

409 Fairview Street

409 FAIRVIEW STREET

Marietta, GA 30060

SALE

PRESENTED BY:

DAMIEN LANCLOS, CCIM

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KD LANCLOS & ASSOCIATES, LLC

DISCLAIMER

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The information contained herein is subject to change without notice and the recipient of these materials shall not look to Owner or the SVN Advisor nor any of their officers, employees, representatives, independent contractors or affiliates, for the accuracy or completeness thereof. Recipients of this Offering Brochure are advised and encouraged to conduct their own comprehensive review and analysis of the Property.

This Offering Memorandum is a solicitation of interest only and is not an offer to sell the Property. The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest to purchase the Property and expressly reserves the right, at its sole discretion, to terminate negotiations with any entity, for any reason, at any time with or without notice. The Owner shall have no legal commitment or obligation to any entity reviewing the Offering Memorandum or making an offer to purchase the Property unless and until the Owner executes and delivers a signed Real Estate Purchase Agreement on terms acceptable to Owner, in Owner's sole discretion. By submitting an offer, a prospective purchaser will be deemed to have acknowledged the foregoing and agreed to release the Owner and the SVN Advisor from any liability with respect thereto.

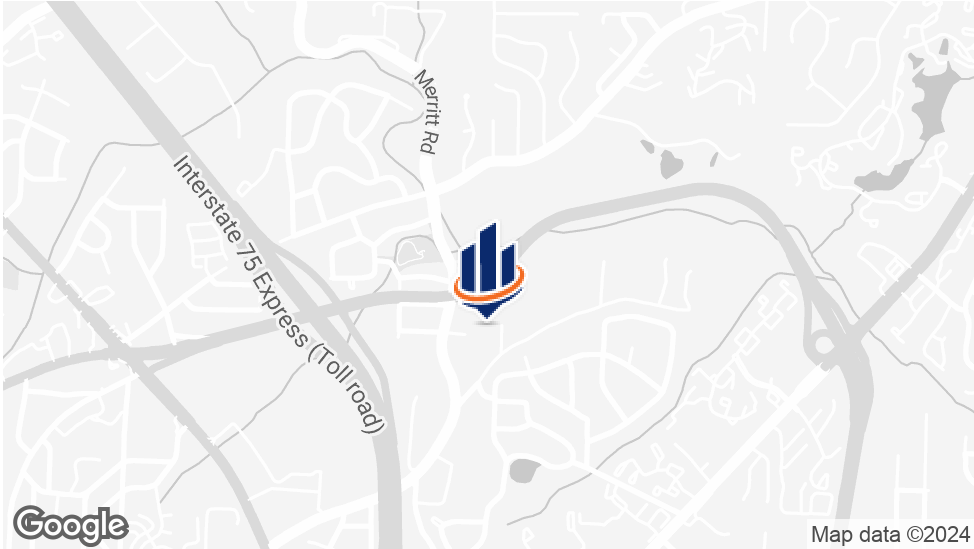
To the extent Owner or any agent of Owner corresponds with any prospective purchaser, any prospective purchaser should not rely on any such correspondence or statements as binding Owner. Only a fully executed Real Estate Purchase Agreement shall bind the property and each prospective purchaser proceeds at its own risk.

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,104,000
LOT SIZE:	4.42 Acres
PRICE / ACRE:	\$249,774
ZONING:	LI, R-20
MARKET:	Atlanta
SUBMARKET:	Kennesaw Town Center
APN:	16113700080 & 16113700050

PROPERTY OVERVIEW

SVN, KD Lanclos & Associates is pleased to present this land opportunity with excellent proximity to Interstate 75 in Marietta, Georgia. Two parcels comprise the transaction, a smaller parcel of .258 acres and a larger parcel of 4.157 acres.

