

MARIETTA OFFICE | 1,846 SF
116 MARGARET AVE
MARIETTA, GA 30060

FOR SALE



PROPERTY HIGHLIGHTS

- 1,846 SF office conversion property
- Offered for sale at \$310,000
- Also available for lease at \$16/SF NNN
- Located within walking distance of Wellstar Kennestone Hospital
- Zoned O/I
- Built in 1926, renovated in 1985 and 2009
- 5 private offices
- Conference room
- Reception/waiting area
- 5/1,000 SF parking ratio, total of 11 spaces
- Monument sign

LOCATION OVERVIEW

- One block from Wellstar Kennestone Hospital
- Less than 1 mile from the Marietta Square
- 1.5 miles to Interstate 75
- 22 miles to Downtown Atlanta
- 30 miles to Hartsfield-Jackson International Airport



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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

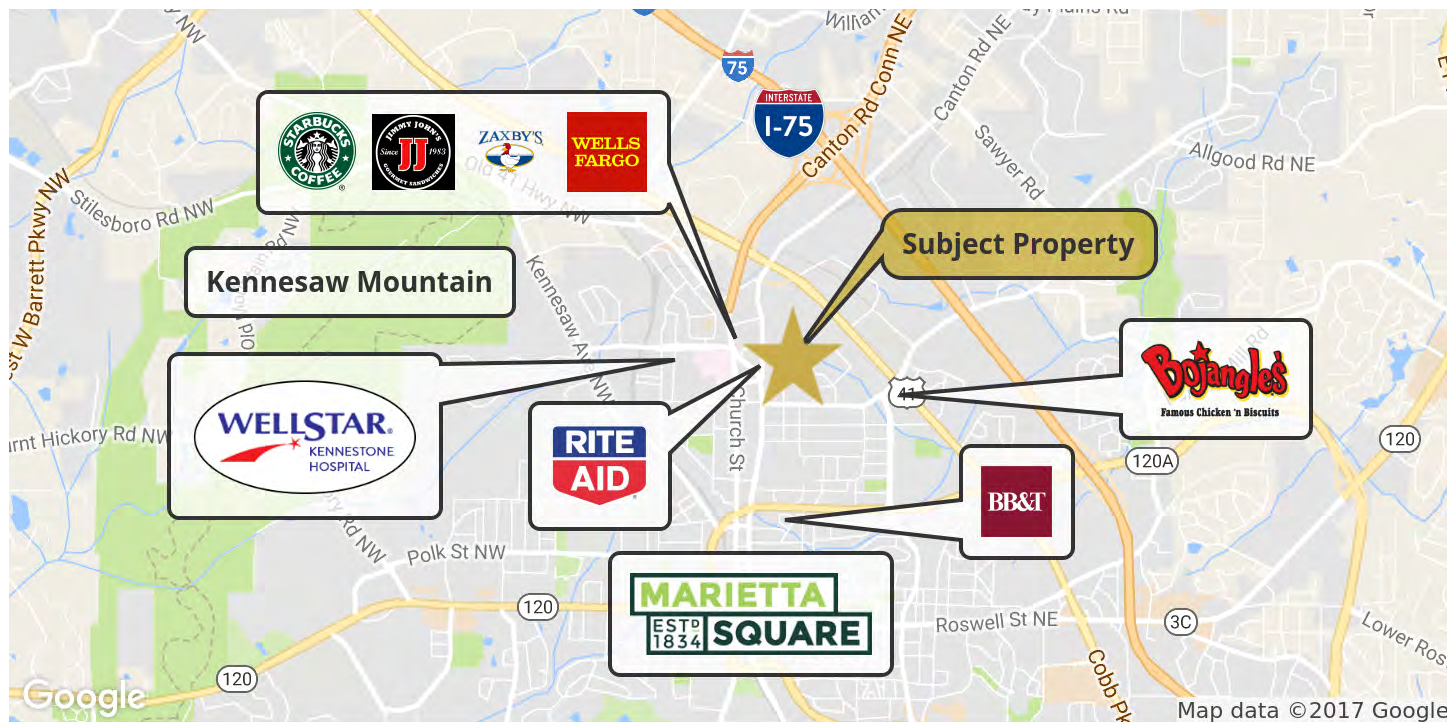
	1 Mile	3 Miles	5 Miles
Total Households:	2,795	24,079	66,048
Total Population:	6,461	58,442	171,163
Average HH Income:	\$69,522	\$67,193	\$74,232
Traffic Counts:	- vehicles per day		

