

4901 Olde Towne Parkway

MARIETTA, GA



EAST COBB OFFICE FOR SALE

KW COMMERCIAL
115 Perimeter Center Place,
Suite 100
Atlanta, GA 30346

PRESENTED BY:

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Executive Summary



OFFERING SUMMARY

SALE PRICE:	\$4,000,000
NUMBER OF UNITS:	8
AVAILABLE SF:	385 - 8,871 SF
BUILDING SIZE:	25,800 SF
RENOVATED:	2018
PRICE / SF:	\$155.04

[CLICK HERE TO VIEW VIDEO](#)

PROPERTY OVERVIEW

Great 1031 exchange opportunity with assumable non-recourse debt. Owner/Occupy or Invest in the heart of East Cobb. Up to 8871 SF coming available. Located directly across from the new Northside Hospital Medical Campus and close proximity to Wellstar Health East Cobb Center. Minutes to Sandy Springs and Perimeter.

PROPERTY HIGHLIGHTS

- Private setting with ample parking.
- Secured building.
- Easy access to Sandy Springs, Roswell, and Perimeter.
- Newly renovated lobby.
- Passenger elevator and terrace level walk-up with private entrances.
- Assumable non-recourse debt.

Property Details

SALE PRICE

\$4,000,000

LOCATION INFORMATION

Street Address	4901 Olde Towne Parkway
City, State, Zip	Marietta, GA 30068
County/Township	Cobb
Cross Streets	Johnson Ferry Road

BUILDING INFORMATION

Building Size	25,800 SF
Price / SF	\$155.04
Last Renovated	2018
Building Class	A
Occupancy %	95%
Tenancy	Multiple
Number Of Floors	3
Average Floor Size	8,871 SF
Load Factor	Yes
Construction Status	Existing
Condition	Excellent

PROPERTY DETAILS

Property Type	Office
Property Subtype	Office Building

PARKING & TRANSPORTATION

Parking Type	Surface
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UTILITIES & AMENITIES

Handicap Access	Yes
Number Of Elevators	1
Laundry Description	NA
Exterior Description	4-Sides Brick

