



2.79 ACRES ZONED COMMERCIAL

Unincorporated Cobb County

3808 DUE WEST ROAD
MARIETTA, GA 30064

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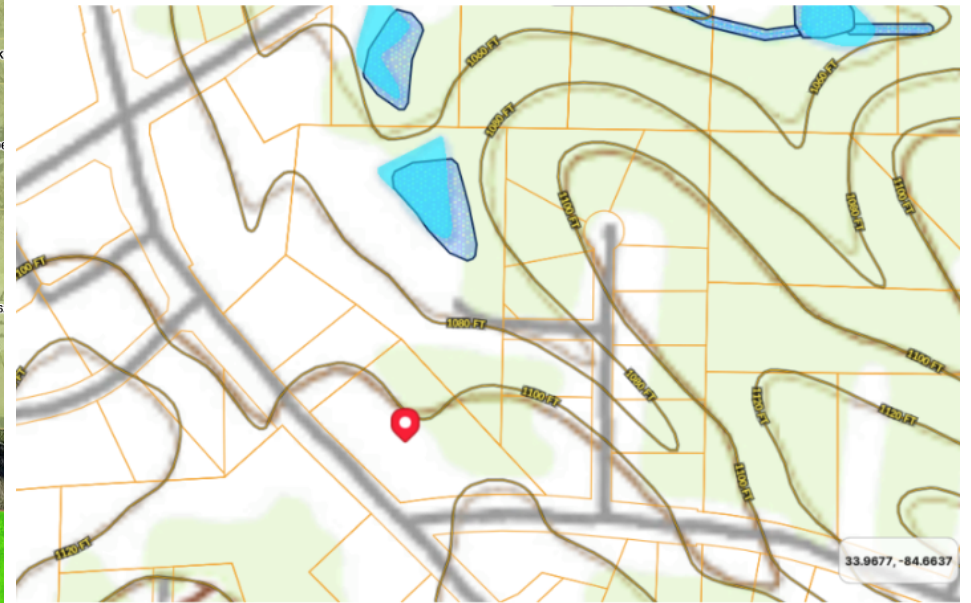
Address: 3808 Due West Road
City, Zip: Marietta, GA 30064
County: GA - Cobb
Lot Size: 2.79 Acres as Surveyed
APN: 20029600080
Price: \$975,000
Market: Marietta - West Cobb
Zoning: *GC/NS (grandfathered use)
Future Use: LRC Limited Retail Commercial

Property Description

2.79 Acres on Due West Rd ideal site for redevelopment, Surrounded by residential, office and services. The property sits just north of Dallas Hwy (GA 120) and less than 2 miles from the popular Avenue at West Cobb, a 250,000+ retail center with over 80 stores and restaurants. County zoning guidance to NAC / LRC includes professional office, child day care center and neighborhood retail.

