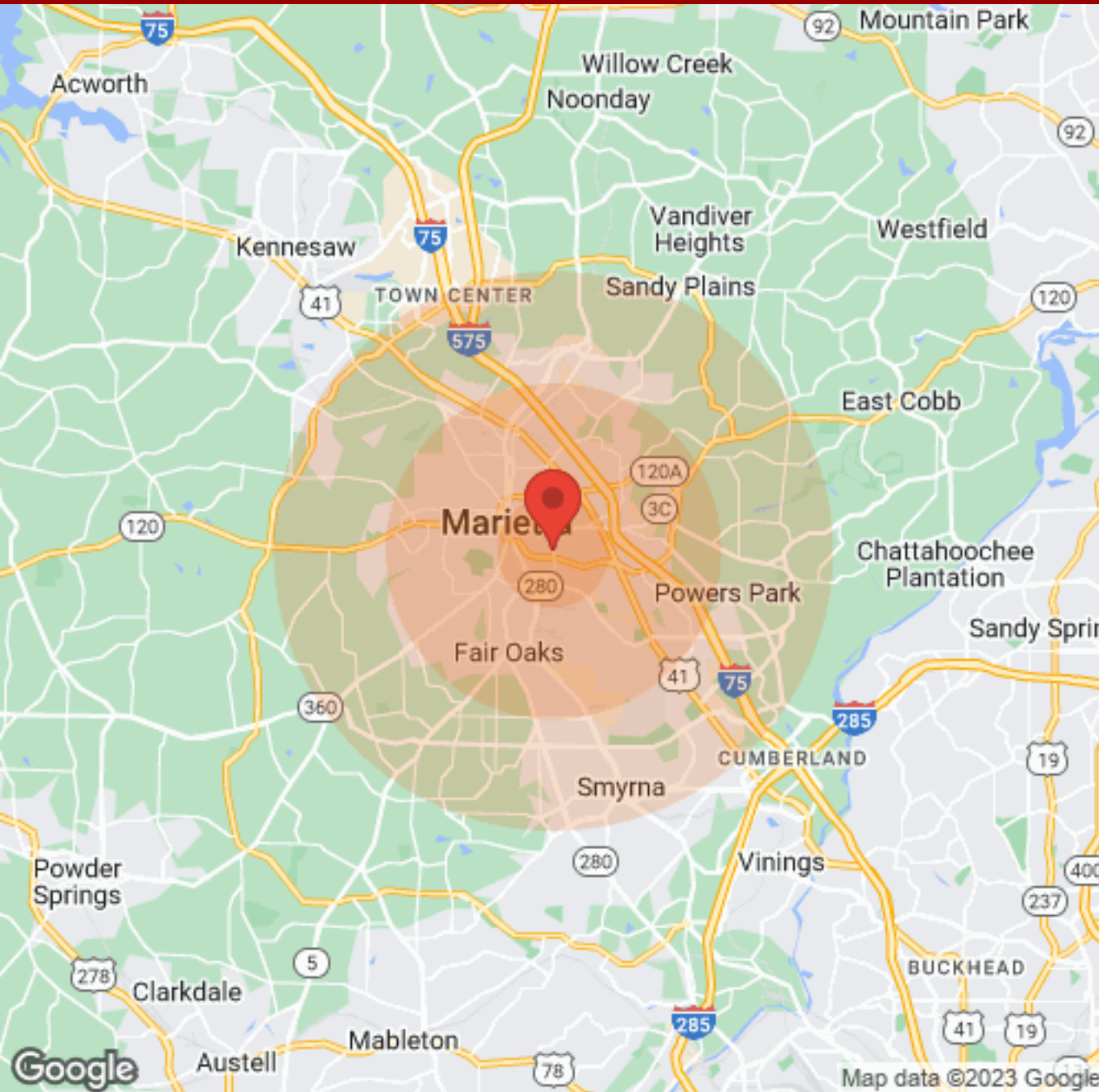
City of Marietta

The City of Marietta is located in the center of Cobb County, and is the county seat. As one of Atlanta's largest suburbs, Marietta is the fourth largest city in the Atlanta metropolitan area. Top employers in Marietta consist of Cobb County School District, Lockheed Martin and Wellstar Kennestone Hospital. Major Marietta thoroughfares are US 41 and Interstate 75 with a total area of 23.2 square miles. Marietta has six historic districts with many on the National Register of Historic Places.

