OFFICE FOR LEASE

2615 SANDY PLAINS RD.

2615 SANDY PLAINS ROAD, MARIETTA, GA 30066

KW COMMERCIAL | ATLANTA - PERIMETER
115 Perimeter Center Place, Suite 100
Atlanta, GA 30346

Each Office Independently Owned and Operated

PRESENTED BY:

SCOTT MORCHOWER
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smorchower@kw.com
334182, GA

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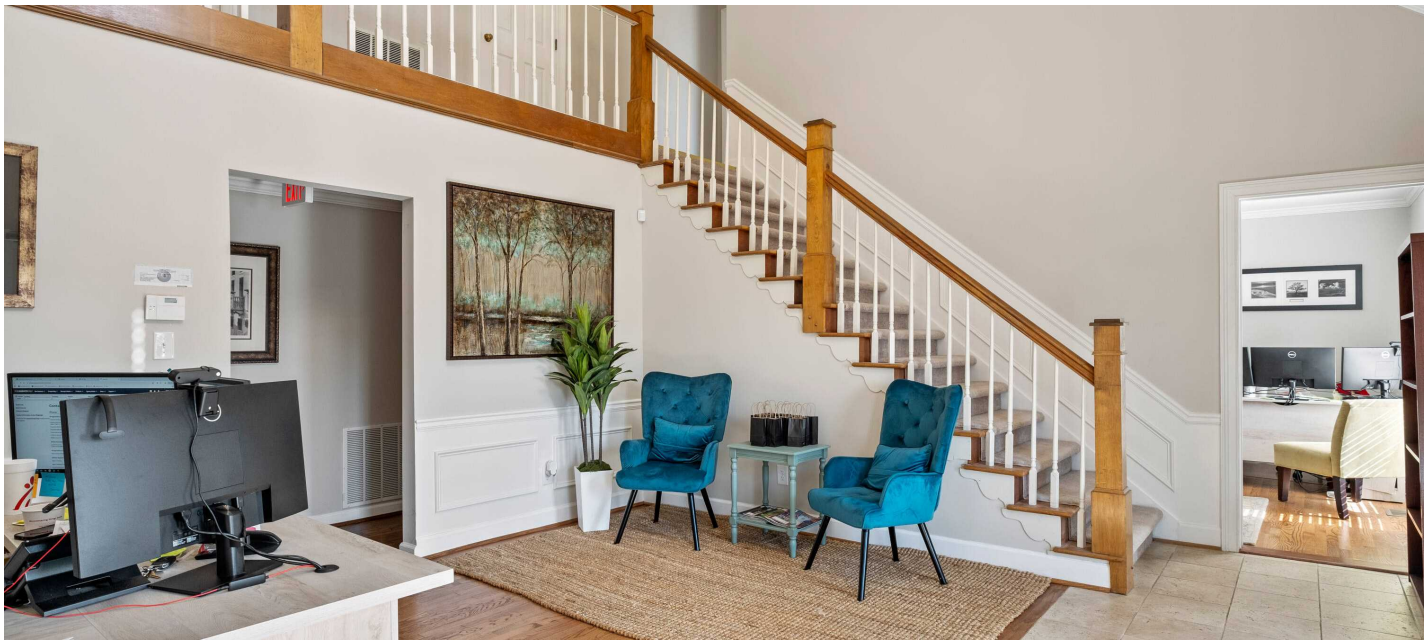
EXECUTIVE SUMMARY

2615 SANDY PLAINS ROAD



SUMMARY

ADDRESS1:	2615 Sandy Plains Road
ADDRESS2:	Marietta, GA 30066
LEASE RATE:	$21.00 MG
LEASE TERM:	Negotiable
BUILDING SF:	3,986
YEAR BUILT:	1982
RENOVATED:	2025
FLOORS:	3
PARKING:	12 spaces
SIGNAGE:	Pylon
SUB-MARKET:	East Cobb
ZONING:	OI

