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OFFERING MEMORANDUM

FOR LEASE | RETAIL 2,475 SF & RESTAURANT 1,750 SF
NEW DEVELOPMENT

811 South Marietta Pkwy SW, Atlanta, GA 30060



**ATLANTA LEASING
& INVESTMENT**

PROPERTY OVERVIEW

Atlanta Leasing Investment is proud to present 811 South Marietta Pkwy SW, a new retail and restaurant leasing opportunity in Marietta, GA. This project will break ground in August and features two brand-new commercial spaces: $\pm 2,475$ SF of retail space and a $\pm 1,750$ SF restaurant space. The development will be constructed on a prominent gas station site, offering excellent visibility and strong daily traffic. Ideal for tenants seeking high-exposure frontage in a growing submarket with easy accessibility and modern construction.



811 SOUTH MARIETTA PKWY SW, ATLANTA, GA 30060

► 404.348.4448 ext #9

► AtlantaLeasing.com/811SMarietta



**ATLANTA LEASING
& INVESTMENT**

PROPERTY INFORMATION

Lease rate:

\$25 / SF + NNN

Submarket:

SE Cobb/Marietta SE

Condition:

New Construction

Land:

± 1.79 ACRES

Retail:

2,475 SF

Restaurant:

1,750 SF

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LEASE HIGHLIGHTS

- **New Construction:** Featuring two commercial spaces with modern infrastructure, customizable layouts, and turnkey ready for a variety of business uses.
- **Tenant Types:** Boutique restaurant, spa or barber shop, essential service provider, or national/local retail chain.
- **Prime Frontage:** Located directly on South Marietta Pkwy with high traffic counts and strong neighborhood visibility. Close proximity to I-75 and I-285 with direct access from major thoroughfares.



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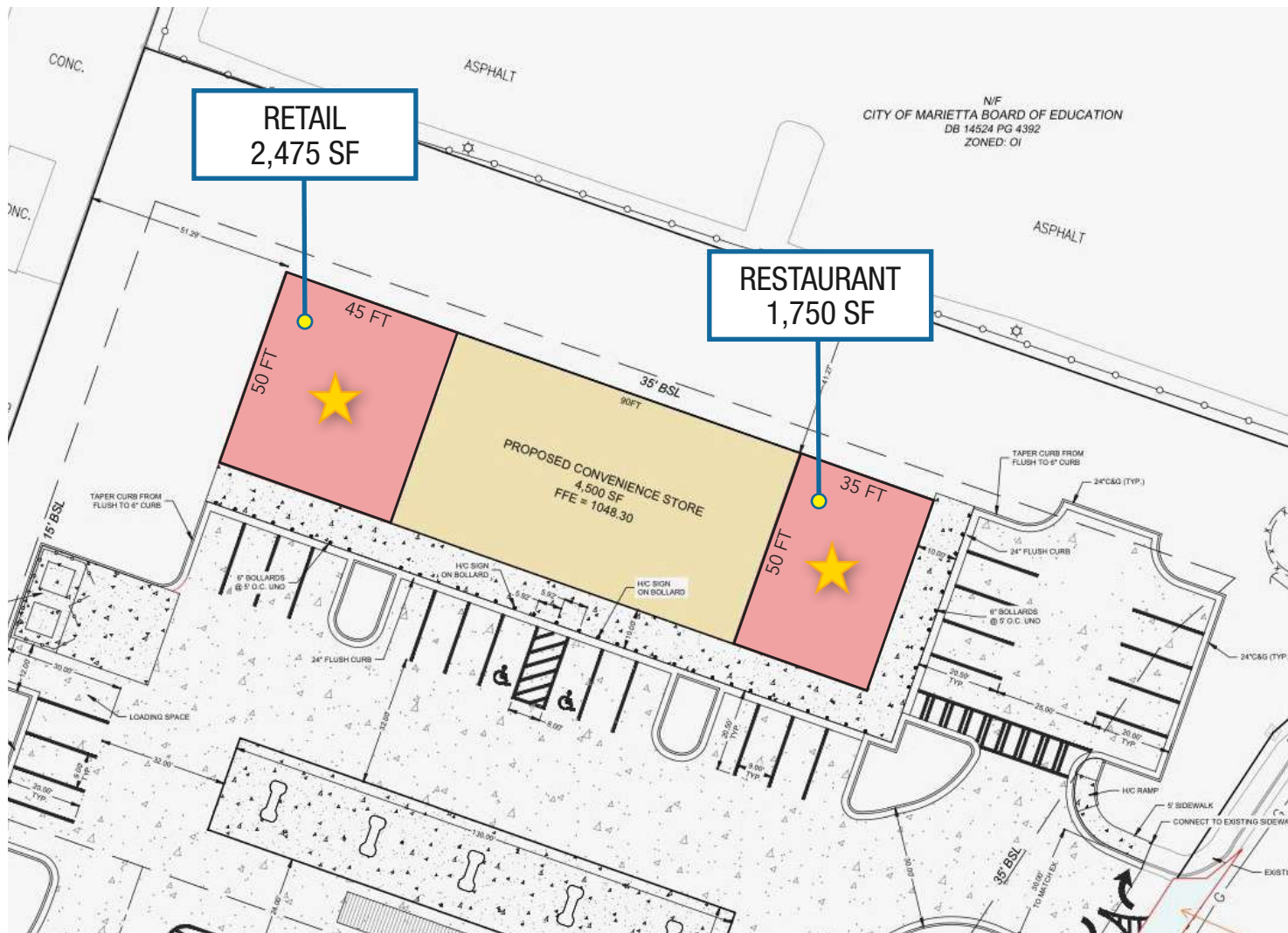
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**ATLANTA LEASING
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SITE PLAN



