

FORMER BANK BRANCH | 3,611 SF

2674 SANDY PLAINS RD

MARIETTA, GA 30066

FOR LEASE

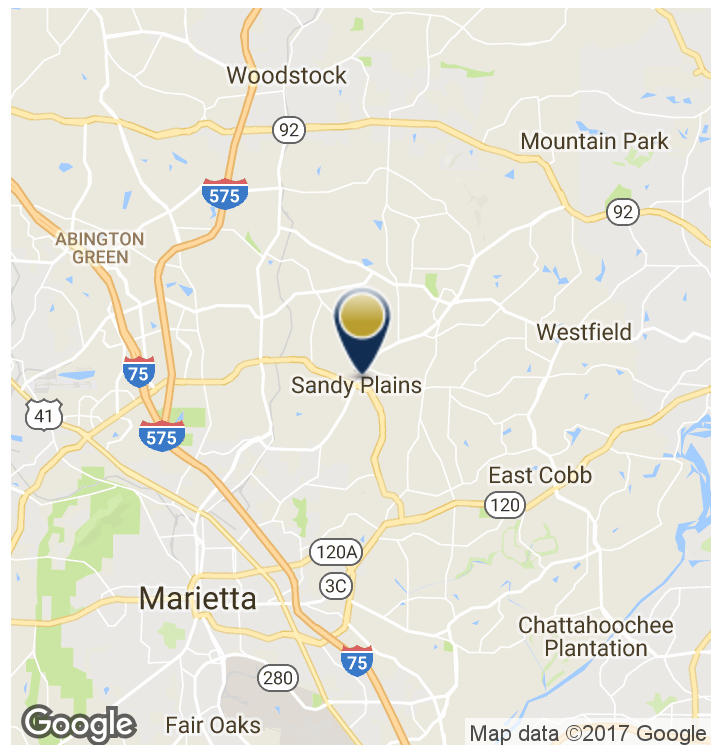


PROPERTY HIGHLIGHTS

- 3,611 SF former bank branch
- Available for lease or ground lease
- Lease rate negotiable
- 36,260 vehicles per day on Sandy Plains Rd
- Zoned NS for a variety of uses
- 0.85 acre site
- Four lane drive-thru can be enclosed
- 33 parking spaces (including 11 behind building)

LOCATION OVERVIEW

Located just 0.1 miles from intersection of Sandy Plains and Piedmont Road, and directly at entrance to Sprayberry Crossing redevelopment site.



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Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.

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DEMOGRAPHICS & TRAFFIC COUNTS

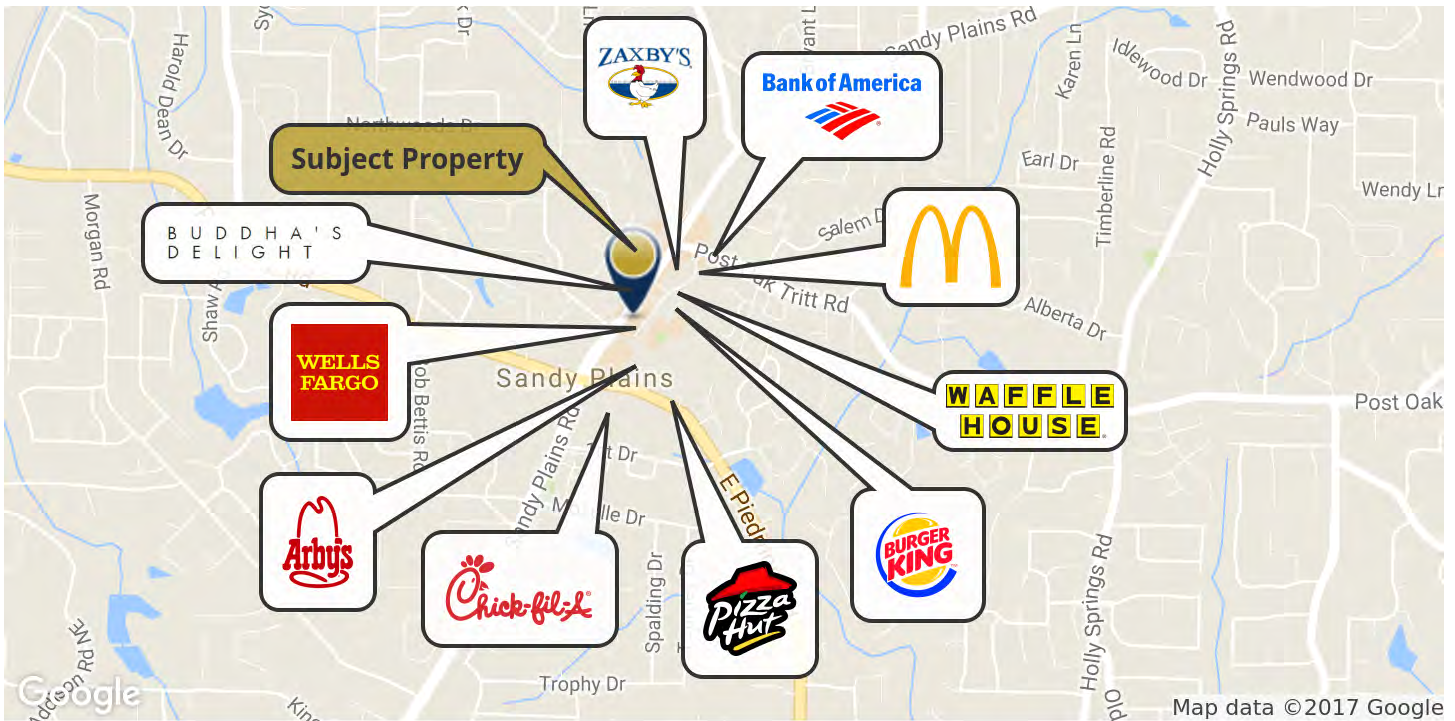
	1 Mile	3 Miles	5 Miles
Total Households:	3,121	23,824	68,505
Total Population:	8,345	65,550	181,731
Average HH Income:	\$104,629	\$110,864	\$105,309
Traffic Counts:	36,260 vehicles per day		