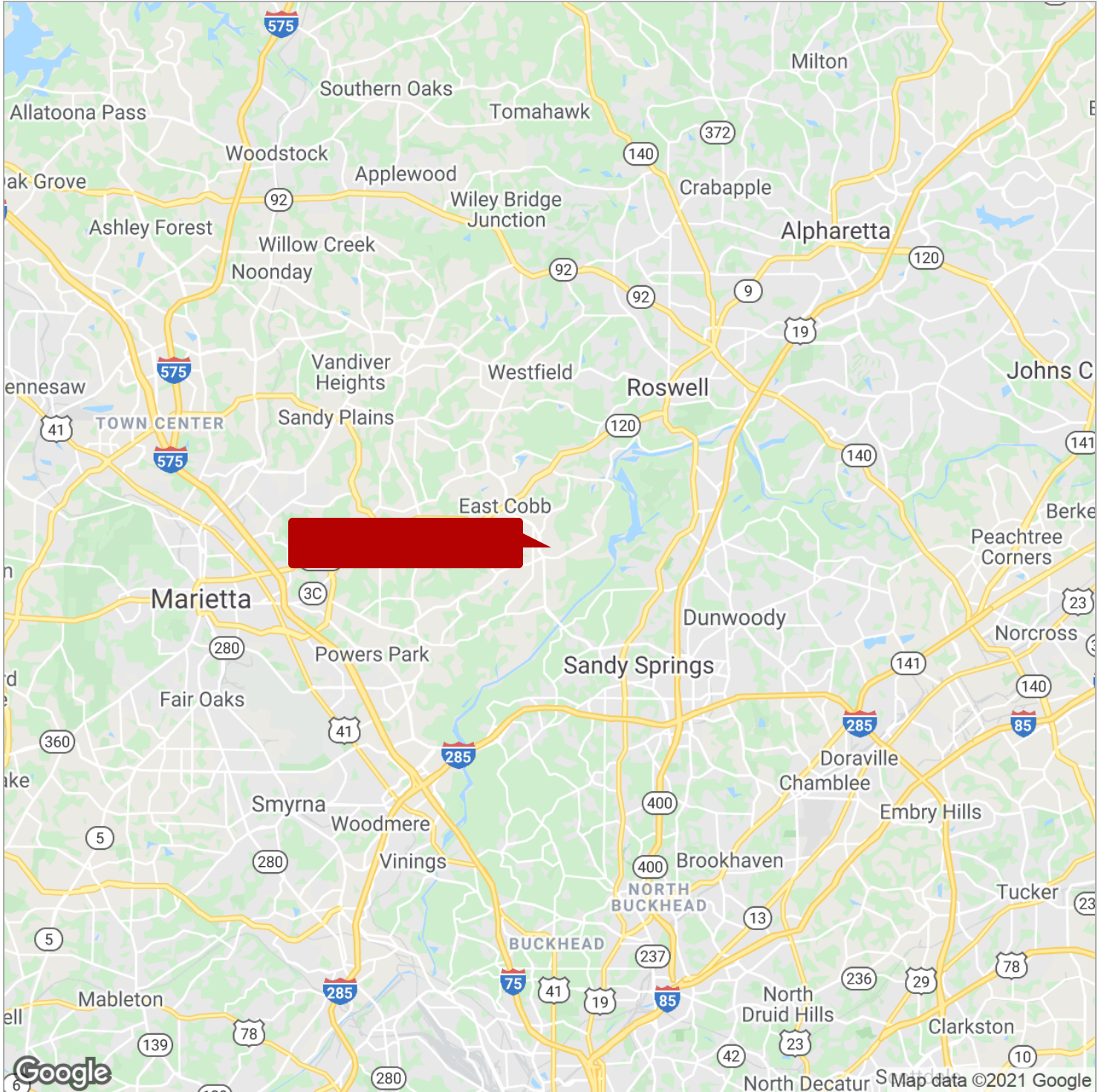
Additional Photos



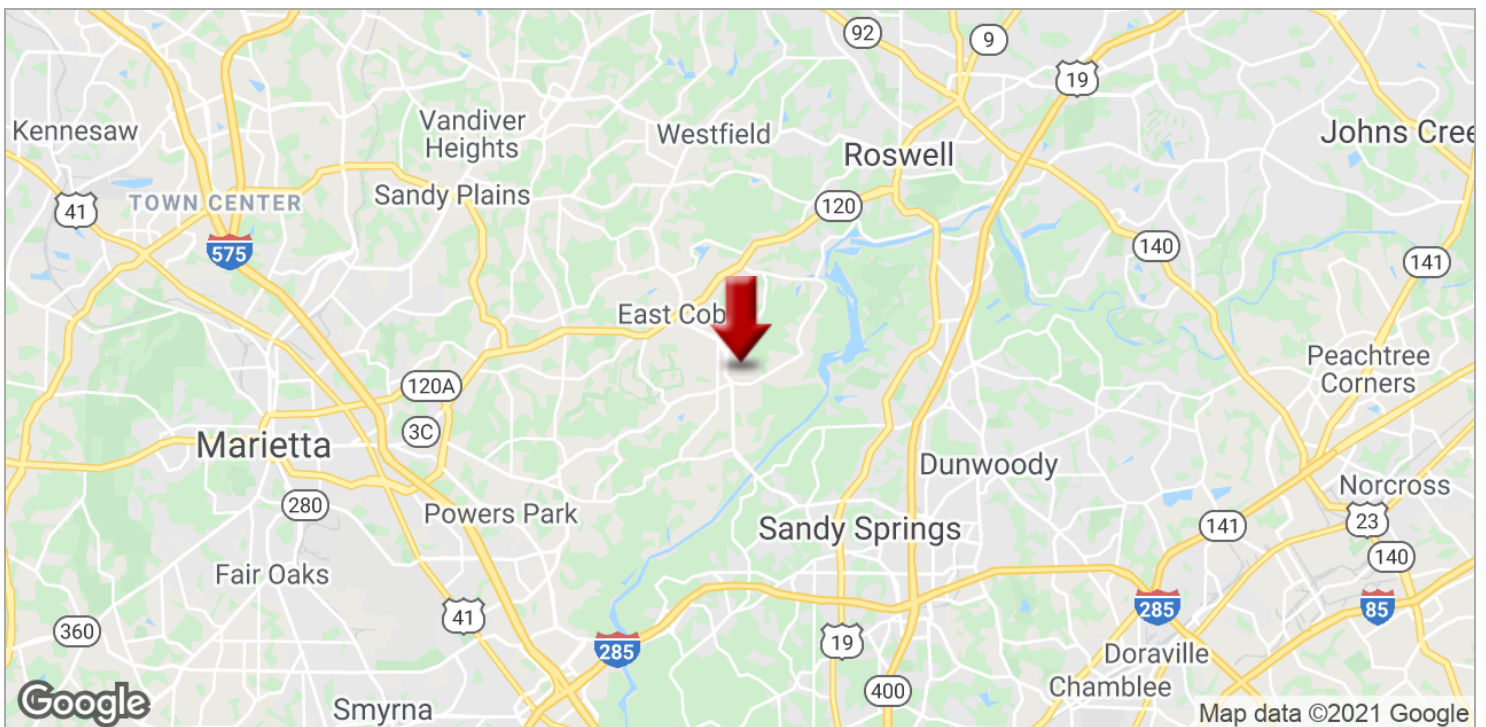