PROPERTY PHOTOS

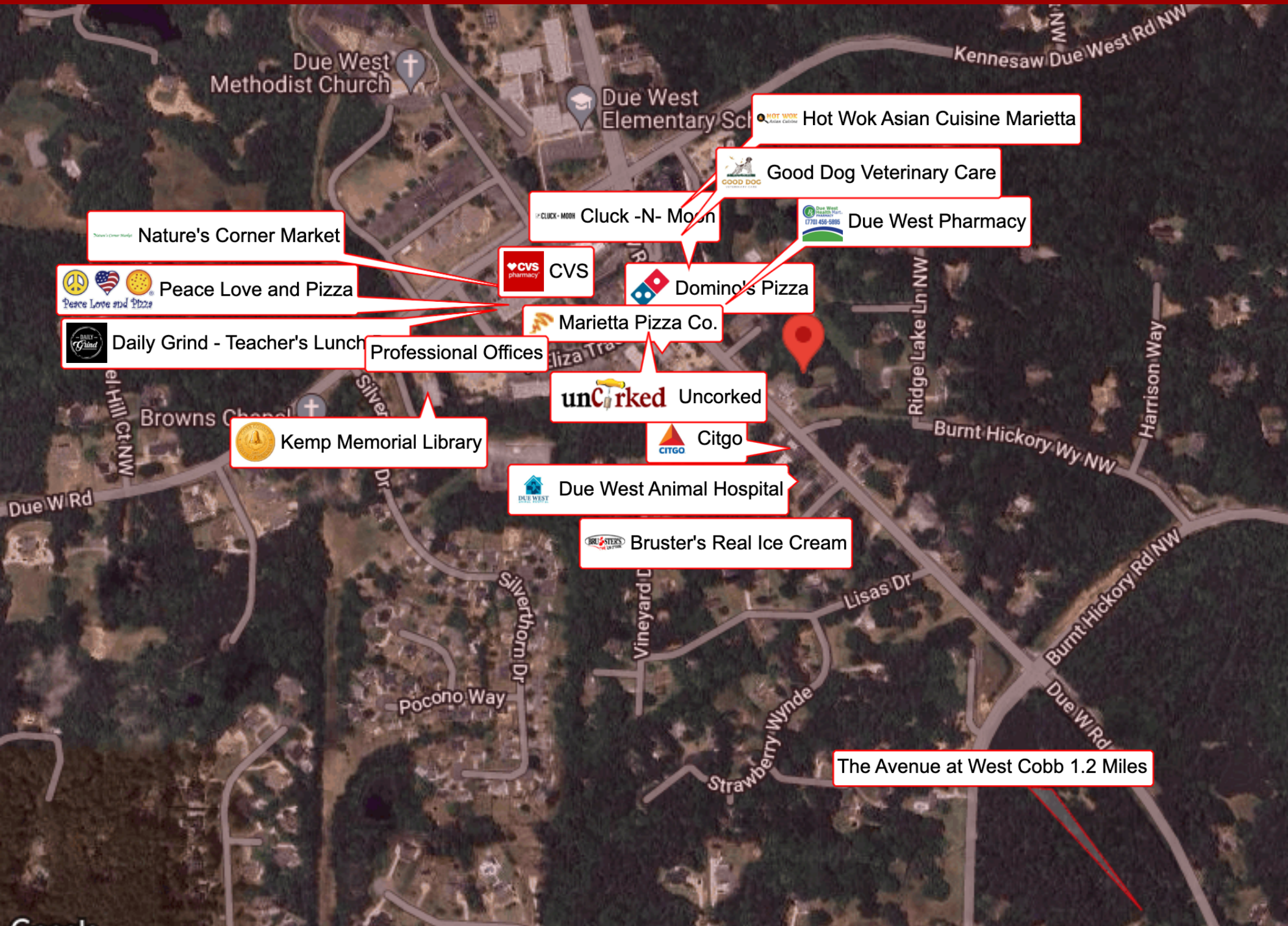




Current Use: GC



Future Use: Zoning guidance to NAC / LRC includes professional office, child day care center and neighborhood retail.



Due West Methodist Church

Due West Elementary School

Kennesaw Due West Rd NW

Hot Wok Asian Cuisine Marietta

Good Dog Veterinary Care

Cluck -N- MooN

Due West Pharmacy

Nature's Corner Market

Peace Love and Pizza

CVS

Domino's Pizza

Marietta Pizza Co.