PROPERTY HIGHLIGHTS

- Close proximity to I-75 & North Marietta Parkway
- Surrounded by other businesses and Industrial related users

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ADDITIONAL PHOTOS



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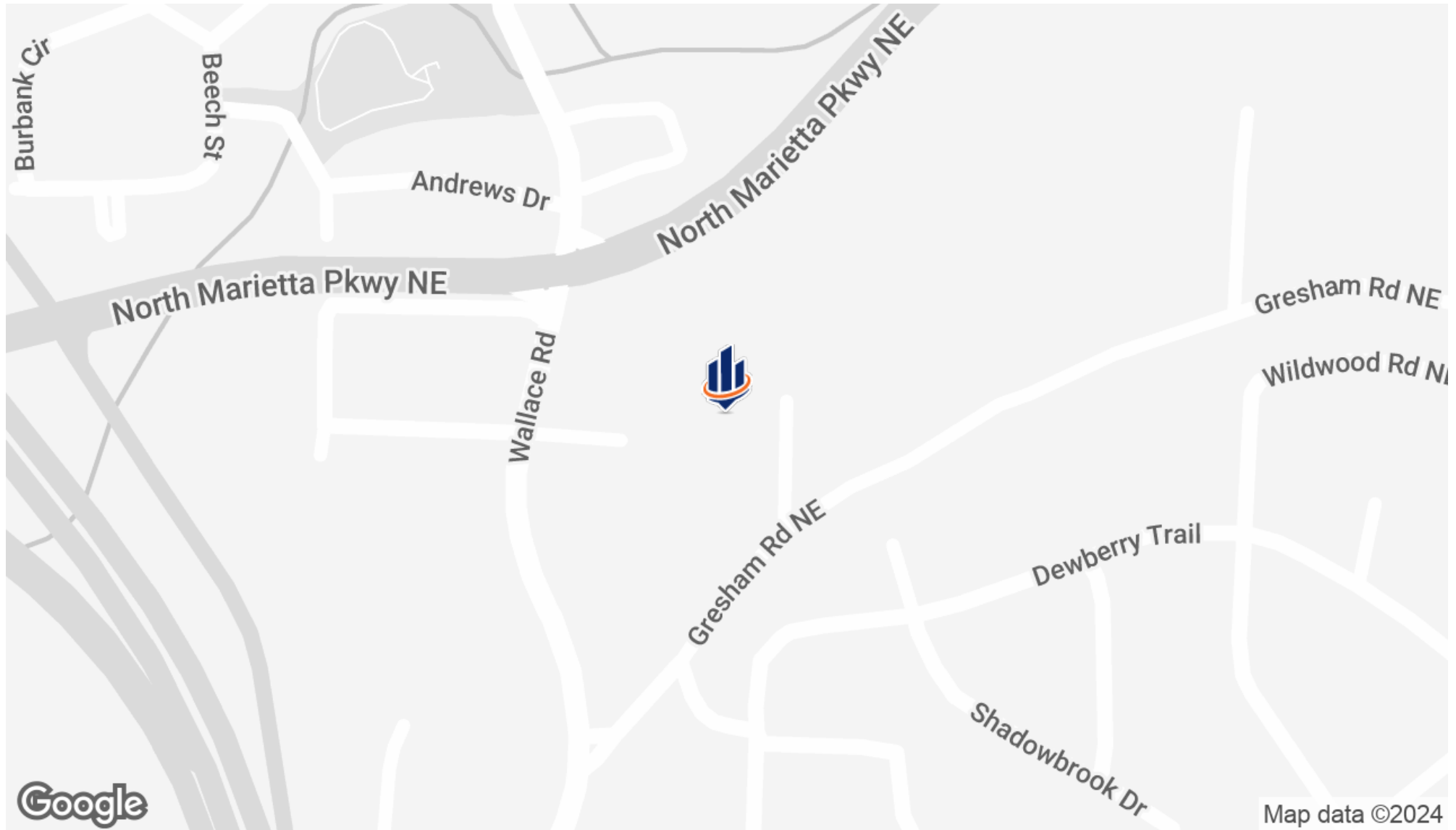
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