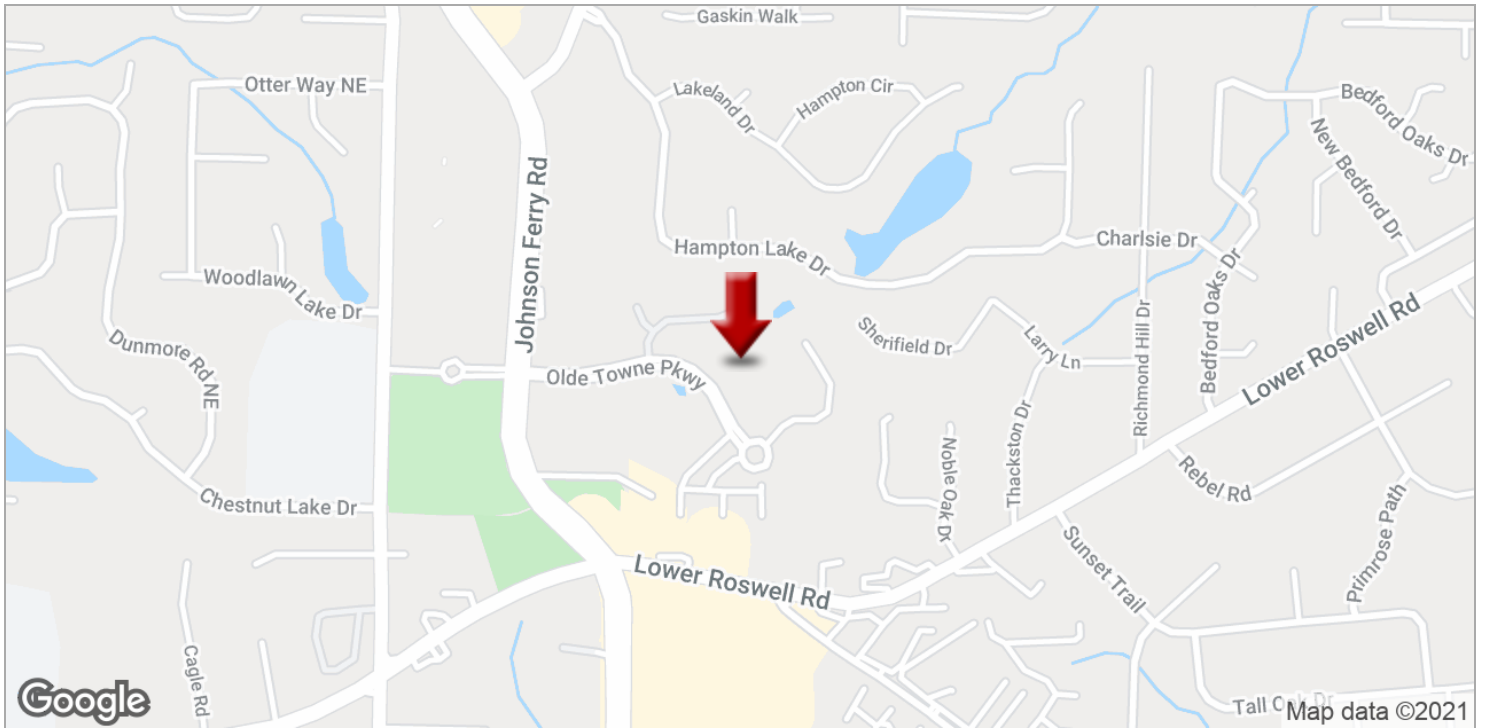
Additional Photos - Suite 200



