OFFICE FOR SALE

1225 JOHNSON FERRY RD SUITE 430

1225 Johnson Ferry Rd. Unit 430, Marietta, GA 30068



SALE PRICE:	$275.000.00
LOT SIZE:	0.07 Acres
BUILDING SIZE:	2,848 SF
BUILDING CLASS:	B
YEAR BUILT:	1981
RENOVATED:	2017
ZONING:	OI
MARKET:	NW Atlanta
SUB MARKET:	East Cobb
TRAFFIC COUNT:	40,200

PROPERTY OVERVIEW

2,848 sqft office condominium located in Regency Park in east Cobb on Johnson Ferry Rd. The unit is freshly remodeled and is divided into two suites. Great for investor or owner/user

PROPERTY FEATURES

- Second story suite
- 2,848 sqft office condo in Regency Park off Johnson Ferry Rd in east Cobb
- Freshly remodeled
- Can be divided into two suites, Suite 420 - 1,694 sqft, Suite 430 1014 sqft
- 100% leased
- All brick Williamsburg buildings
- Available for sale or lease

KW COMMERCIAL
3375 Dallas Highway, Suite 100
Marietta, GA 30064

DONALD B. EDWARDS, JR.
KW Commercial Director And Associate Broker
O: 678.298.1622
C: 770.324.3457
don@dbeproperties.com
GA #119563