Highlights

- 38,400 traffic counts on Sandy Plains Rd
- Separate Entrance for Basement Level
- Beautifully renovated
- 15 private offices, 2 conference rooms, 3 restrooms, and break room
- Surrounded by medical, retail, and dining

Property Description

Available for lease. This professional office building is situated near the intersection of Sandy Plains Rd and Piedmont Rd with an incredible 38,400 traffic count. Just under 4,000 square feet of well-designed office space across three levels. The interior features 15 private offices, two spacious conference rooms, a break room, and three restrooms. Basement level has it's own exterior entrance, making it a flexible space for a separate tenant. The location provides excellent visibility and signage, with convenient access to I-75, medical, retail, dining and professional offices, ideal for any business seeking a strategic and accessible presence.

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PROPERTY PHOTOS

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PROPERTY FLOOR PLAN

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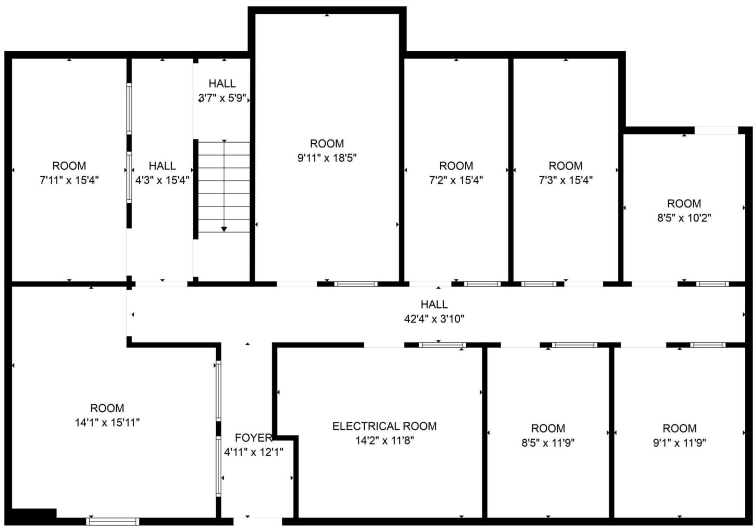
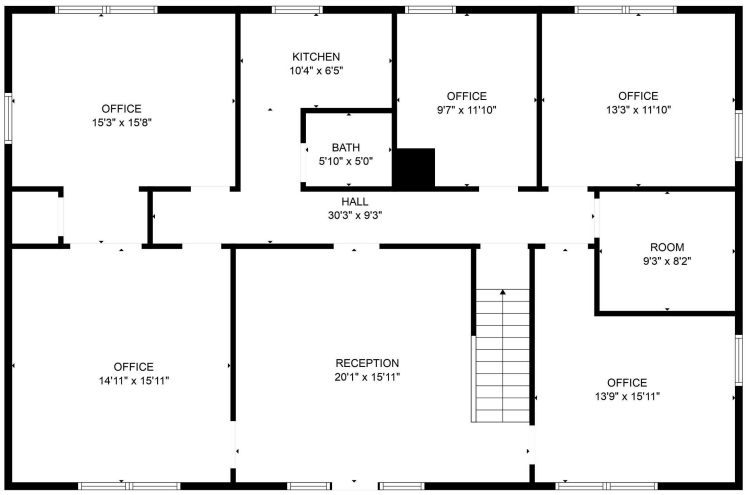
Floor 1



FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

Floor 2



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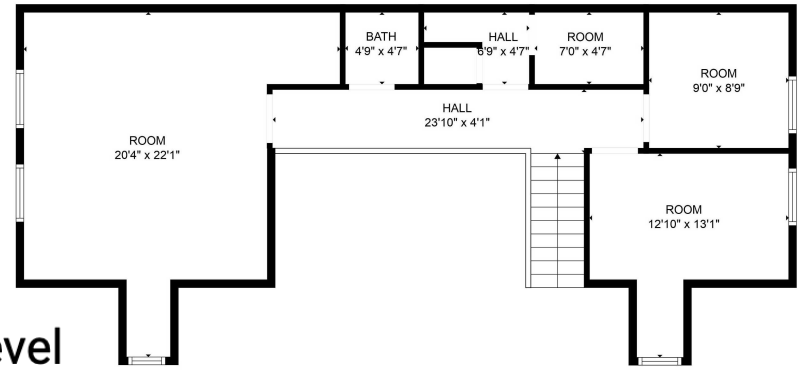