0.25 MILES0.5 MILES1 MILE

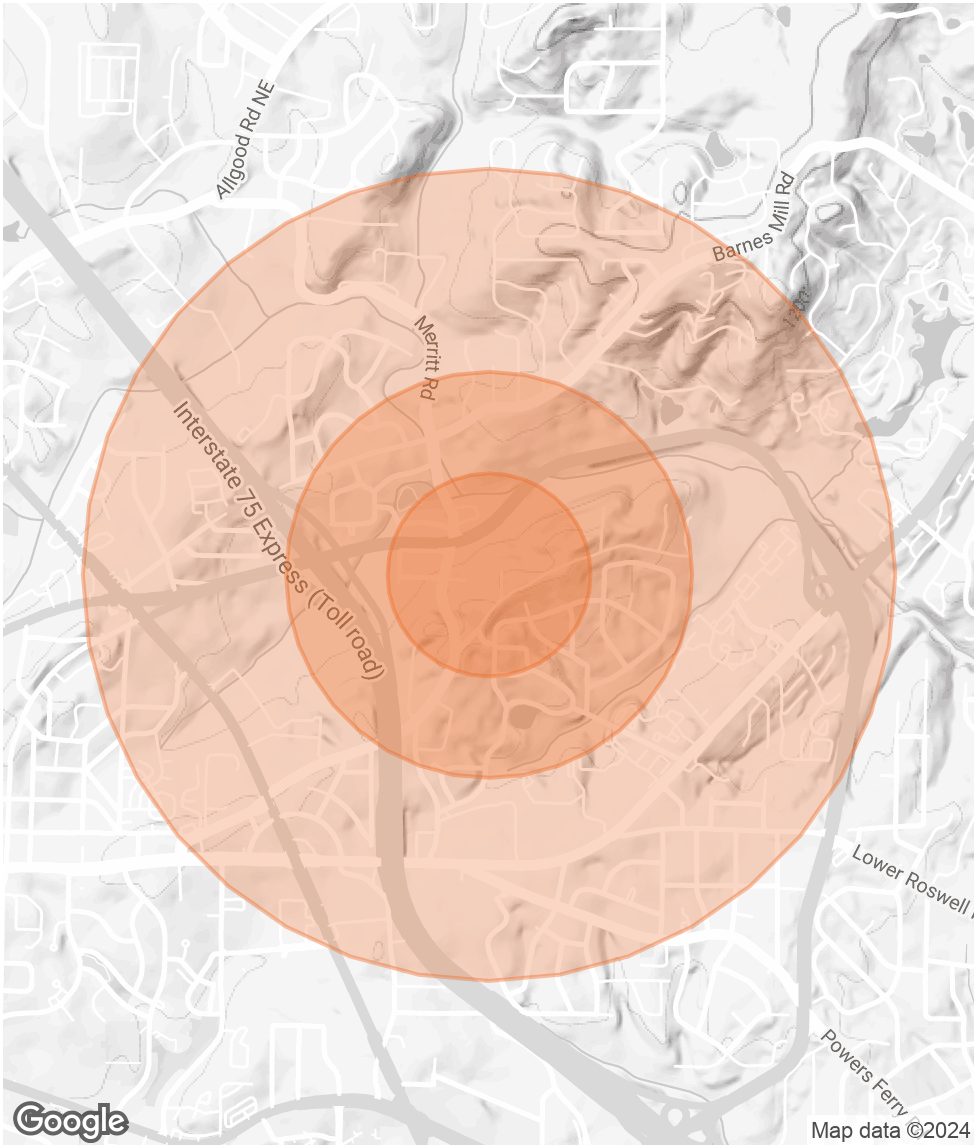
TOTAL POPULATION	709	2,368	8,323
AVERAGE AGE	33.2	32.6	33.5
AVERAGE AGE (MALE)	30.5	31.1	33.2
AVERAGE AGE (FEMALE)	35.8	33.9	32.5

HOUSEHOLDS & INCOME

0.25 MILES0.5 MILES1 MILE

TOTAL HOUSEHOLDS	309	1,045	3,712
# OF PERSONS PER HH	2.3	2.3	2.2
AVERAGE HH INCOME	\$58,468	\$60,400	\$61,148
AVERAGE HOUSE VALUE	\$201,036	\$195,101	\$179,708

* Demographic data derived from 2020 ACS - US Census



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