*Data derived from ESRI

TRAFFIC COUNT MAP



NEARBY RETAILERS



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PHOTOS



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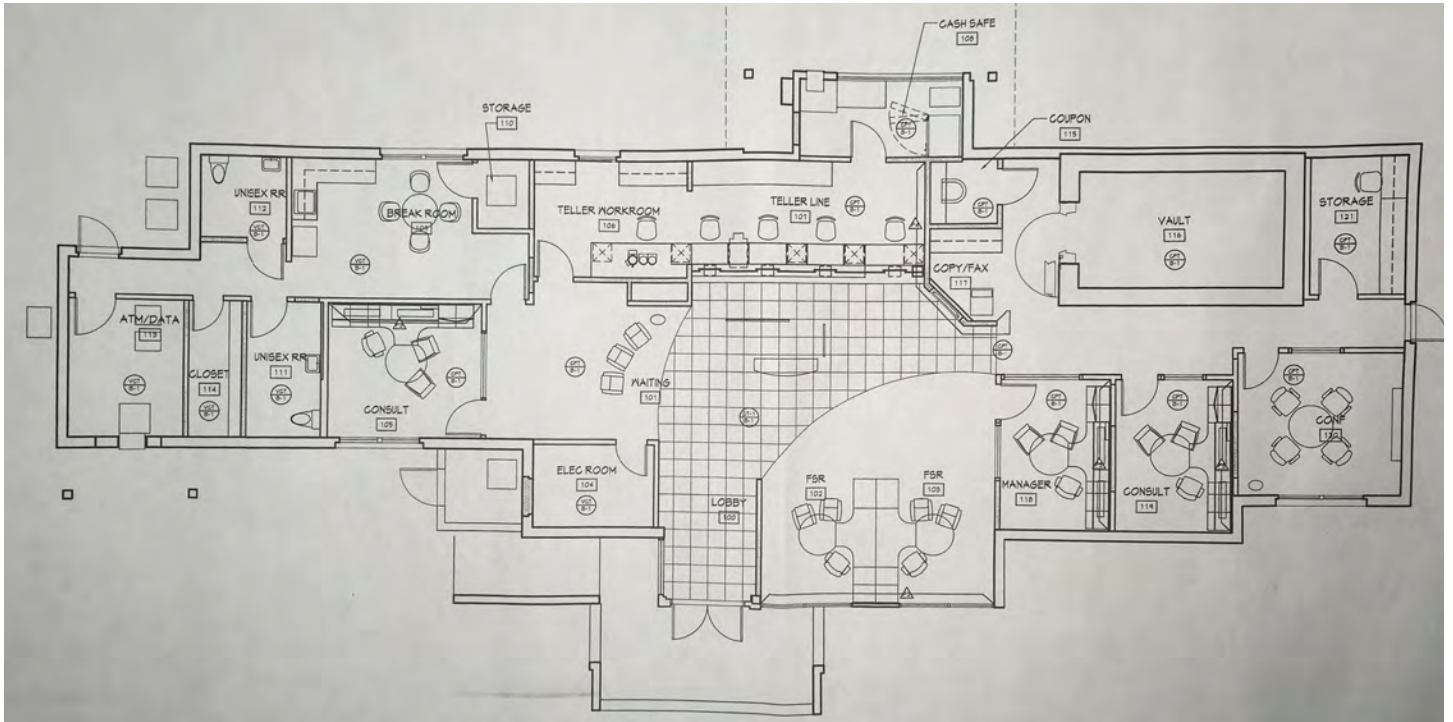
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FLOOR PLAN



TAX PLAT



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