COBB CIVIC CENTER	0.3 MILES
KSU MARIETTA	1.0 MILE
MARIETTA SQUARE	1.2 MILES
LIFE UNIVERSITY	1.4 MILES
WELLSTAR KENNESTONE HOSPITAL	2.8 MILES
DOBBINS AIR RESERVE BASE	3.0 MILES

280 Fairground Street Southeast

Marietta, GA 30060




	1 Mile	3 Miles	5 Miles
Population			
Male	2,257	33,679	101,690
Female	2,411	34,574	103,439
Total Population	4,668	68,253	205,129
Age			
Ages 0-14	1,222	16,676	45,406
Ages 15-24	573	8,408	25,471
Ages 55-64	404	6,233	21,880
Ages 65+	551	7,050	25,597
Race			
White	2,336	34,036	110,731
Black	1,337	19,766	56,804
Am In/AK Nat	31	160	328
Hawaiian	N/A	8	11
Hispanic	2,305	24,445	50,498
Multi-Racial	1,920	26,472	58,708
Income			
Median	\$31,729	\$39,128	\$46,365
< \$15,000	473	3,965	9,154
\$15,000-\$24,999	273	3,728	9,398
\$25,000-\$34,999	295	3,858	9,393
\$35,000-\$49,999	321	4,592	13,150
\$50,000-\$74,999	232	4,579	14,523
\$75,000-\$99,999	74	2,568	9,267
\$10,000-\$149,999	111	1,905	8,979
\$150,000-\$199,999	43	670	3,665
> \$200,000	7	493	3,427
Housing			
Total Units	2,674	32,134	93,618
Occupied	2,086	27,276	82,293
Owner Occupied	708	11,064	40,958
Renter Occupied	1,378	16,212	41,335
Vacant	588	4,858	11,325


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 Marietta Fire Museum

 Marietta National Cemetery


 Synovus Bank




 The Veterinary Clinic



 Wells Fargo Bank


 Credit Union of Georgia


Marietta Confederate Cemetery

 Cylinder Head Exchange



 Walmart Supercenter

 Texaco

 QuikTrip  bp

 Marietta Transfer Center



DONALD B EDWARDS JR

KW Commercial Director and Associate Broker

Raised in Atlanta Georgia and licensed in 1984, my first transaction was an industrial lease for a Canadian firm seeking space in the Atlanta area. Since then I have done industrial, retail, office, multifamily, land and residential sales, as well as landlord and tenant rep, property management and site selection for national franchises. As head of the trust real estate, department for all the South Trust Banks, I was responsible for a staff and a \$750M portfolio of diverse assets including retail, office, land, mining, timber, farms, leases, mortgages, property inspections and asset management from coast to coast. In addition, I have over 18 years of commercial and residential construction experience. My land deals have included assemblages, out parcels, mini warehouse and zoning. As a past president of the Association of Georgia Real Estate Exchangers, I have experience in 1031 exchanges. In addition, I have passed all the CCIM course work.

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KYLEE WARSHAW, REALTOR

Born in New Jersey and ultimately adopted by Georgia, Kylee Warshaw has had the privilege of living in many states throughout the United States, exposing her to a variety of real estate markets. She has been fortunate to have lived out west in New Mexico, in Texas border towns, in the Florida Panhandle and South Florida. Kylee settled down in Georgia in 2004 and has since lived in both Cherokee and Cobb counties. Kylee started her career in real estate as a residential agent and spent time as a transaction coordinator. She has since turned her focus to commercial real estate and teamed up with Atlanta Commercial Group as a generalist and has an interest in land and investment properties. Kylee has been married to her husband, Nathan, for over 20 years and has a daughter, son-in-law, and grandson. Kylee has enjoyed watching Northwest Georgia flourish and considers herself fortunate to be a part of that growth.

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