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1 SECOND FLOOR SUITES

Suite 420 features 1,693 SF and Suite 430 features 1,014 SF

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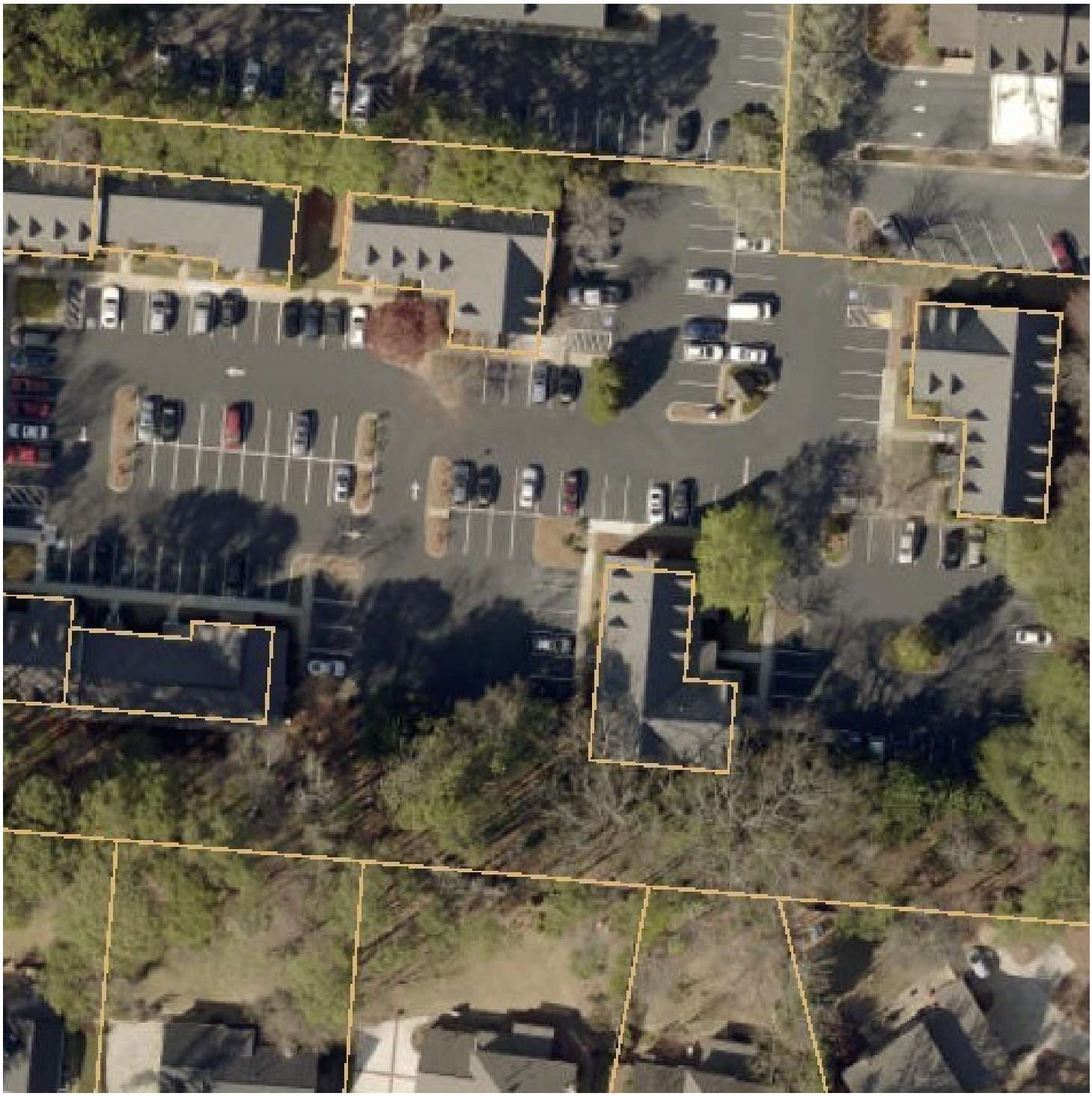
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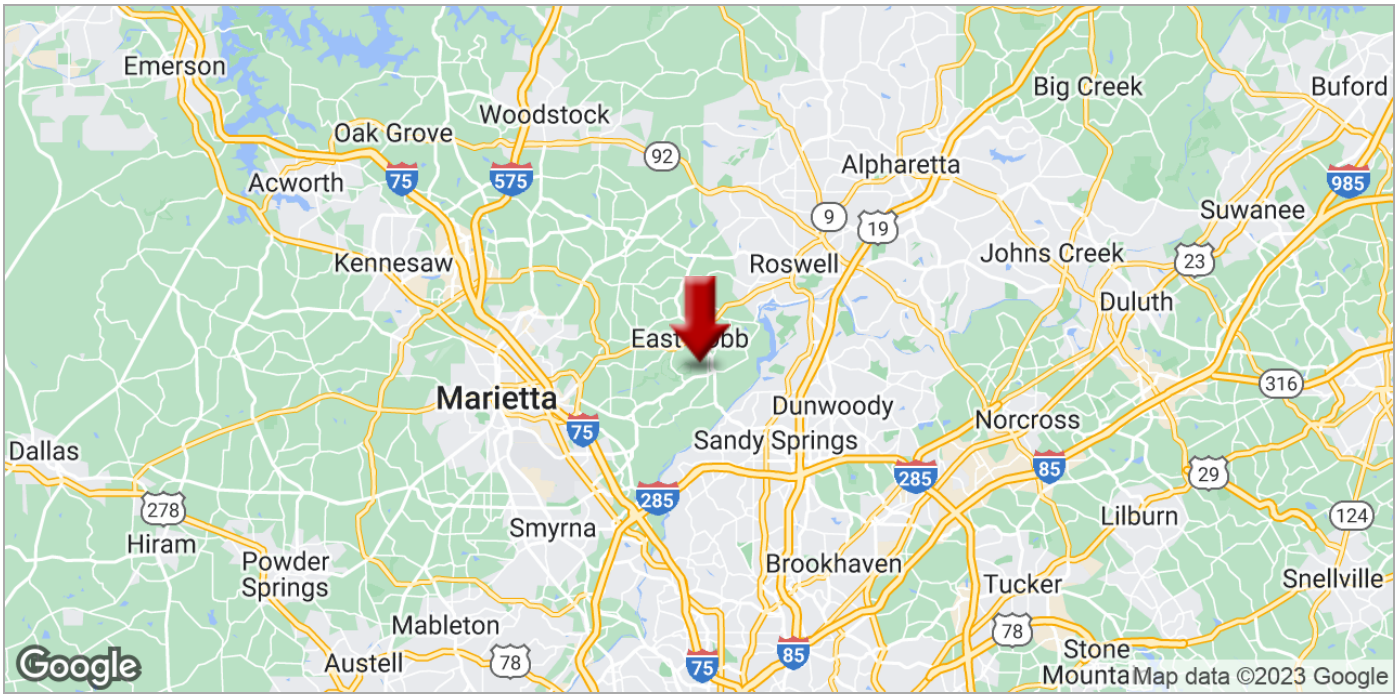
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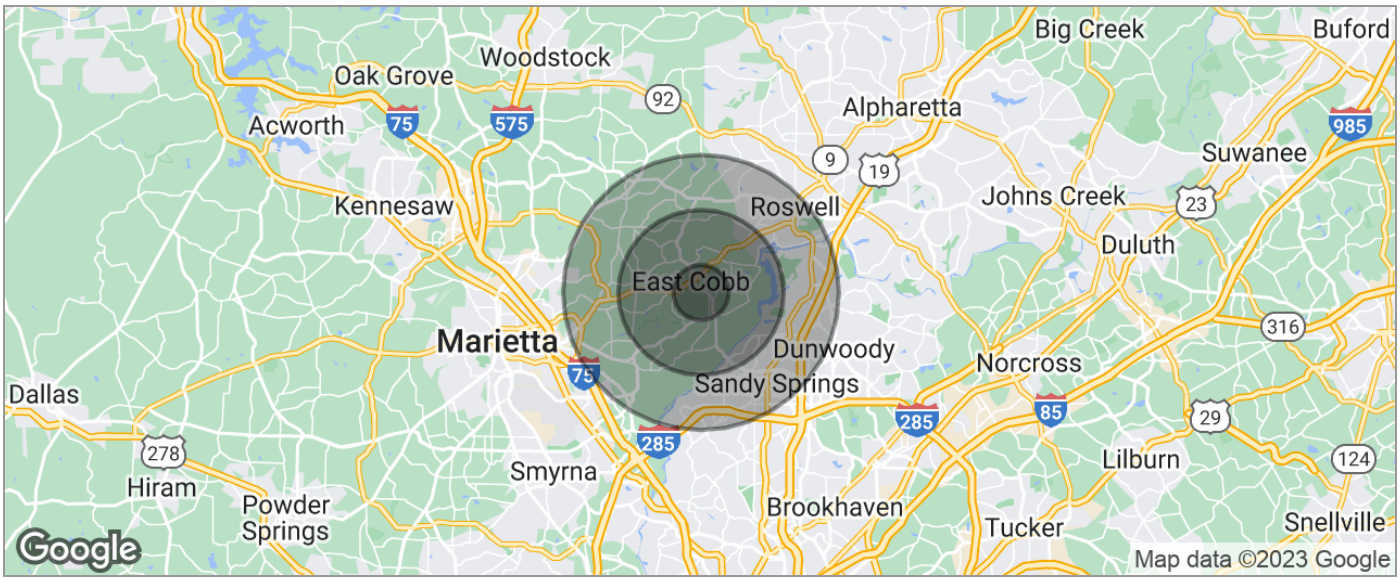
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,505	61,162	175,880
MEDIAN AGE	42.1	41.9	40.3
MEDIAN AGE (MALE)	41.0	41.4	39.6
MEDIAN AGE (FEMALE)	43.6	42.6	40.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,568	21,515	68,708
# OF PERSONS PER HH	2.9	2.8	2.6
AVERAGE HH INCOME	$139,313	$141,708	$119,448
AVERAGE HOUSE VALUE	$414,928	$423,115	$396,344

