

RETAIL FOR LEASE

WALKER MILL

1720 Powder Springs Road, Marietta, GA 30064



OFFERING SUMMARY

AVAILABLE SF:	1,150 or 1,350 or 2,500 Combined
LEASE RATE:	N/A
LOT SIZE:	2.07 Acres
BUILDING SIZE:	13,400 SF
ZONING:	NRC
AVERAGE DAILY TRAFFIC COUNT:	30,000 to 40,000

PROPERTY OVERVIEW

Walker Mill is located at the intersection of Powder Springs Road and Windy Hill/Maclang Road with traffic counts between 30,000 and 40,000 vehicles per day. It is shadow-anchored by Kroger and is surrounded by multiple national tenants such as Publix, Starbucks, Chick-fil-A, Chase Bank, Bank of America, etc. The immediate market area has a median income level of approximately \$90,000, and the population is expected to grow more than 4% annually over the next five years.

PROPERTY HIGHLIGHTS

KW COMMERCIAL
200 Glenridge Point Pkwy, Suite 100
Atlanta, GA 30342

CHARLIE GONZALEZ
Associate
O: 404.531.5700
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	TERM	COMMENTS
Suite 130	Retail / Office	\$18.00 SF/yr	NNN	1,350 - 2,500 SF	36 to 120 months	Kroger shadow anchor; TI allowance and Free Rent negotiable
Suite 140	Retail / Office	\$18.00 SF/yr	NNN	1,150 - 2,500 SF	36 to 120 months	Kroger shadow anchor; TI allowance and Free Rent negotiable

