

FOR SALE & LEASE

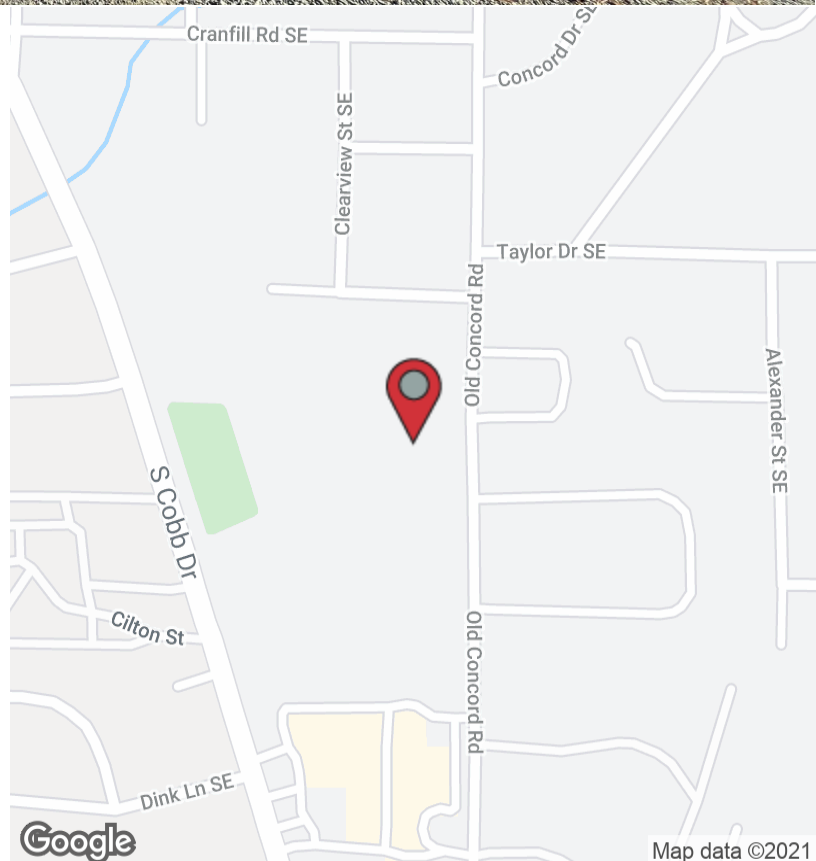
1868 Old Concord Rd Marietta, GA 30060

NAIBrannen Goddard



1.84 AC | 8,794 SF

- Two Buildings Between S Cobb Dr. and Atlanta Rd.
- Gated Property with Security and Good Lighting
- Large Lot
- FRONT BUILDING
 - 5,500 SF Total
 - 1,000 SF Office
 - 4,500 SF Warehouse
 - 3 Drive-In Doors
- BACK BUILDING
 - 3,294 SF Total
 - 2 Drive-In Doors
- FINANCIALS
 - Sale: \$795,000
 - Lease: \$7.67/SF NNN + \$1.20/SF OPEX



✉ **Andrew Webb**
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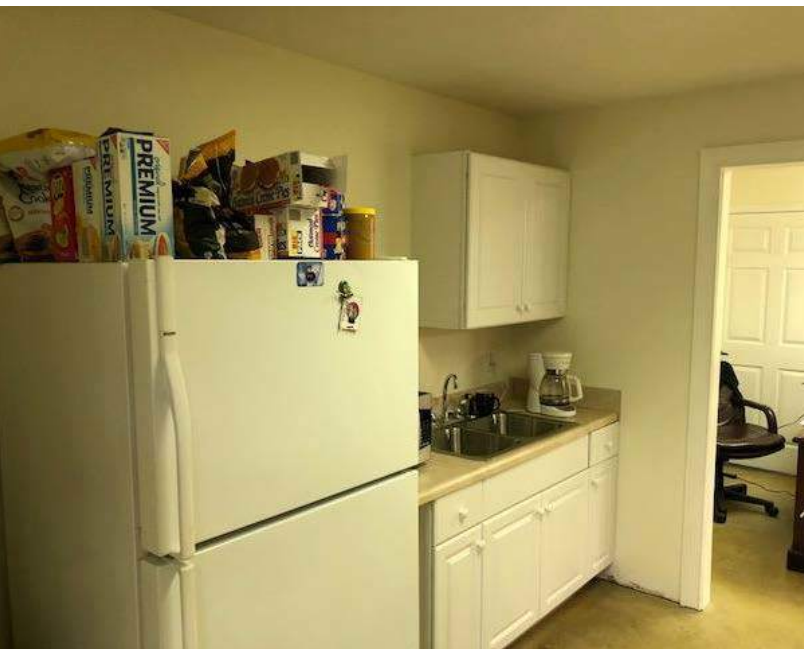
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📍 **5555 Glenridge Connector, Ste 1100**
Atlanta, GA 30342
naibg.com