Basement Level

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LOCATION MAPS

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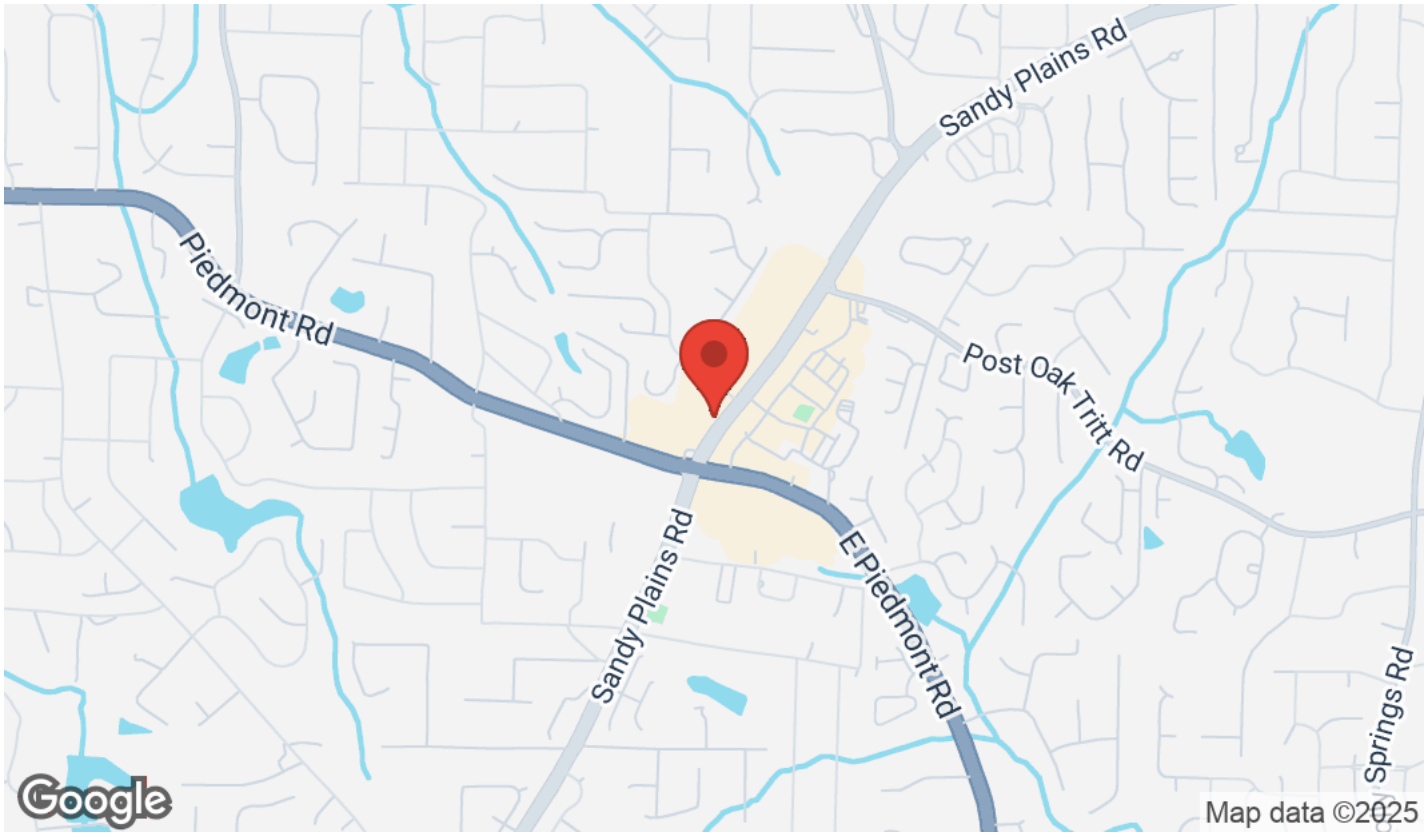

