

VACANT DAYCARE FACILITY FOR LEASE



Freestanding Building
in Cobb County

+/- 5,536 sq ft

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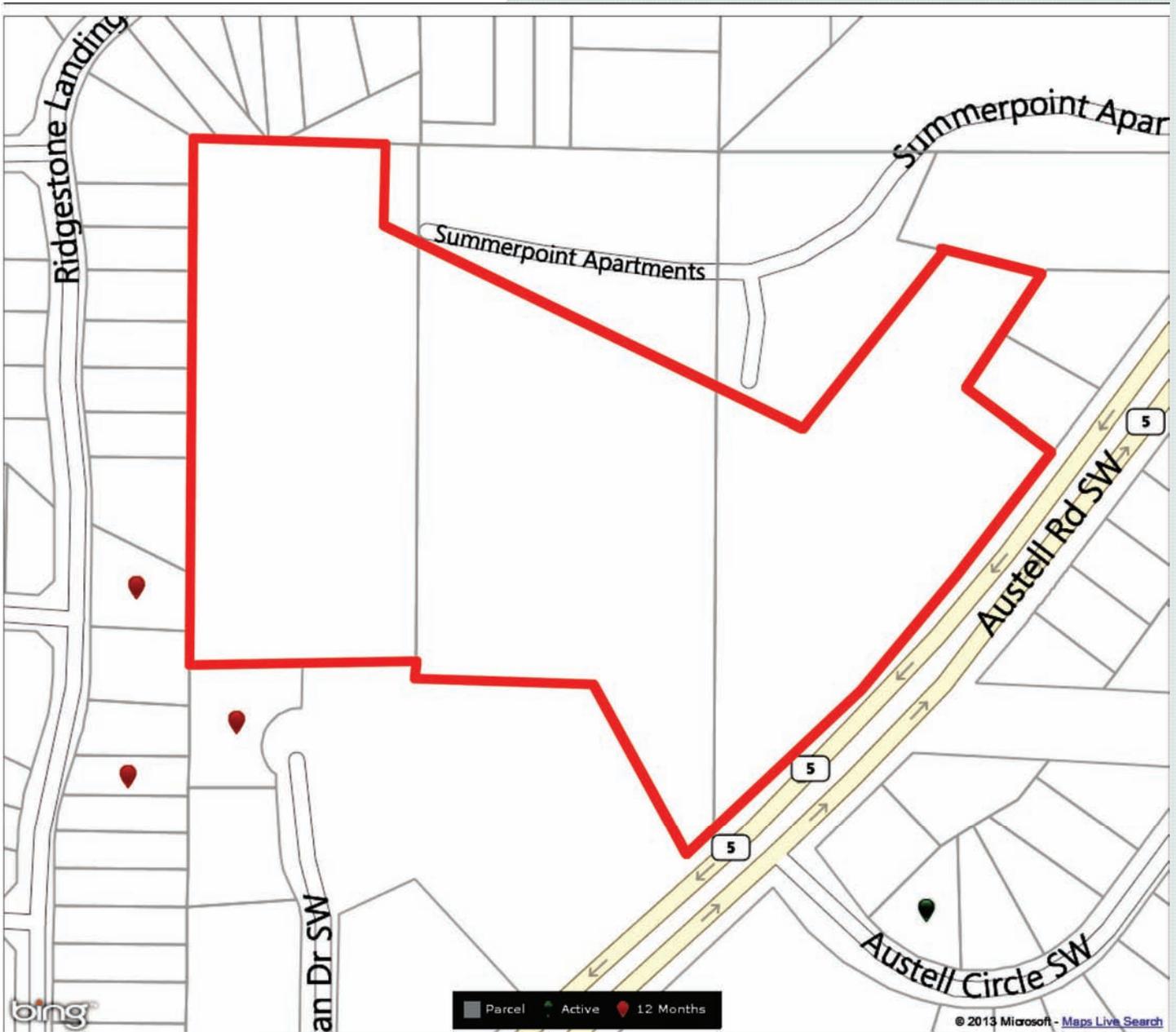
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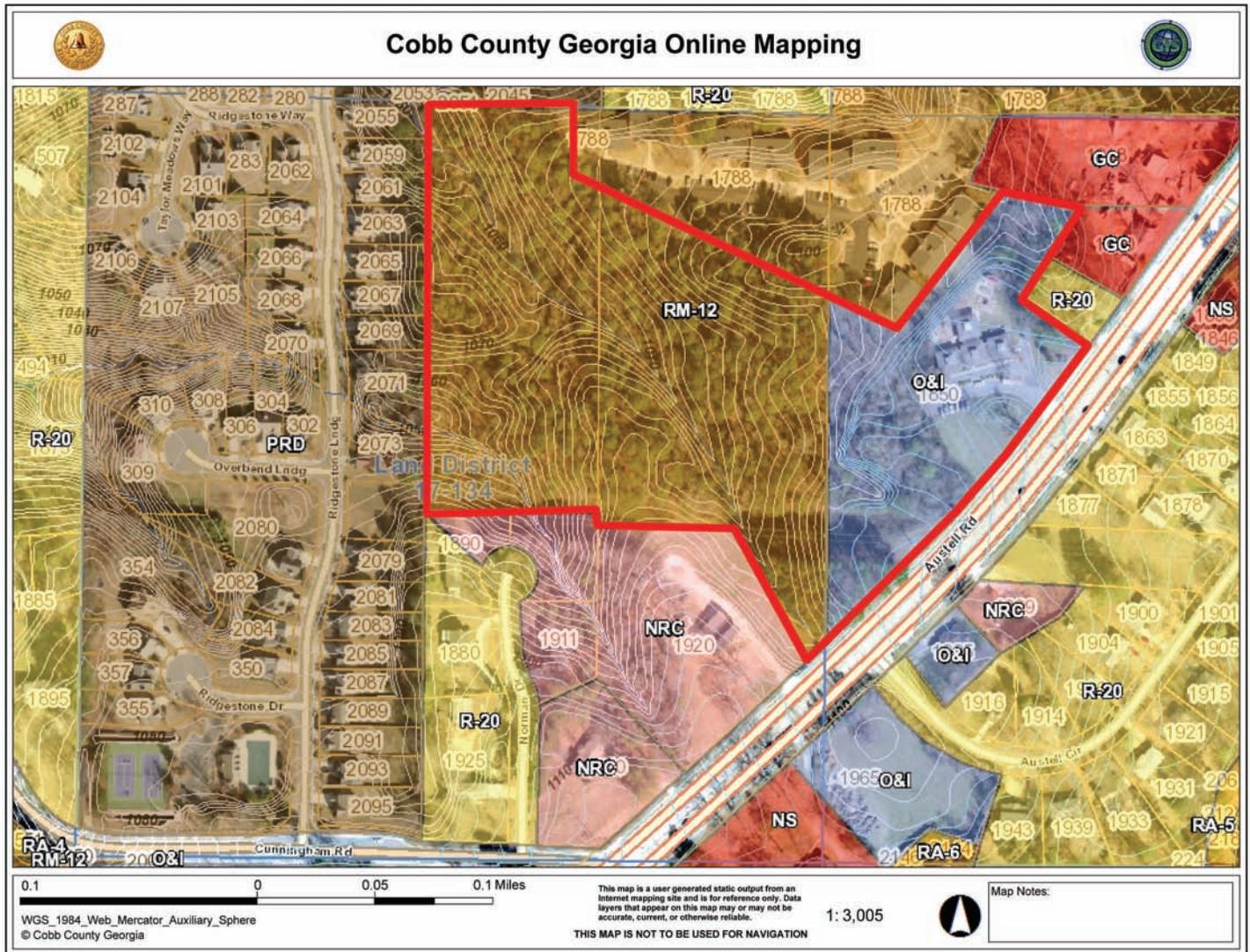
Vacant Daycare Facility