Daily Grind - Teacher's Lunch

Professional Offices

unCorked

Citgo

Kemp Memorial Library

Due West Animal Hospital

Bruster's Real Ice Cream

Ridge Lake Ln NW

Burnt Hickory Wy NW

Harrison Way

el Hill Ct NW

Browns Chapel

Silver

Due W Rd

Silverhorn Dr

Vineyard Dr

Lisas Dr

Burnt Hickory Rd NW

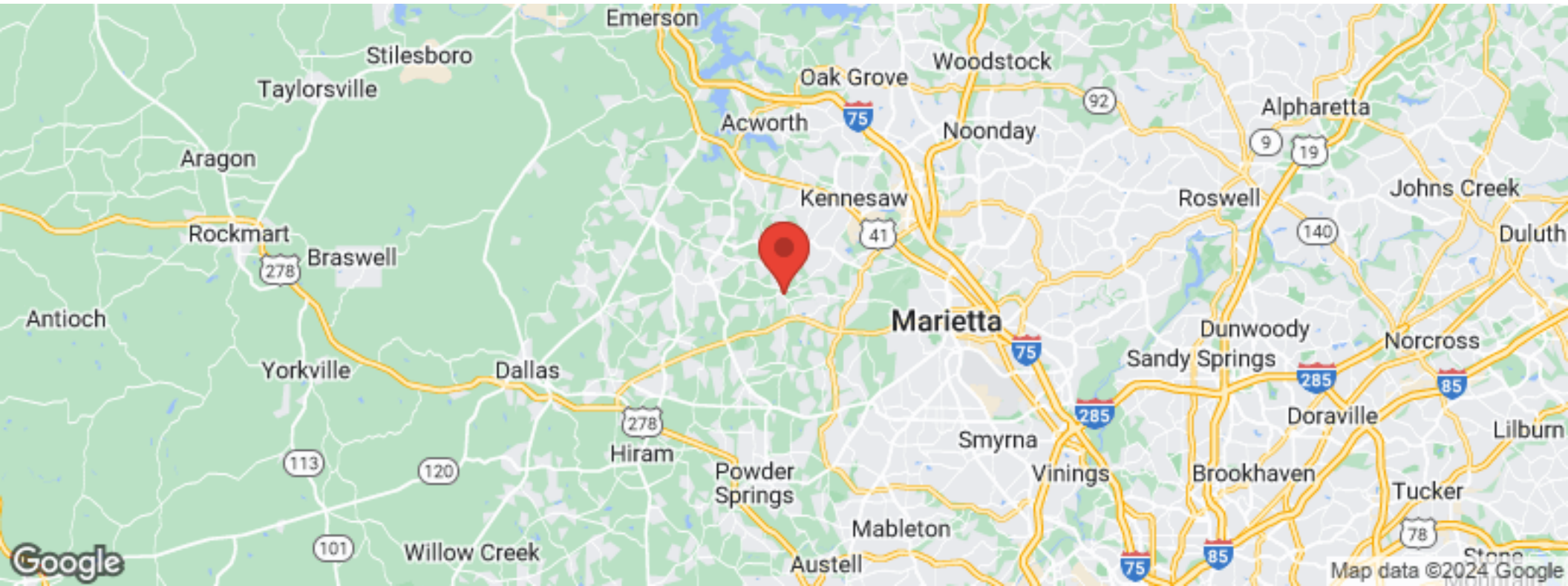
Pocono Way

Strawberry Wynde

Due W Rd

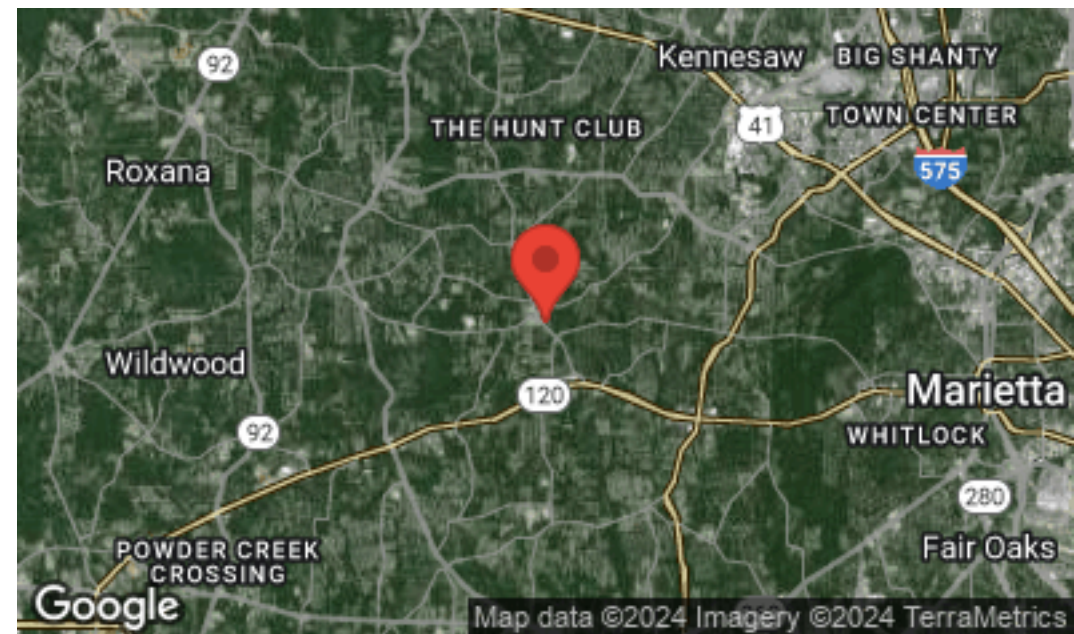
The Avenue at West Cobb 1.2 Miles

AREA OVERVIEW

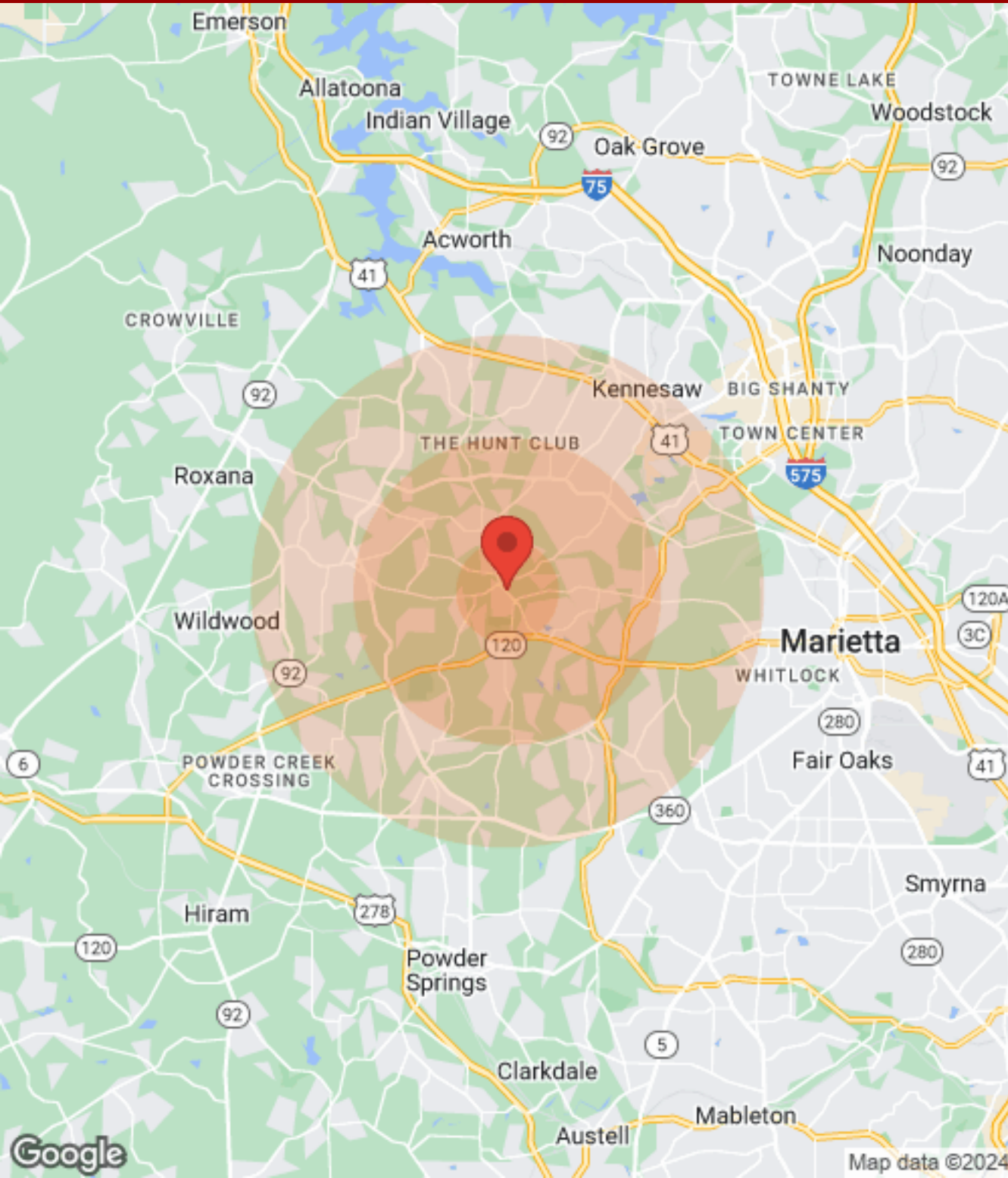


Marietta - West Cobb

The portion of Marietta located in the western section of Cobb County, makes up what locals call "West Cobb". Unlike its counterpart in "East Cobb", this section of Marietta is less dense. However, growth is consistent and demographics support a healthy economy. Close proximity to I-75, Marietta Square, Kennesaw Mountain Town Center, The Braves Stadium, The Battery, and large entertainment, shopping, dining options such as the popular Avenue West Cobb. This vibrant community boasts the perfect blend of historic charm and amenity rich lifestyle, all within a short drive to Intown Atlanta's city life.



DEMOGRAPHICS



| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male | 819 | 16,228 | 56,958 |