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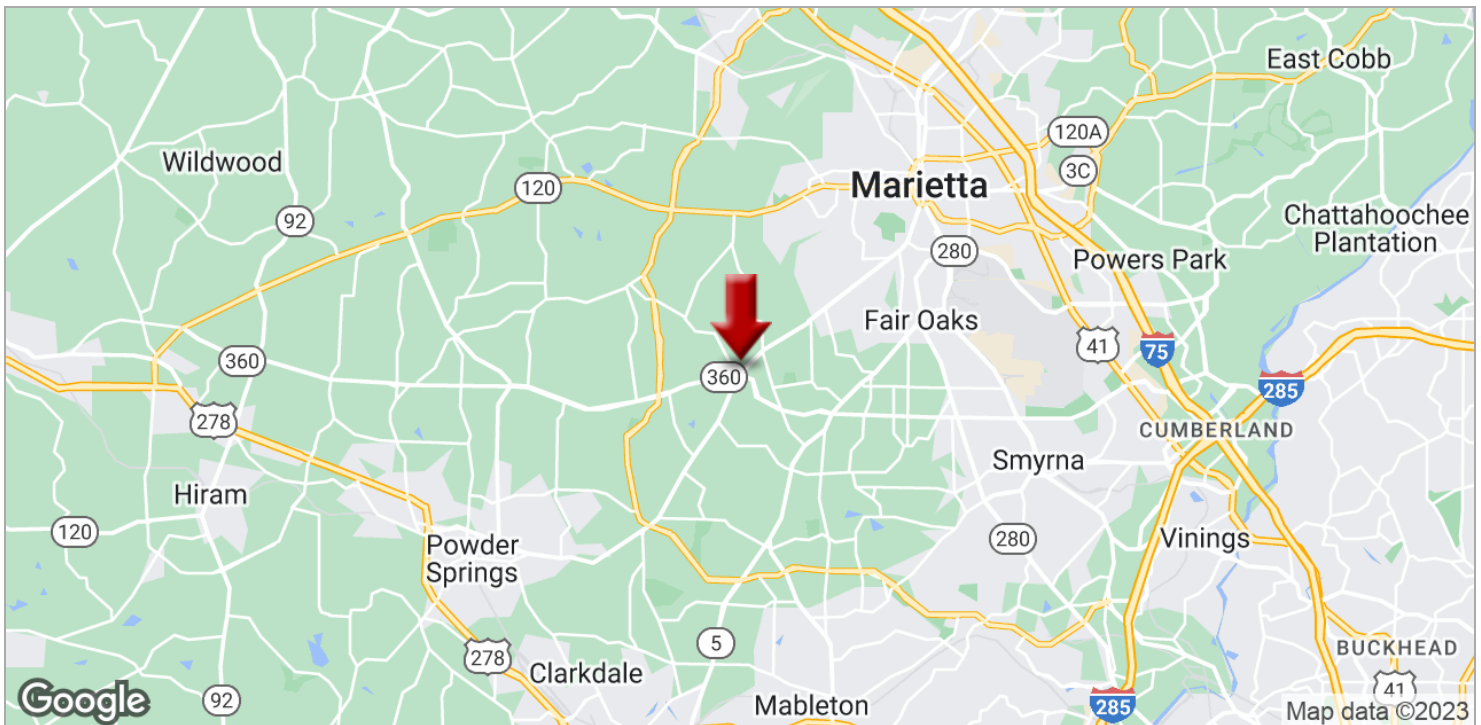
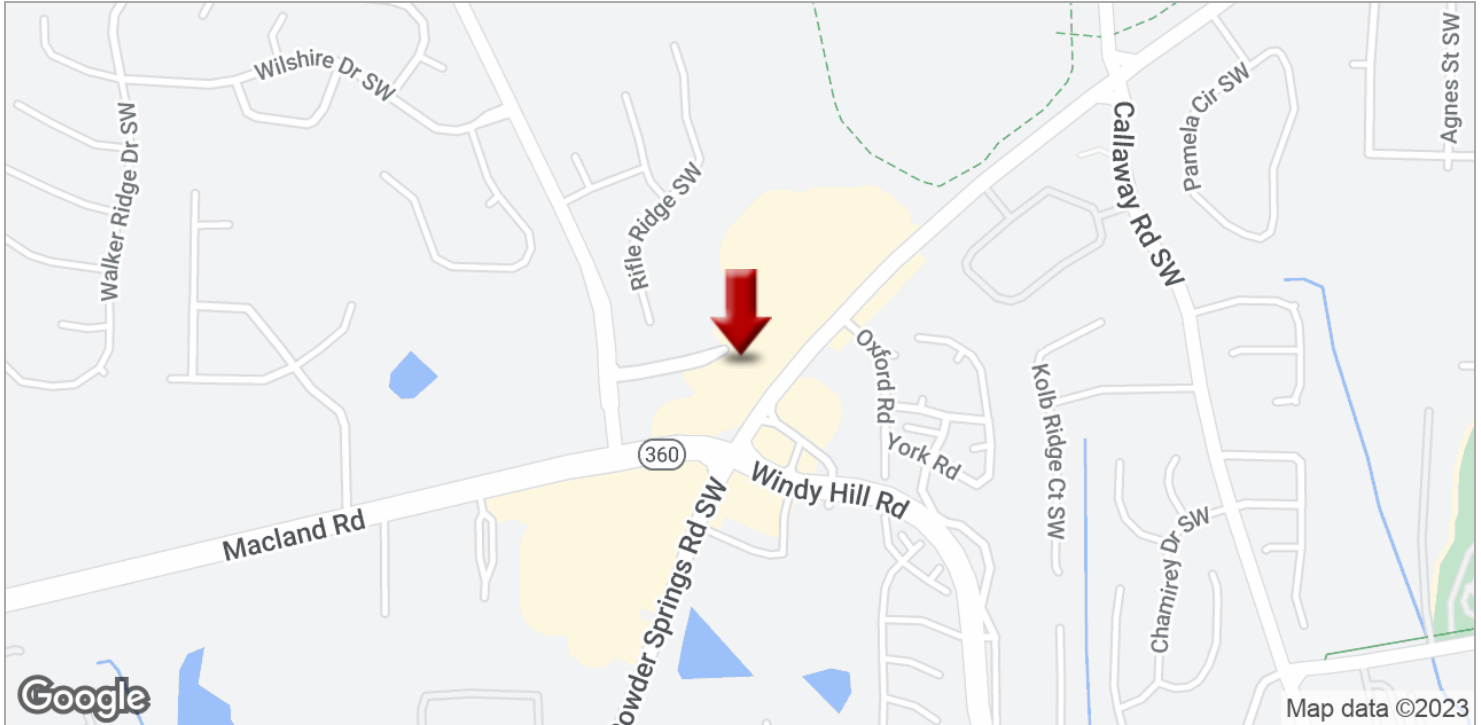
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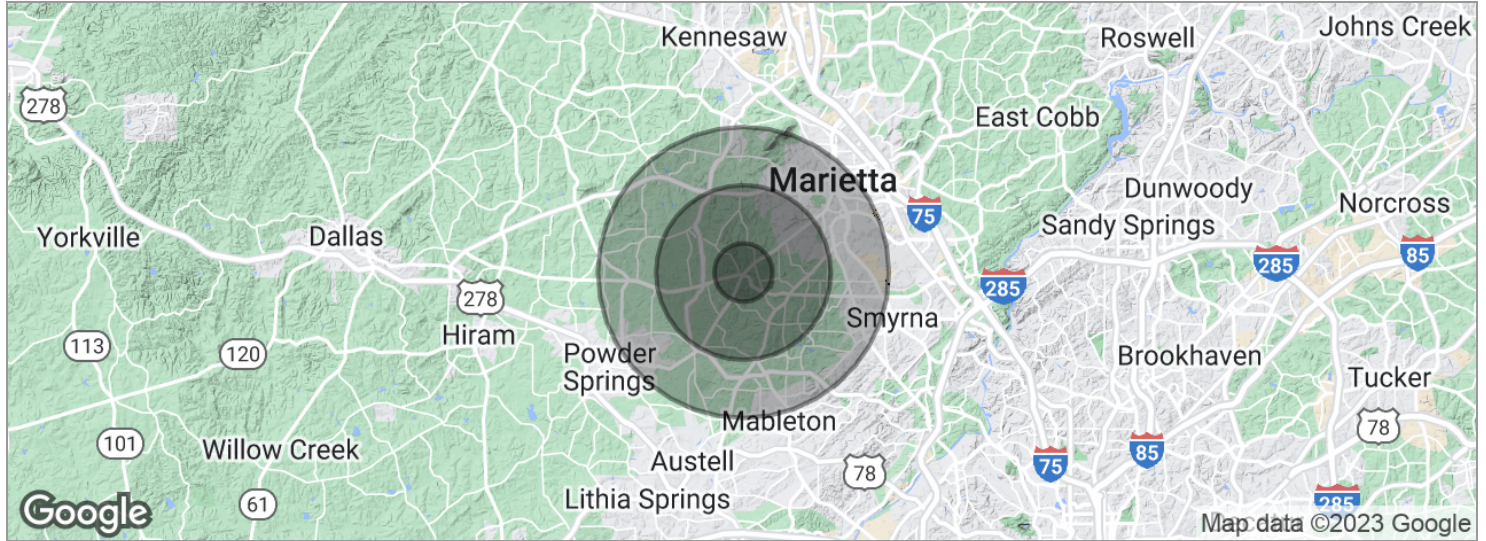
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,147	60,395	162,937
Median age	35.1	35.0	34.6
Median age (male)	33.6	33.6	33.2
Median age (Female)	37.8	36.7	36.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,996	20,319	57,760
# of persons per HH	3.6	3.0	2.8
Average HH income	\$77,475	\$72,326	\$71,662
Average house value	\$244,070	\$248,482	\$251,726