FRONT BUILDING

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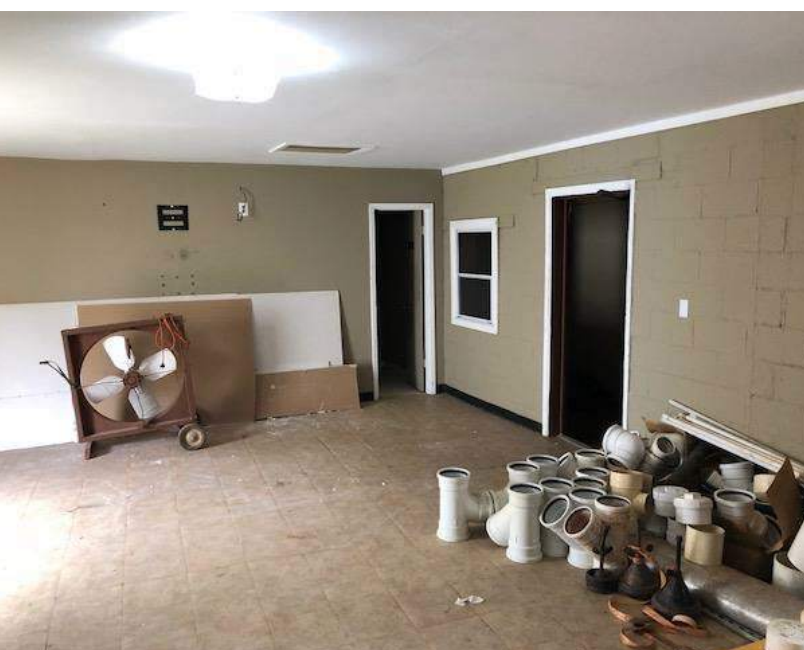
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BACK BUILDING

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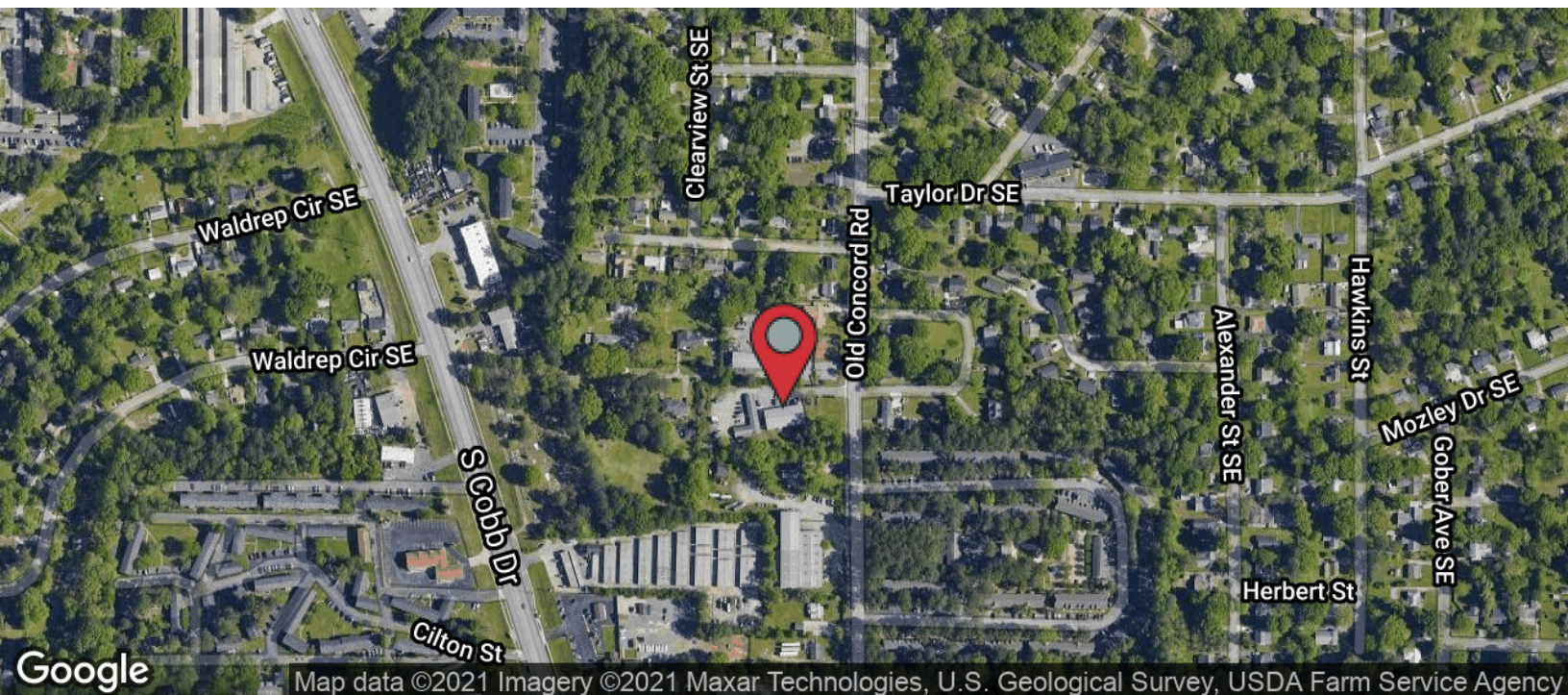
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Population

1 Mile

5 Miles

10 Miles

Total population	7,606	214,814	631,299
Median age	29.4	32.7	35.1
Median age (male)	27.7	32.0	34.4
Median age (Female)	30.2	33.3	36.0

Households & Income

1 Mile

5 Miles

10 Miles

Total households	2,615	85,984	250,104
# of persons per HH	2.9	2.5	2.5
Average HH income	\$44,535	\$64,865	\$85,466
Average house value	\$113,681	\$243,764	\$311,694

* Demographic data derived from 2010 US Census