

## 2064-2100 CANTON ROAD MARIETTA, GA 30066

FOR LEASE

MULTI-USE RETAIL STRIP CENTER | WATERFORD VILLAGE PLAZA | 1,200 - 8,500 SF | Google | 1 of 4

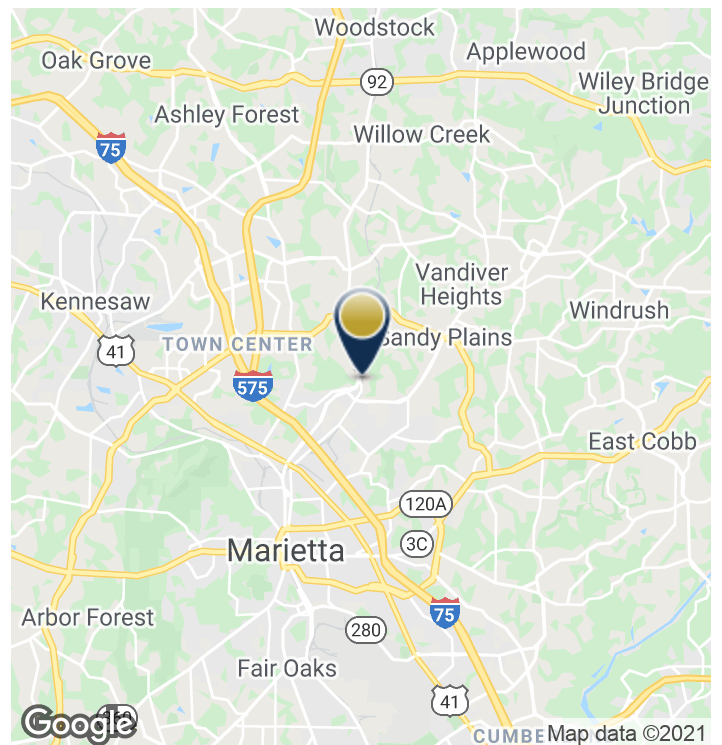


### PROPERTY HIGHLIGHTS

- 20,535 SF 3-building strip center
- 8,500 SF total available for lease at \$12-15/SF MG
- Retail, office and warehouse space available
- (3) 1,200 SF retail spaces (max. 2,400 SF contiguous)
- (2) 2,450 SF spaces (max. 4,900 SF contiguous)
- Suite B (2,450 SF) includes office space, warehouse, loading dock and roll-up door
- High-visibility from Canton Rd with 26,950 VPD
- Monument and storefront signage available
- Abundant surface parking

### LOCATION OVERVIEW

Located in Marietta, GA, just 2 miles from I-75/575, 5 miles from downtown Marietta, and 5 miles from Town Center/Kennesaw. Excellent access to Interstate 75 on Canton Rd. Connector, Downtown Atlanta and Hartsfield-Jackson International Airport.



SEAN WILLIAMS | 404-876-1640 x126 | [SWilliams@BullRealty.com](mailto:SWilliams@BullRealty.com)

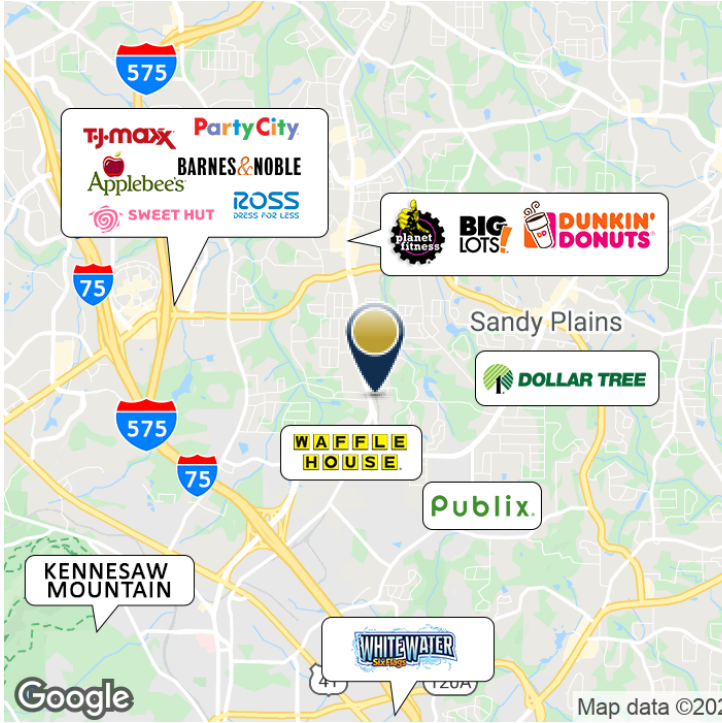
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## IN THE AREA

With the fourth largest population of the Atlanta metropolitan area and unique history dating back to 1834, Marietta continues major economic and infrastructure growth, with ongoing improvements to better serve the community and businesses.

Major employers and businesses in the area include Lockheed Martin Aeronautics, Dobbins Air Force Base, WellStar Health System, YKK, and Cobb International Airport.

Waterford Village Plaza is less than 1.5 miles to I-75, 5 miles from Marietta Square or Kennesaw, 18 miles from Atlanta, and 25 miles from Hartsfield-Jackson International Airport.



## OFFERING SUMMARY

Lease Rate:	\$12.00 - 15.00 SF/yr (MG)
Total No. Units Available:	5
Total Available SF:	8,500 SF
<b>Building 2100</b>	3,600 SF total available
Min. Divisible / Max. Contiguous:	1,200 SF / 2,400 SF
<b>Building 2070</b>	4,900 SF total available
Min. Divisible / Max. Contiguous:	2,450 SF / 4,900 SF
Also Includes:	(1) Loading dock (1) Roll-up door

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,979	23,460	67,324
Total Population	5,113	59,191	175,973
Average HH Income	\$97,790	\$104,756	\$110,084



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2070 Canton Rd.



2100 Canton Rd. | Suite 120 - 1,200 SF



2100 Canton Rd. | Suite 130 - 1,200 SF



2070 Canton Rd. | Suite B (warehouse area)



2070 Canton Rd. | Suite B (office area)



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2100 Canton Rd front



2100 Canton Rd. Suite 150 reception area



2070 Canton Rd. Suite A showroom area



2070 Canton Rd. Suite B office area



2100 Canton Rd.



2100 Canton Rd.