

MULTI-TENANT OFFICE BUILDING FOR SALE

SANDY PLAINS MULTI-TENANT OFFICE CONDO BUILDING

2440 Sandy Plains Rd., Bldg #2, Marietta, GA 30066



OFFERING SUMMARY

SALE PRICE:	\$620,000
NUMBER OF UNITS:	8
CAP RATE:	7.9%
NOI:	\$49,000
AVAILABLE SF:	500 SF
BUILDING SIZE:	6,125 SF
RENOVATED:	2019
ZONING:	O&I
MARKET:	Marietta
SUBMARKET:	East Cobb
PRICE / SF:	\$101.22

PROPERTY OVERVIEW

Owner/Agent listing
Current owner occupies 500 ft. on second floor-could stay or move out

PROPERTY HIGHLIGHTS

- Long term tenant in place for 60% of first floor-10 yr tenant w 2 years remaining on current lease
- 95% occupied
- East Cobb
- Front of Business Complex Location
- New Roof 2019
- All new (37) Double Pane Windows 2018

KW COMMERCIAL
115 Perimeter Center Place,
Suite 100
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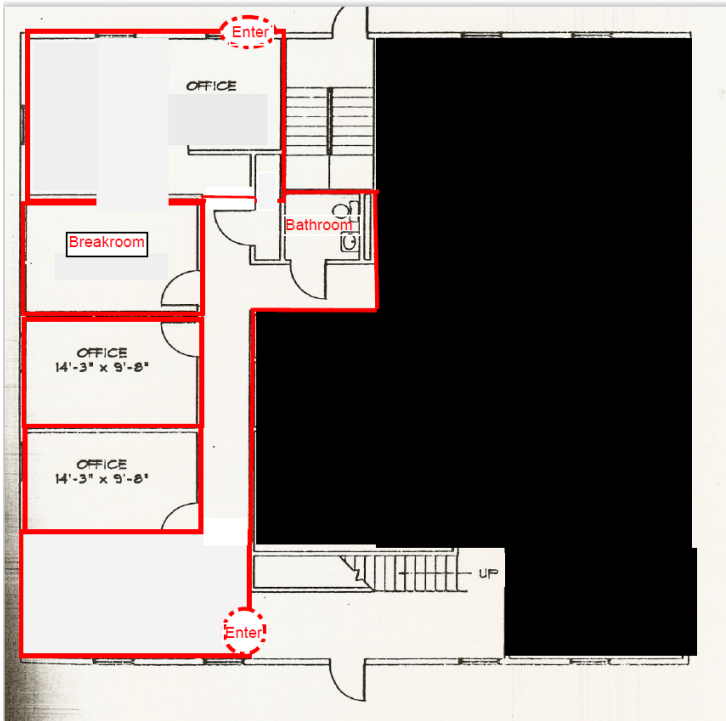
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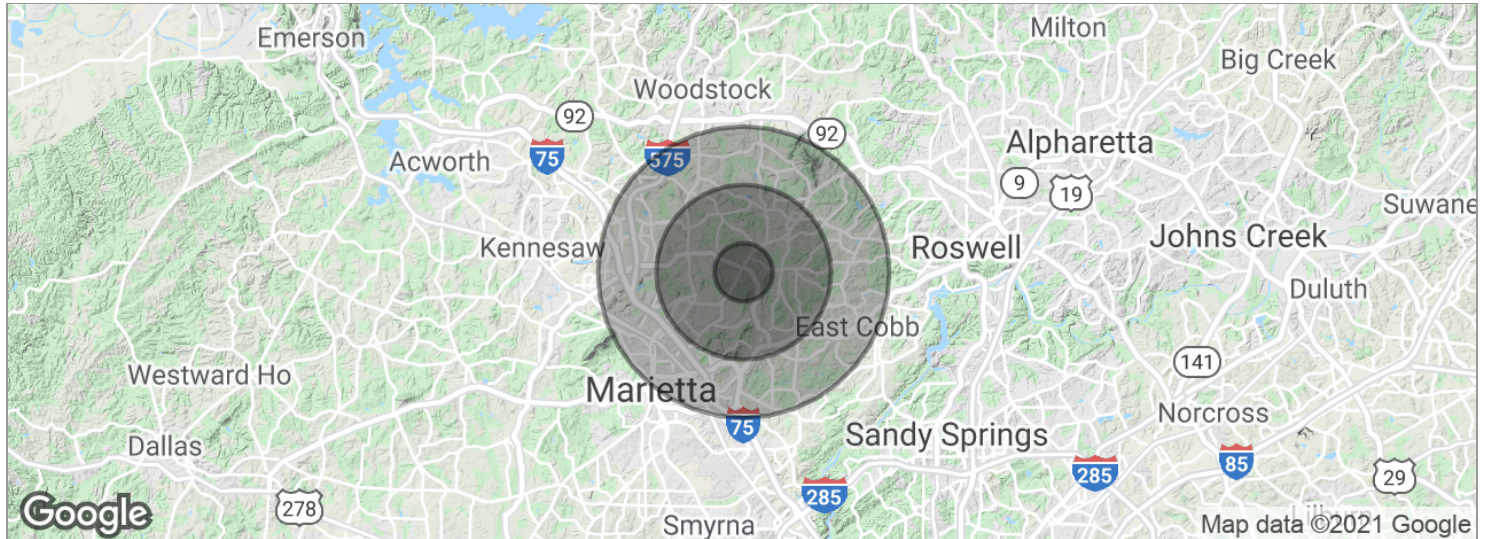
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,480	61,773	178,380
Median age	40.1	39.1	37.8
Median age (male)	38.2	37.8	37.1
Median age (Female)	42.0	40.0	38.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,497	22,939	67,469
# of persons per HH	2.6	2.7	2.6
Average HH income	\$90,454	\$96,894	\$92,658
Average house value	\$231,890	\$269,585	\$291,830

* Demographic data derived from 2010 US Census

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