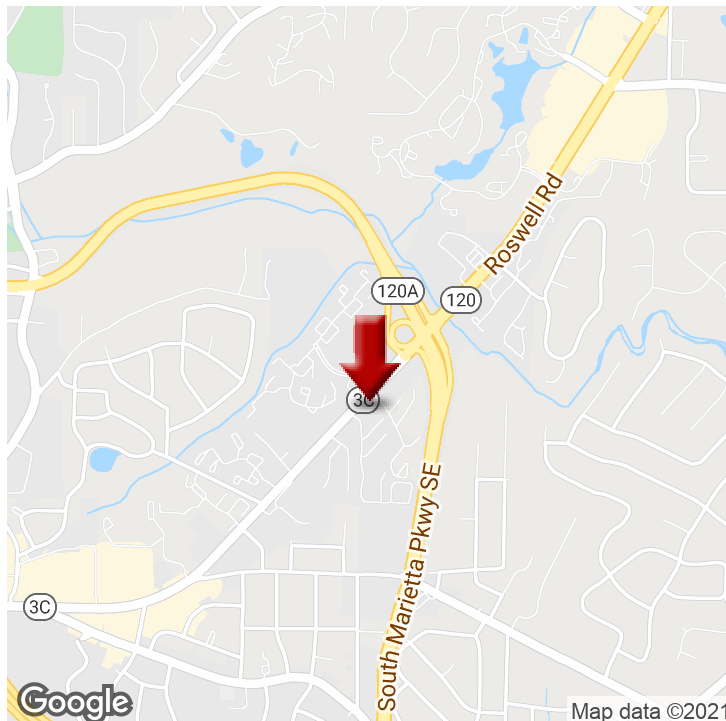


Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$2,300,000
NUMBER OF UNITS:	11
AVAILABLE SF:	2,051 - 2,374 SF
LOT SIZE:	1.55 Acres
BUILDING SIZE:	21,500 SF
RENOVATED:	2018
ZONING:	O-I
PRICE / SF:	\$106.98

PROPERTY OVERVIEW

Investment or Owner/Occupant opportunity in East Cobb.

PROPERTY HIGHLIGHTS

- Easy access to GA-120 Loop, I-75 and express lanes.
- Recently renovated lobby.
- Options available for immediate occupancy.
- Brand new roof.
- Secured access.

Property Details

SALE PRICE

AUCTION

LOCATION INFORMATION

Street Address	1800 Roswell Road
City, State, Zip	Marietta, GA 30062
County/Township	Cobb
Road Type	Highway
Nearest Highway	I-75

BUILDING INFORMATION

Building Size	21,500 SF
Price / SF	\$106.98
Last Renovated	2018
Building Class	B
Tenancy	Multiple
Number Of Floors	3
Load Factor	Yes

PROPERTY DETAILS

Property Type	Office
Property Subtype	Office Building
Zoning	O-I
Lot Size	1.55 Acres