Regional Map



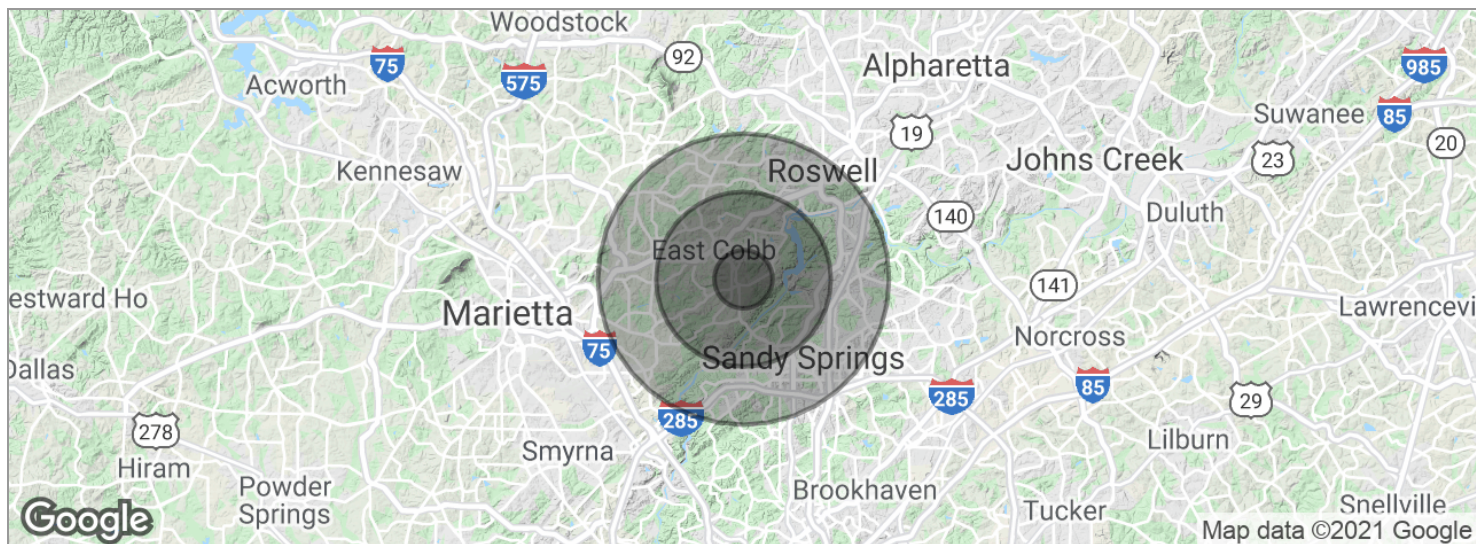
Location Maps



Aerial Map



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,548	59,932	181,438
Median age	43.2	41.0	39.6
Median age (male)	42.8	40.5	39.0
Median age (Female)	44.0	41.8	40.1
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,356	22,661	72,761
# of persons per HH	2.8	2.6	2.5
Average HH income	\$147,371	\$134,778	\$118,931
Average house value	\$431,931	\$444,264	\$407,097

* Demographic data derived from 2010 US Census

Retailer Map