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ATLANTA LEASING & INVESTMENT

DEMOGRAPHIC OVERVIEW

Radius	2-Mile	5-Mile	10-Mile
2020 Households	12,071	87,761	294,733
2024 Households	13,644	91,022	297,397
2029 Household Projection	14,135	92,917	303,259
Annual Growth 2020-2024	3.0%	1.2%	0.7%
Annual Growth 2024-2029	0.7%	0.4%	0.4%
Owner Occupied Households	5,069	43,345	184,877
Renter Occupied Households	9,066	49,573	118,382
Avg. Household Size	2.4	2.3	2.5
Avg. Household Vehicles	2	2	2
Total Specified Consumer Spending (\$)	\$356M	\$2.8B	\$10.7B
INCOME			
Avg Household Income	\$77,662	\$99,400	\$122,788
Median Household Income	\$55,797	\$72,418	\$94,308
< \$25,000	3,248	13,860	32,115
\$25,000 - 50,000	2,979	17,432	41,227
\$50,000 - 75,000	2,508	15,758	45,768
\$75,000 - 100,000	1,748	11,643	38,309
\$100,000 - 125,000	952	8,754	32,130
\$125,000 - 150,000	411	5,606	23,409
\$150,000 - 200,000	922	8,229	34,726
\$200,000+	878	9,740	49,712

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**ATLANTA LEASING
& INVESTMENT**

KEY DESTINATIONS

MARIETTA SQUARE

Just minutes from 811 S Marietta Pkwy SE, Marietta Square is a walkable town center known for its historic charm, boutique shops, weekend events, and arts scene. While it features specialty dining and destination entertainment, it caters to a different customer base than local convenience and quick-stop services. The steady draw of foot traffic to the Square supports overall area vibrancy and visibility without competing with essential retail, fueling stations, or quick-service options nearby.



KENNESAW STATE UNIVERSITY

Kennesaw State University (KSU) is one of Georgia's largest public universities, enrolling over 43,000 students and offering more than 150 degree programs. Just a short drive from the property, KSU's vibrant student body fuels steady demand for everyday services such as convenience shopping, grab-and-go meals, and commuter-friendly amenities. The university's two-campus layout and continued growth bring a constant flow of traffic through the area, supporting nearby neighborhood-serving businesses without direct overlap in offerings.

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**ATLANTA LEASING
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MARIETTA: GROWTH & CONNECTIVITY

BUSINESS HUB

Marietta and greater Cobb County continue to attract entrepreneurs, franchises, and essential service providers, benefiting from strong infrastructure, business-friendly policies, and high household incomes. The area supports a robust mix of small business activity, light industrial uses, and professional services, making it an ideal location for neighborhood-serving retail and restaurant concepts.

EDUCATION & WORKFORCE

The area is anchored by a dynamic educational and employment ecosystem, led by Kennesaw State University and supported by top public schools, technical colleges, and healthcare networks. KSU's 43,000+ students and growing academic programs contribute significantly to the local workforce pipeline, while nearby medical and logistics centers provide thousands of stable jobs that support daily commerce in the area.