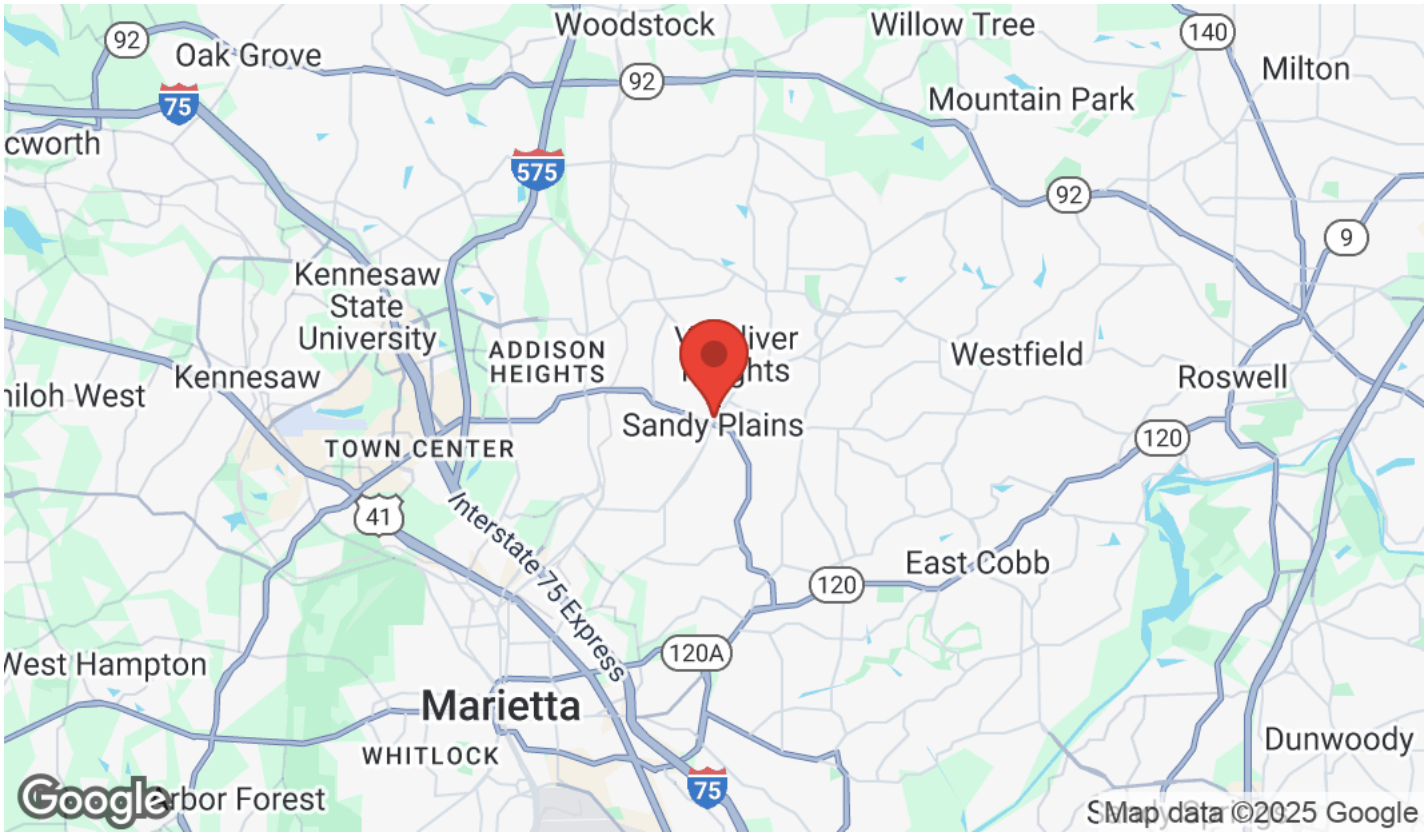

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AERIAL MAP

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