- +/- 5,536 sq ft
- Freestanding building
- Conveniently located in Cobb County

Address	1850 Austell Road Marietta, GA 30008
County	Cobb
Parcel ID	17015500010
Street Frontage	739 Feet of Frontage on Austell Road
Zoning	O&I
Lease Rate	\$3,800/month MG plus utilities

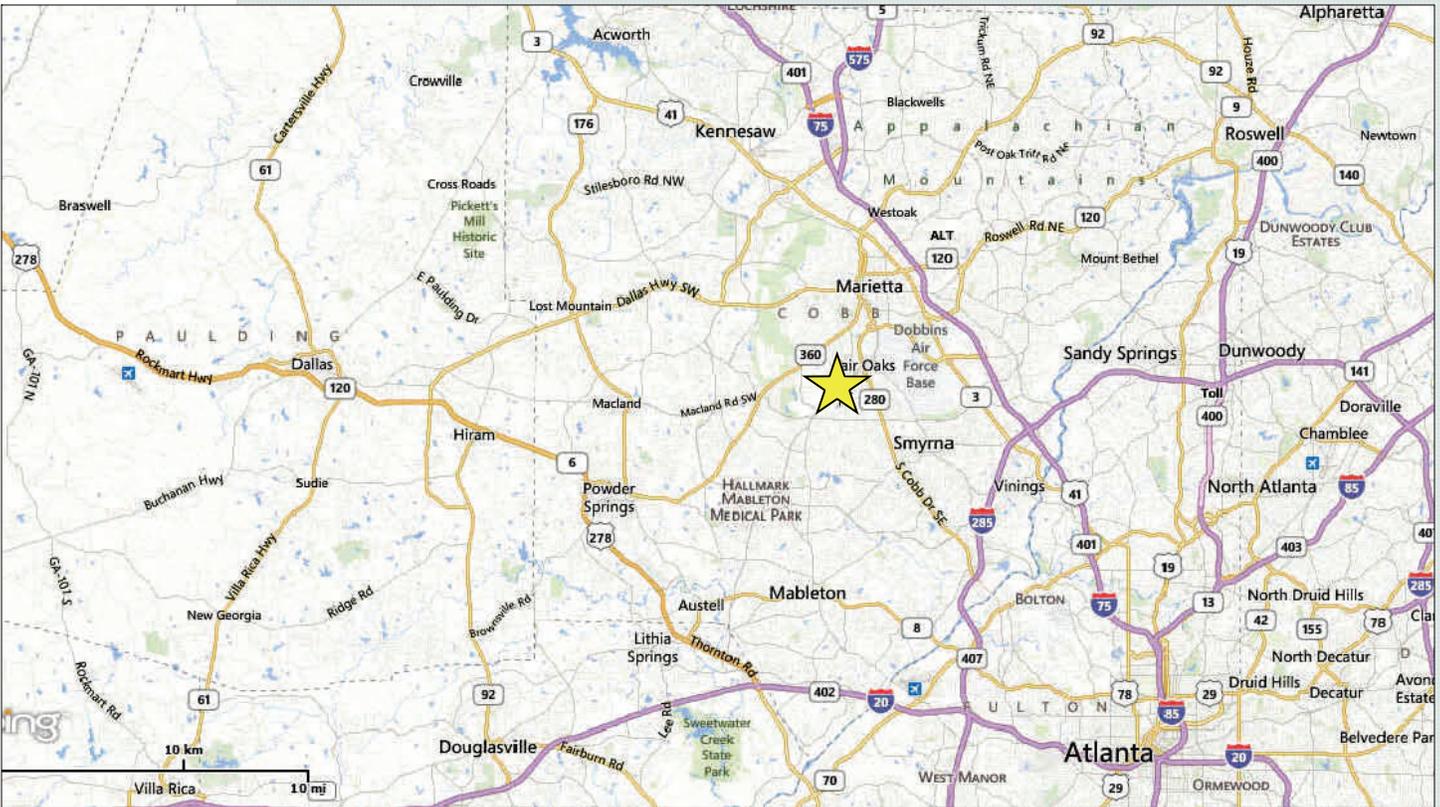




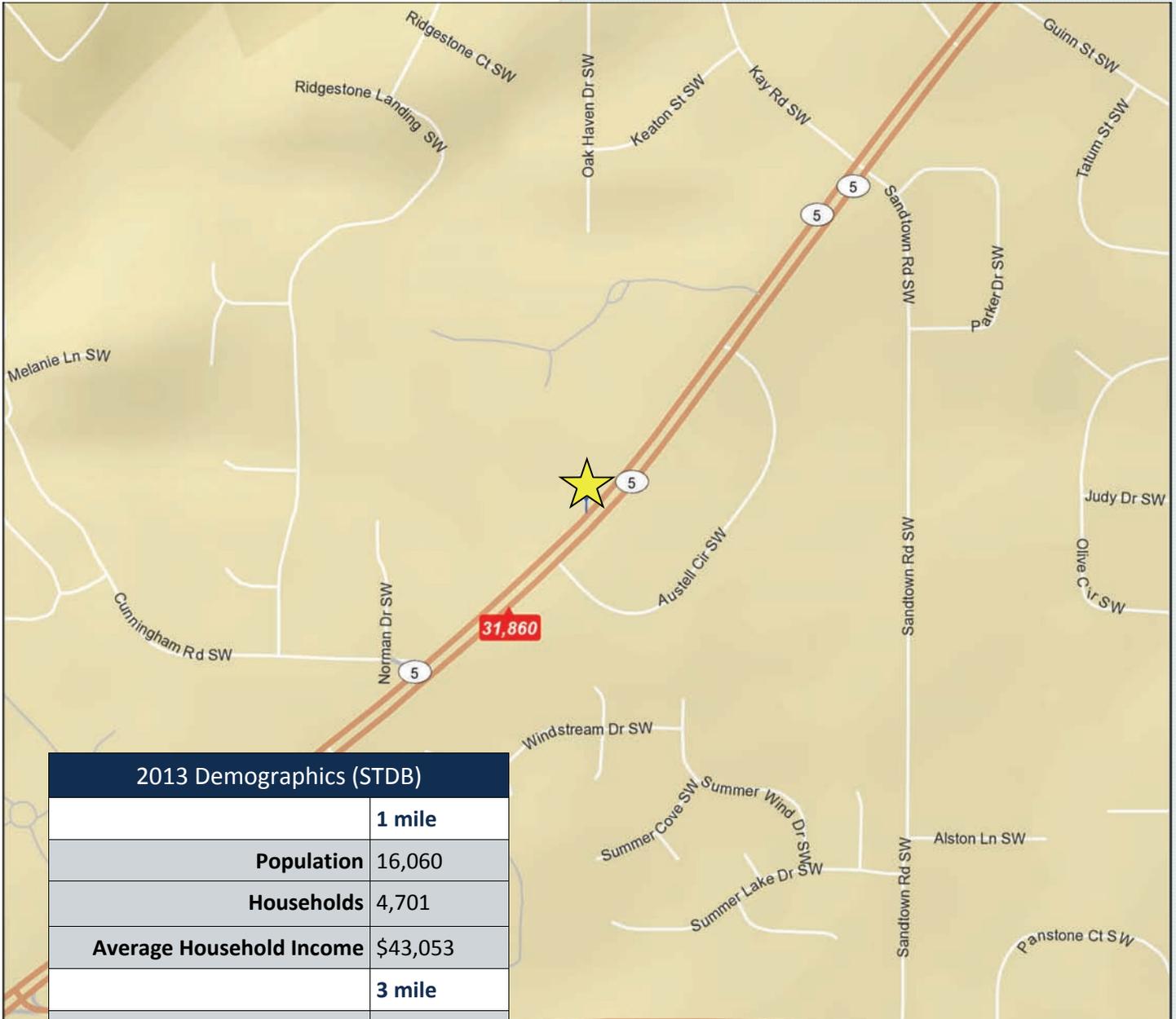


Vacant Childcare Facility in Cobb County

Location Aerial and Map



Information contained herein may have been provided by outside sources and while deemed to be reliable, may be estimated, projected, subject to change, and/or limited in scope, and therefore should not be relied upon as accurate. Information should be independently confirmed within an applicable due diligence period.



2013 Demographics (STDB)	
	1 mile
Population	16,060
Households	4,701
Average Household Income	\$43,053
	3 mile
Population	77,627
Households	26,808
Average Household Income	\$55,718
	5 mile
Population	199,486
Households	76,953
Average Household Income	\$63,825



Established in 1834, Marietta, Georgia is located along the dramatic backdrops of the Chattahoochee River and historic foothills of Kennesaw Mountain, 18 miles northwest of Downtown Atlanta. Characterized by numerous natural resources, affordable real estate, and historic and cultural assets, Marietta is home to more than 300,000 residents and is the county seat of Cobb County, Georgia's third largest county with over 700,000 citizens.