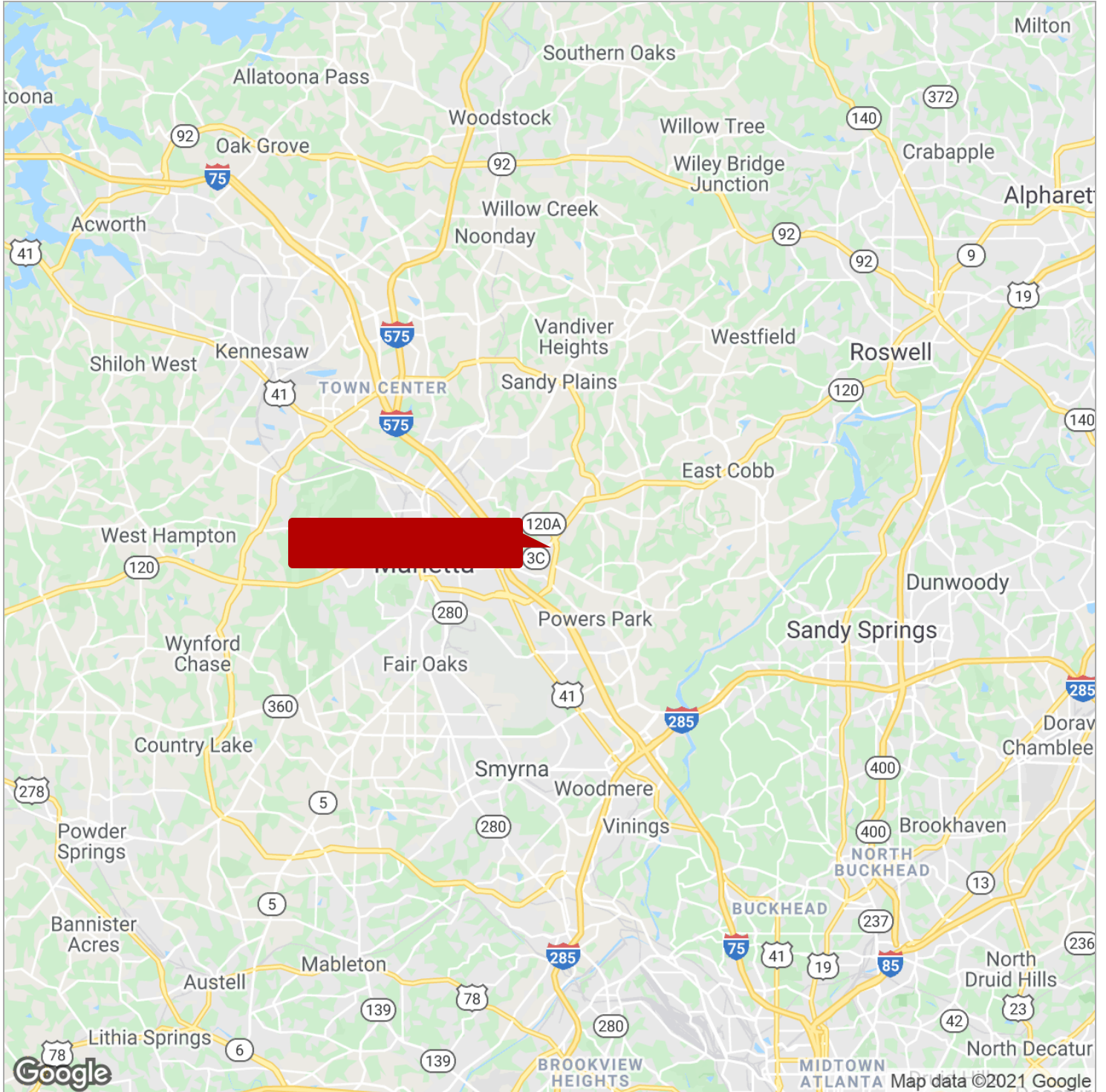
Additional Photos



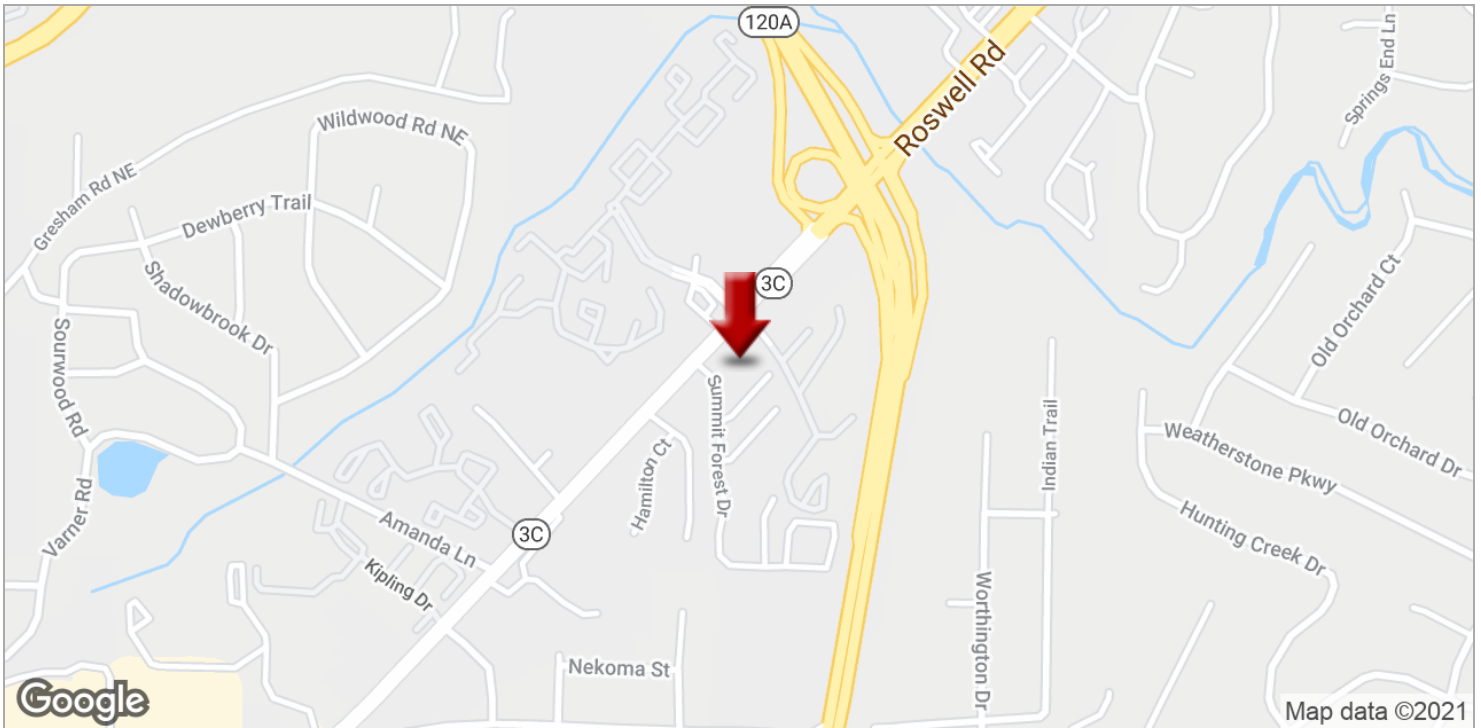
Additional Photos



Regional Map



Location Maps

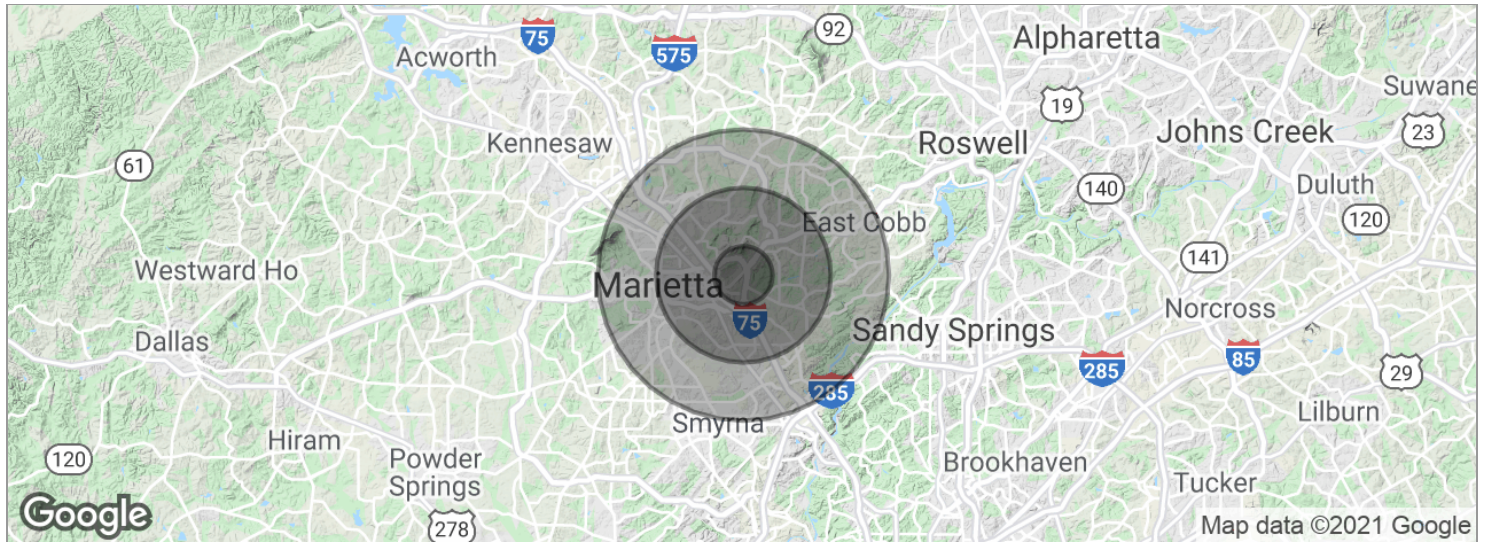


Aerial Map



Imagery ©2021 Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,642	74,484	187,987
Median age	32.4	34.8	35.2
Median age (male)	30.6	34.0	34.6
Median age (Female)	33.7	35.6	35.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,281	30,493	76,727
# of persons per HH	2.3	2.4	2.5
Average HH income	\$60,601	\$71,763	\$76,400
Average house value	\$240,875	\$265,091	\$296,427

* Demographic data derived from 2010 US Census

Retailer Map