METRO HIGHLIGHTS



**WORLD'S BUSIEST AIRPORT
(HARTSFIELD-JACKSON)**



**TOP 10 U.S. METRO FOR
DEGREES AWARDED AND
RESEARCH INVESTMENT**

**FORTUNE
500**

**13 FORTUNE 500
HEADQUARTERS**



**OVER \$270B IN METRO
ATLANTA GDP**

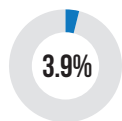


**TOP U.S. METRO FOR LOW
COST OF DOING BUSINESS**

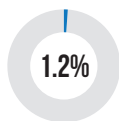
ECONOMIC GROWTH & WORKFORCE TRENDS

CORPORATE PRESENCE & HQS

With one of the highest concentrations of Fortune 1000 companies in the nation, Atlanta is home to powerhouses like Coca-Cola, UPS, Delta Air Lines, The Home Depot, GE, and Honeywell. This makes it a prime destination for corporate relocations and business expansion.



Unemployment Rate



5-Year Population Growth Forecast (ES I)

STEADY POPULATION & JOB GROWTH

4TH
Fastest Growing Metro
(Freddie Mac)

8TH
Largest U.S. Metro
(U.S. Census Bureau)

34% Mi enia
Popu ation



46% Gen
Popu ation

wit in 1 mi e
o Downtown

MAJOR EMPLOYERS



Honeywell



QUALITY OF LIFE & CULTURE

TOP DESTINATION FOR MOVERS & VISITORS

Atlanta has earned national recognition for its mix of affordability, entertainment, and opportunity.



**#1 TOP TRENDING TRAVEL
DESTINATION**
(BOOKING.COM)



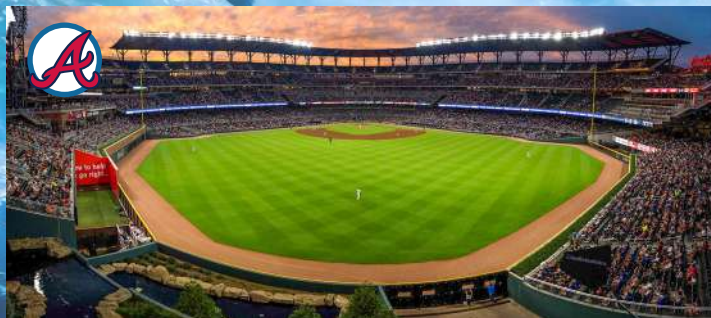
**#2 MOVING DESTINATION
IN THE U.S.**
(PENSKE)



**#8 BEST CITY IN THE
SOUTH**
(SOUTHERN LIVING)

CULTURAL & SPORTS ATTRACTIONS

Atlanta is a vibrant destination with a thriving arts scene, renowned dining, and passionate sports fans.



ATLANTA BRAVES | TRUIST PARK



**GEORGIA AQUARIUM,
THE KING CENTER, CNN STUDIO TOUR**

TRANSPORTATION ACCESS

Hartsfield-Jackson remains one of the world's most connected and efficient airports, reinforcing Atlanta's position as a business and tourism gateway.



ATLANTA HAWKS | STATE FARM ARENA



**ATLANTA FALCONS & UNITED FC |
MERCEDES-BENZ STADIUM**



**ATLANTA LEASING
& INVESTMENT**

MARIETTA, GA

Located just northwest of Atlanta, Marietta is experiencing notable growth and investment, driven by its proximity to key transit corridors, major institutions, and a rising demand for accessible, mixed-use suburban markets. 811 S Marietta Pkwy SE benefits from its position along a highly trafficked route, with strong visibility and direct access to nearby universities, dense residential neighborhoods, and regional attractions.

Marietta serves as the county seat of Cobb County and is recognized as one of metro Atlanta's most established suburban cities. The area features a strong blend of education, healthcare, logistics, and light industrial employment hubs, supported by top institutions such as Kennesaw State University and Wellstar Health System. Its central location ensures steady commercial activity from both local residents and commuter populations.

Ranked among the best places to live in Georgia, Marietta combines small-town charm with modern infrastructure and a thriving business climate. Cobb County boasts one of the highest median household incomes in the region and is home to Fortune 500 firms, high-performing schools, and vibrant civic assets like Marietta Square. This continued growth enhances the value and appeal of retail and service-based businesses in the area.



**#1 BEST PLACES TO LIVE IN THE
U.S. (MONEY.COM 2022)**



**#4 OF THE SOUTH'S BEST CITIES
(SOUTHERN LIVING 2023)**



**#4 MOVING DESTINATION
IN THE NATION (2024)**

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ATLANTA, GA



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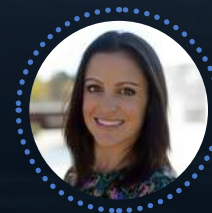
MEET THE TEAM



ANNE STEIB
AL&I Marketing



PHILLIP RYZKOV
Agent



BROOKE SEALS
Research and Communications



**ATLANTA LEASING
& INVESTMENT**