

# Property Summary Report

**809-817 Roswell St - Roswell Street Center**  
 Marietta, GA 30060 - Kennesaw/NW Cobb Ret Submarket



## BUILDING

Type:	<b>Retail</b>
Subtype:	<b>Storefront</b>
Center Type:	<b>Neighborhood Ce...</b>
Tenancy:	<b>Multiple</b>
GLA:	<b>17,903 SF</b>
Floors:	<b>1</b>
Typical Floor:	<b>17,903 SF</b>
Docks:	<b>None</b>
Construction:	<b>Masonry</b>

## LAND

Land Area:	<b>0.87 AC</b>
Zoning:	<b>CRC</b>
Parcel	<b>16-1213-0-099-0</b>

## EXPENSES PER SF

Taxes:	<b>\$0.02 (2017)</b>
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## KEY TENANTS

Roswell Street Baptist Church	7,625 SF
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## AMENITIES

Bus Line, Pylon Sign, Signage

## LEASING

Available Spaces: 1,800 - 8,000 SF Available in 3 Spaces

Availability: 72.9% Available; 72.9% Vacant

## AVAILABLE SPACES

Floor	Suite	Use	Type	SF Avail	Fir Contig	Bldg Contig	Rent	Occupancy	Term
P 1st	817	Office	Relet	3,250	3,250	3,250	\$12.00/+UTIL	Vacant	Negotiable
<i>Armando Delgado - Armando Delgado (404) 237-5402</i>									
P 1st	809	Office	Relet	8,000	8,000	8,000	\$12.00/+UTIL	Vacant	Negotiable
<i>Armando Delgado - Armando Delgado (404) 237-5402</i>									
P 1st	797	Office	Relet	1,800	1,800	1,800	\$12.00/+UTIL	Vacant	Negotiable
<i>Armando Delgado - Armando Delgado (404) 237-5402</i>									

## SALE

Last Sale: Portfolio of 2 Retail Properties in Marietta, GA Sold on Jan 4, 2018 for \$1,665,350 (\$48.56/SF)

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## TRAFFIC & FRONTAGE

Traffic Volume: 17,850 on Roswell Rd & Covington Ave NE (2017)  
 27,964 on Cobb Pkwy & Richard St (2011)  
 Frontage: 347' on Roswell St (with 2 curb cuts)

Made with TrafficMetrix® Products

## TRANSPORTATION

Parking: 50 free Surface Spaces are available; Ratio of 3.00/1,000 SF  
 Airport: 33 minute drive to Hartsfield-Jackson Atlanta International Airport  
 Walk Score ®: Somewhat Walkable (65)  
 Transit Score ®: Some Transit (38)

## PROPERTY CONTACTS

True Owner: **Armando Delgado**  
 Prior True Owner: **Roswell Street Baptist Church, Inc.**

Recorded Owner: **Woodside Industrial Park LLC**

## MARKET CONDITIONS

Vacancy Rates	Current	YOY
Current Building	72.9%	▲ 72.9%
Submarket 1-3 Star	5.2%	↔ 0.0%
Market Overall	5.3%	▼ -0.3%

NNN Asking Rents Per SF	Current	YOY
Submarket 1-3 Star	\$14.59	▲ 2.2%
Market Overall	\$16.18	▲ 3.0%

Submarket Leasing Activity	Current	YOY
12 Mo. Leased SF	295,239	▲ 44.0%
Months On Market	14.0	▼ 0.1 mo

Submarket Sales Activity	Current	YOY
12 Mo. Sales Volume (Mil.)	\$94.5	▲ 88.9%
12 Mo. Price Per SF	\$163	▼ -26.2%