

# Our parcel Available For Ground Lease

700 Sandtown Rd., Marietta, GA 30008

COBB COUNTY



## INVESTMENT HIGHLIGHTS

- High Visibility and Strong Traffic Corridor
- Anchored by Family Dollar
- Neighboring Tenants : Wells Fargo, QT Gas Station, Cricket Wireless, Boost Mobile, and Metro PCS
- Strong Traffic Counts : 33,985 VPD on Power Springs St. and 14,154 VPD on Sandtown Rd.
- Great Commercial Growth on Sandtown Road
- Prospective Tenants : Bank, Franchise Restaurant, and other freestanding retails

	1-mile	3-mile	5-mile
<b>Total Population</b>	10,284	68,986	202,827
<b>2020 Projection</b>	10,952	73,787	216,934
<b>Median HH Income</b>	\$35,301	\$39,285	\$46,826

**TBRE**  
REAL ESTATE SERVICES

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