* Demographic data derived from 2020 ACS - US Census

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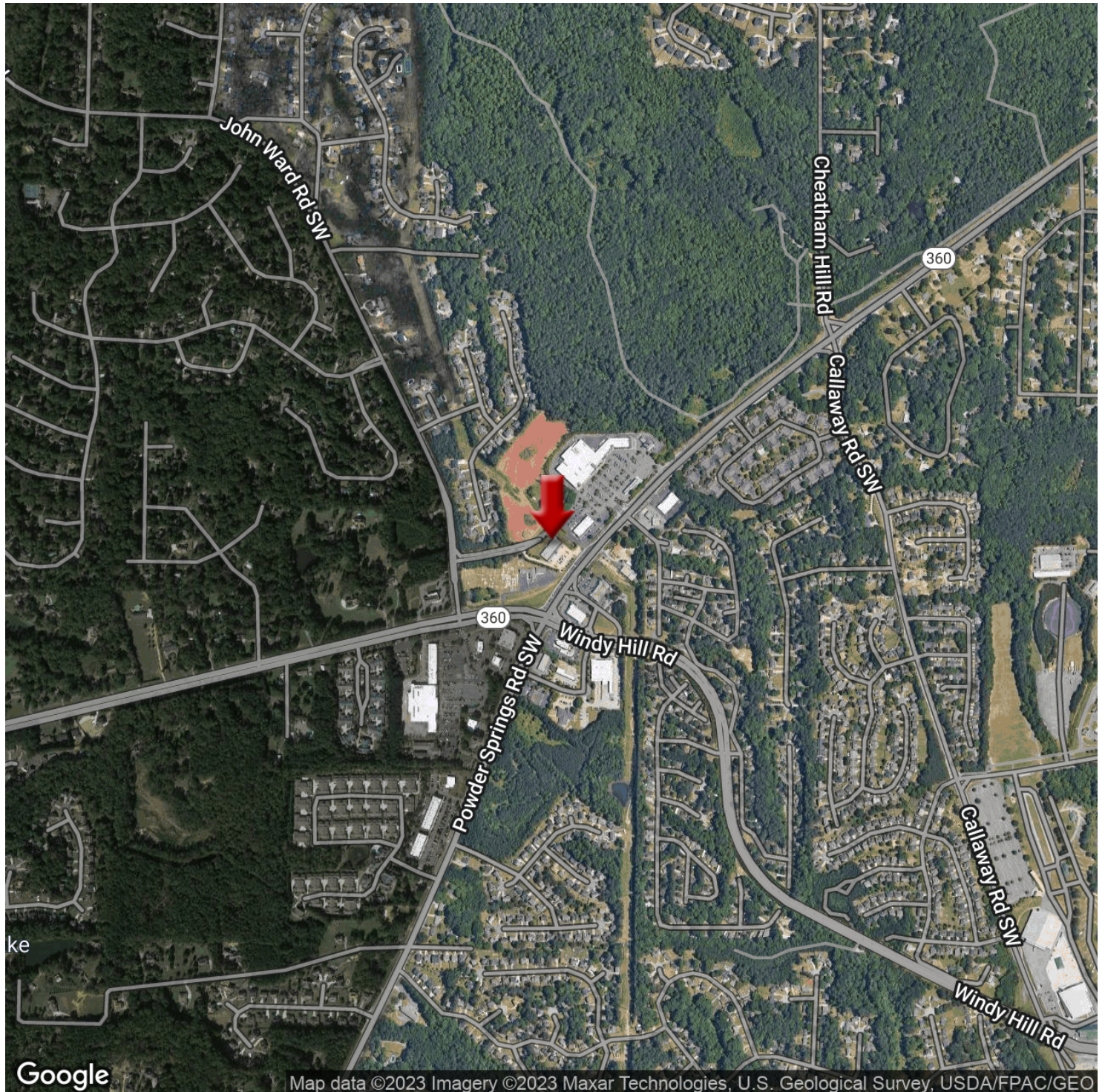
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