*Data derived from ESRI

TRAFFIC COUNT MAP



AREA MAP



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PHOTOS



MARIETTA OFFICE | Georgia | 30f4



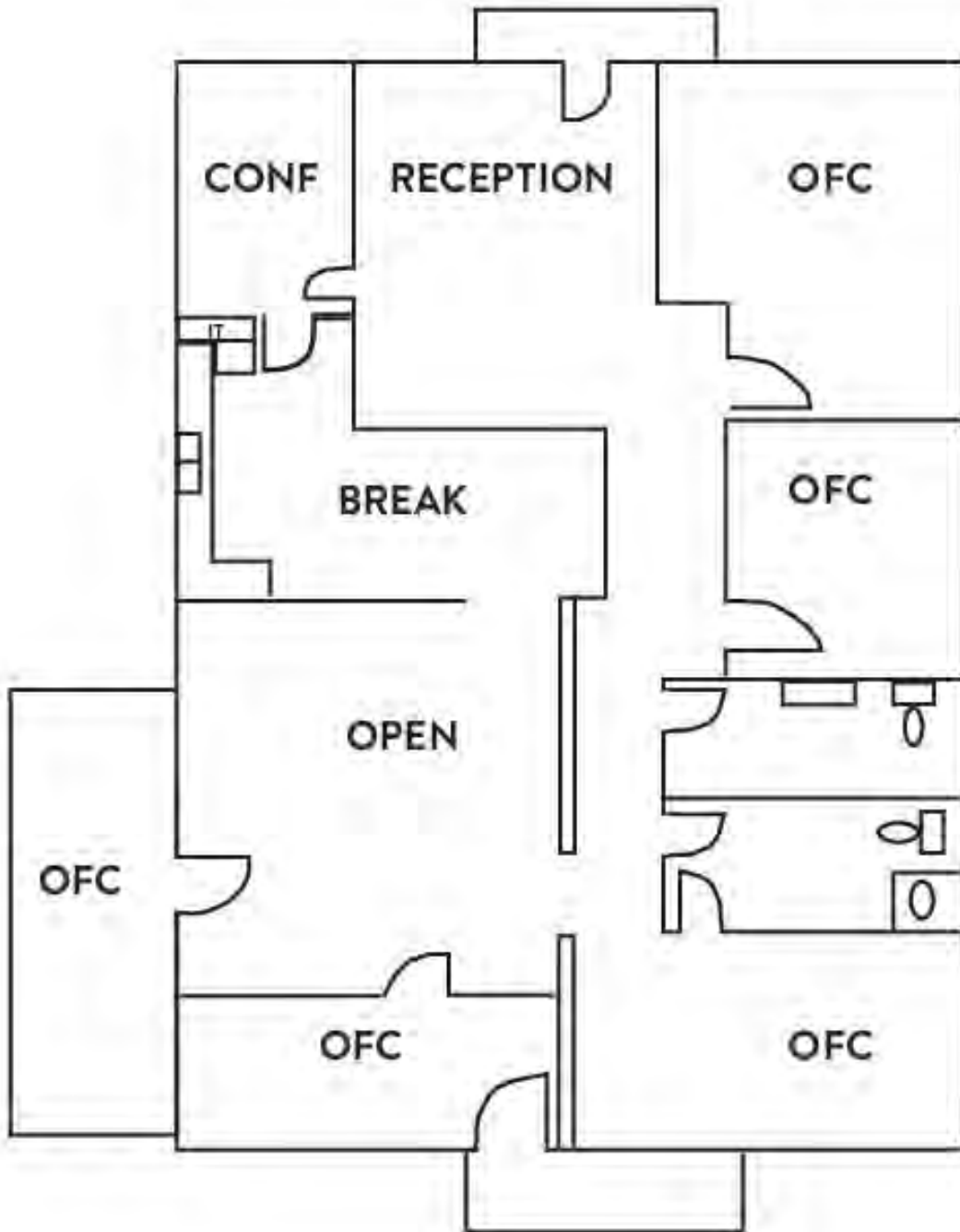
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FLOOR PLAN



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