

OFFICE FOR LEASE

1225 JOHNSON FERRY RD UNIT 430

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



AVAILABLE SF:

LEASE RATE: N/A

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

Suite B is a 1014 sqft office condo with four offices, reception, bath, small kitchen/break area and storage

PROPERTY FEATURES

- Office condo in Regency Park off Johnson Ferry Rd
- Freshly remodeled
- All brick Williamsburg building in well maintained development
- Second story unit
- Short term individual offices available in Suite A through May 2021

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

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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PROPERTY NAME:	1225 Johnson Ferry Rd Suite 430
STREET ADDRESS:	1225 Johnson Ferry Rd. Unit 430
CITY, STATE, ZIP:	Marietta, GA 30068
PROPERTY TYPE:	Office
APN:	16097200860
LOT SIZE:	0.07 AC
BUILDING CLASS:	B
ZONING:	OI
PARKING RATIO:	3.51
YEAR BUILT:	1981
NUMBER OF STORIES:	1
FOUNDATION:	slab
WALLS:	sheetrock
NUMBER OF UNITS:	2
ROOF:	Asphalt Shingle



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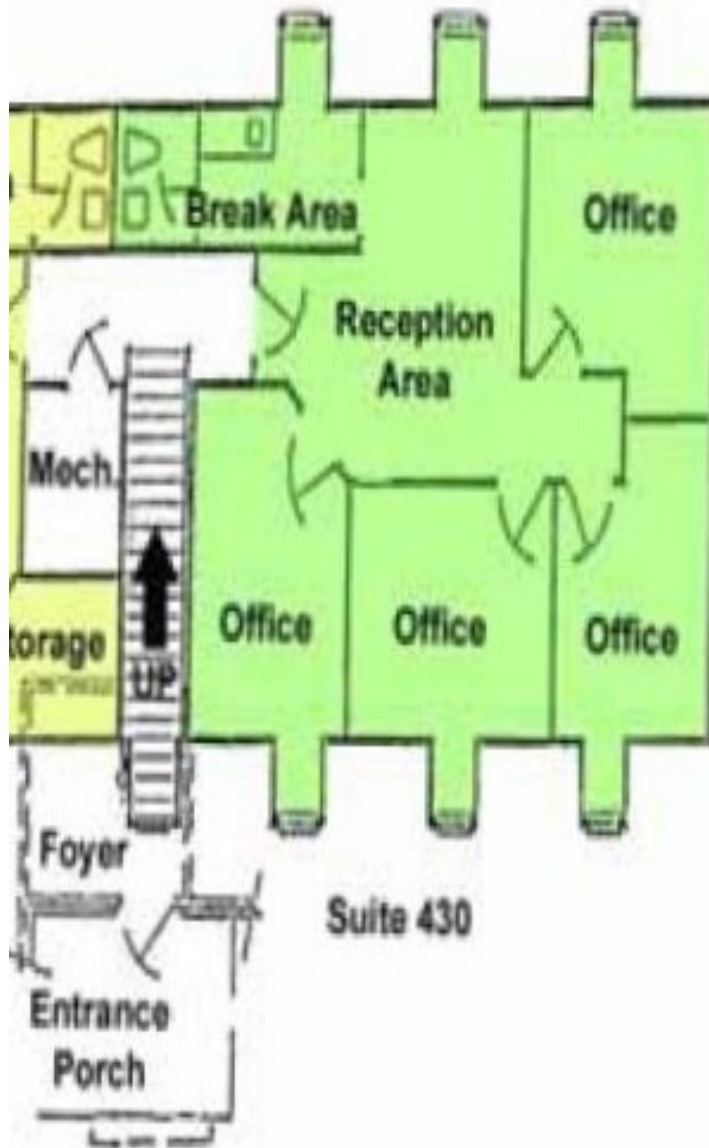
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	7,505	61,162	175,880
MEDIAN AGE	42.1	41.9	40.3
MEDIAN AGE (MALE)	41.0	41.4	39.6
MEDIAN AGE (FEMALE)	43.6	42.6	40.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,568	21,515	68,708
# 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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Donald B. Edwards, Jr.

KW COMMERCIAL DIRECTOR AND ASSOCIATE BROKER

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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 assets 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

CCIM
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MARIETTA, GA

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All data and assumptions regarding financial performance, including that used for financial modeling purposes, may differ from actual data or performance. Any estimates of market rents and/or projected rents that may be provided to a party do not necessarily mean that rents can be established at or increased to that level. Parties must evaluate any applicable contractual and governmental limitations as well as market conditions, vacancy factors and other issues in order to determine rents from or for the property. Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Atlanta - West Cobb in compliance with all applicable fair housing and equal opportunity laws.

PRESENTED BY:

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