RACE	1 MILE	3 MILES	5 MILES
% WHITE	91.4%	88.1%	81.3%
% BLACK	1.9%	3.7%	9.4%
% ASIAN	5.1%	6.4%	5.7%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.0%	0.2%
% OTHER	0.4%	0.7%	2.1%

ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	1.8%	2.5%	5.3%

** Demographic data derived from 2020 ACS - US Census*

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	1 MILE	3 MILES	5 MILES
Total households	2,568	21,515	68,708
Total persons per hh	2.9	2.8	2.6
Average hh income	$139,313	$141,708	$119,448
Average house value	$414,928	$423,115	$396,344

	1 MILE	3 MILES	5 MILES
Total population	7,505	61,162	175,880
Median age	42.1	41.9	40.3
Median age (male)	41.0	41.4	39.6
Median age (female)	43.6	42.6	40.9

** Demographic data derived from 2020 ACS - US Census*

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Donald B. Edwards, Jr.

KW COMMERCIAL DIRECTOR AND ASSOCIATE BROKER
don@dbeproperties.com
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BACKGROUND

Donald B. Edwards, Jr. has been a commercial Realtor since 1984, enjoying a varied career in real estate brokerage, development and construction. My first transaction was a industrial lease for a Canadian firm, which hooked me on commercial real estate. During this period, I did franchise site selection, zoning, assemblages, sales, leasing and 1031 exchanges, enjoying a term as president of the Association of Georgia Real Estate Exchangers, and earning many commercial and residential designations in the Century 21 system. In the lat '80s and early '90s, I was involved in trust real estate with Trust Company Bank and SouthTrust, where I was Vice President/Manager of the trust real estate department. While in this position, I managed a wide variety of asets including industrial, retail, office, multifamily, residential, land, farms, timber and mining properties. Other duties included asset management, leasing, acquisitions, disposals, insurance, taxes, trust real estate division management and property inspections. I also became a CCIM Candidate. In the mid '90s I left trust real estate to pursue a dream of developing and building commercial and residential properties in the north Georgia mountains as well as continuing my brokerage activities. I am now doing commercial real estate as a Associate Broker and KW Commercial Director affiliated with Keller Williams Signature Partners, resuming my passion for commercial sales, leasing, exchanges and development. In addition, I am serving as the current president of AGREE, the Association of Georgia Real Estate Exchangers.

EDUCATION

1975 BS Business - Alaska Methodist University
CCIM Candidate

MEMBERSHIPS & ASSOCIATIONS

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MARIETTA, GA

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PRESENTED BY:

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