Marietta provides visitors and residents an exciting selection of attractions, festivals & annual events, outdoor concerts, recreational activities, sport venues, shopping, and a growing business environment of industry and commerce. Visitors and residents are sure to enjoy the traditional Southern charm, hospitality, and history of this quaint, modern city.

Though heavily damaged during Sherman's March through Georgia in 1864, Marietta remains the proud home to numerous historic properties, five historic districts, and two Nationally Registered Historic Landmarks - a tribute to a tight-knit community's devotion to honoring its past and embracing its future as a vibrant and charming Southern city with modern, world-class amenities.

The City of Marietta

The City of Marietta is home to a thriving community of more than 67,000 residents, and the population of Metro Marietta includes over 300,000 residents. Marietta is the county seat of Cobb County, Georgia's third largest county of 698,158 citizens (2008 Census estimate). Cobb County was named after Thomas Willis Cobb, a United States Representative, United States Senator, and Georgia Supreme Court Judge. The city of Marietta was named for Cobb's Wife -Mary Cobb. Other cities in Cobb County include Acworth, Austell, Kennesaw, Powder Springs, Smyrna and Vinings.

Characterized by numerous natural resources, as well as historic and cultural assets, Marietta provides visitors and residents an exciting selection of local attractions, annual events, festivals, outdoor concerts, recreational activities, sport venues, and a growing environment of industry and commerce. At the center of it all is the antebellum Glover Park and fun-filled Marietta Square. Over the past twenty years, this charming "old town" center has evolved into the picturesque heart of Marietta's historic redevelopment, and "It's Hip to be Square" marketing campaign. Visitors to the "Square" will discover an eclectic mix of busy restaurants - with both familiar and foreign fare - lively nightspots, an intimate Broadway-style theater, several museums, and a treasure-trove of specialty shops, trendy boutiques and unique galleries, offering antiques, fine china, jewelry, clothing, novelty items and more.



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JARED DALEY

Jared utilizes Bull Realty's successful marketing platform to help clients with all types of properties. During this cycle, Jared has been most active in two distinct areas, helping clients buy, sell or lease office properties around the Atlanta metro market and selling and leasing automotive related properties. His experience in the automotive business and financial services industry helps Jared assess the real value of a property or a company's space needs, and determine how to best deal with today's market.

Jared is a member of the Atlanta Commercial Board of Realtors and is a CCIM candidate. He lives in Douglasville with his wife and daughter. His interests include mountain biking, skiing, golf, music, and standard bred horses.

Jared has experience in office, automotive properties and all types of commercial real estate. Jared has been instrumental in stabilizing commercial properties with fifty-one signed leases completed in 2012. The leases consisted of office properties and automotive facilities. Additional transactions since 2012 include twelve property sales.

Jared currently has approximately \$20m in exclusive listings in the metro Atlanta area.

In addition to his commercial real estate experience, Jared has eleven years experience as a financial advisor, (NASD Series 7, 6, 63, 66; GA Life/Health/Variable licenses). Prior to that, he spent a decade in the automotive industry.

Bull Realty is a U.S. commercial real estate sales, leasing and advisory firm headquartered in Atlanta. The firm was founded in 1998 with two primary missions that drive decisions every day: to grow a company known for stellar integrity and provide the best commercial real estate marketing in the nation.

- Commercial real estate services include acquisition, disposition, project leasing, tenant representation and advisory services.
- Areas of expertise include office, retail, industrial, multifamily, land, healthcare, single tenant net lease, special asset, self-storage and daycare properties.
- Disposition services for appropriate properties can include exposure on up to 375 websites, 17 marketing systems and 4 to 7 e-marketing systems.
- Additional disposition and lease marketing services include video, social media, auctions and national radio exposure.
- The firm hosts the Commercial Real Estate Show, a nationally syndicated talk radio show about commercial real estate. The weekly show has been on the air for over 3 years. The show is allocated on 11 radio stations throughout the country, also on [iTunes](#) and the show website CREshow.com.
- Bull Realty is licensed in nine southeast states and works with firm affiliates all over the county.