| Female | 807 | 16,999 | 59,937 |
| Total Population | 1,626 | 33,227 | 116,895 |

| Age | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| Ages 0-14 | 320 | 6,852 | 25,089 |
| Ages 15-24 | 256 | 5,175 | 18,350 |
| Ages 25-54 | 599 | 11,680 | 41,950 |
| Ages 55-64 | 248 | 4,690 | 15,454 |
| Ages 65+ | 203 | 4,830 | 16,052 |

| Race | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| White | 1,484 | 28,616 | 91,881 |
| Black | 111 | 3,313 | 17,098 |
| Am In/AK Nat | N/A | 2 | 64 |
| Hawaiian | N/A | N/A | 5 |
| Hispanic | 75 | 1,045 | 7,416 |
| Multi-Racial | 54 | 1,294 | 9,770 |

| Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|----------|----------|----------|
| Median | \$93,366 | \$99,263 | \$98,526 |
| < \$15,000 | 51 | 578 | 2,116 |
| \$15,000-\$24,999 | N/A | 411 | 1,888 |
| \$25,000-\$34,999 | 16 | 438 | 2,328 |
| \$35,000-\$49,999 | 65 | 872 | 3,401 |
| \$50,000-\$74,999 | 61 | 1,846 | 6,971 |
| \$75,000-\$99,999 | 130 | 1,879 | 6,114 |
| \$100,000-\$149,999 | 130 | 2,459 | 9,206 |
| \$150,000-\$199,999 | 88 | 1,285 | 4,335 |
| > \$200,000 | 26 | 1,409 | 3,860 |

| Housing | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units | 627 | 11,797 | 41,869 |
| Occupied | 603 | 11,188 | 39,562 |
| Owner Occupied | 539 | 10,478 | 33,692 |
| Renter Occupied | 64 | 710 | 5,870 |
| Vacant | 24 | 609 | 2,307 |



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 warehouses and zoning. As a past president of the Association of Georgia Real Estate Exchangors, I have experience in 1031 exchanges. In addition, I have passed all the CCIM course work.



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DAVID MCGINNIS

COMMERCIAL REALTOR

David McGinnis leads a high-level, client focused real estate experience. David has extensive background in professional and executive level sales focused on sales growth and successful contract negotiation through building relationships and providing value. Previous corporate roles involved finding and executing long term lease agreements for sales team expansions across N. America. Beginning in 2020, David has defined himself as a genuine development partner with Keller Williams Realty. With over 30 years of leading-edge business experience in sales and executive roles, David recognizes the importance of paying attention to details, relationships and positioning for win-win outcomes. His strong work ethic highlights honest and open communication, collaborative teamwork, and engaged customer service.

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