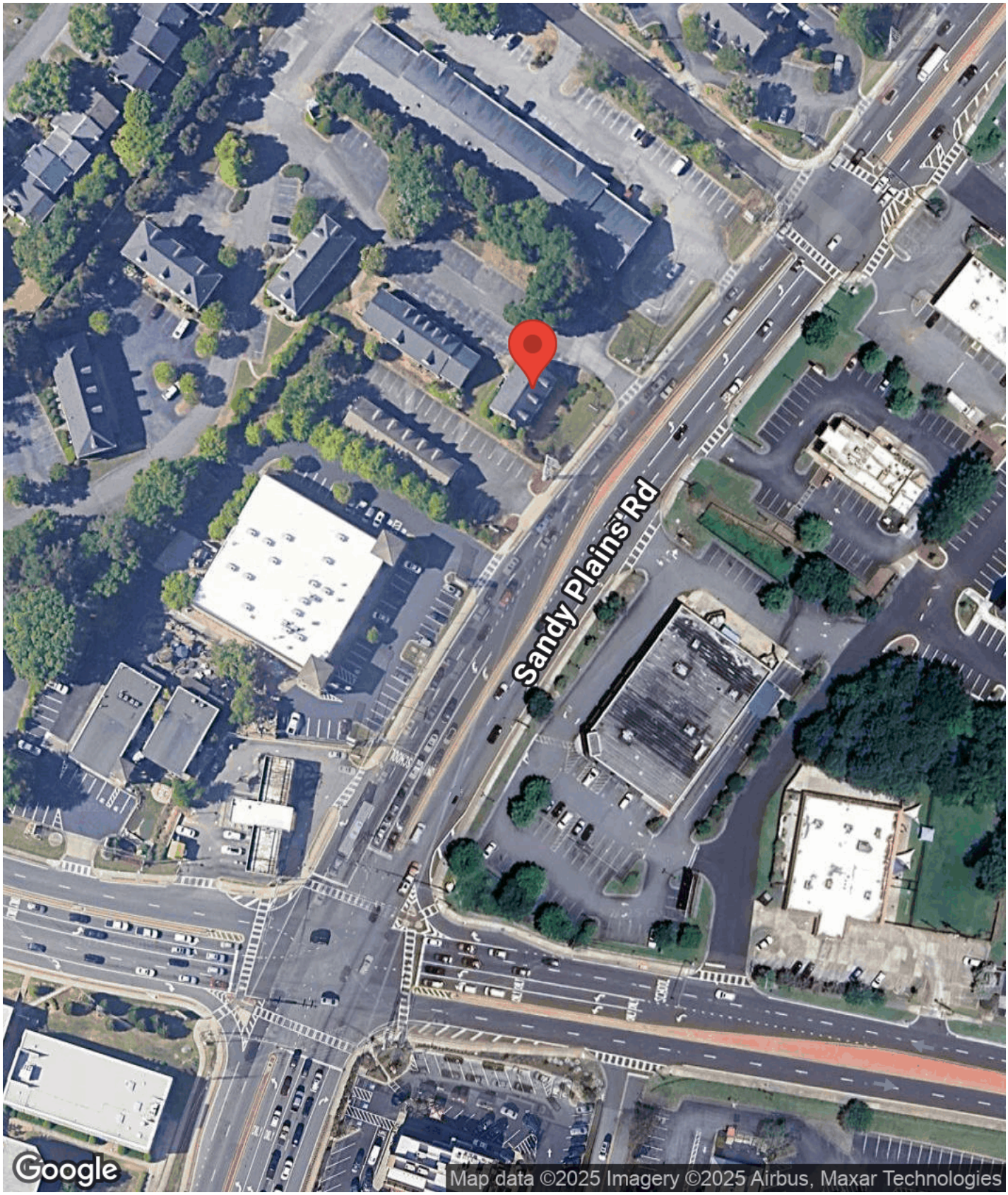

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DEMOGRAPHICS

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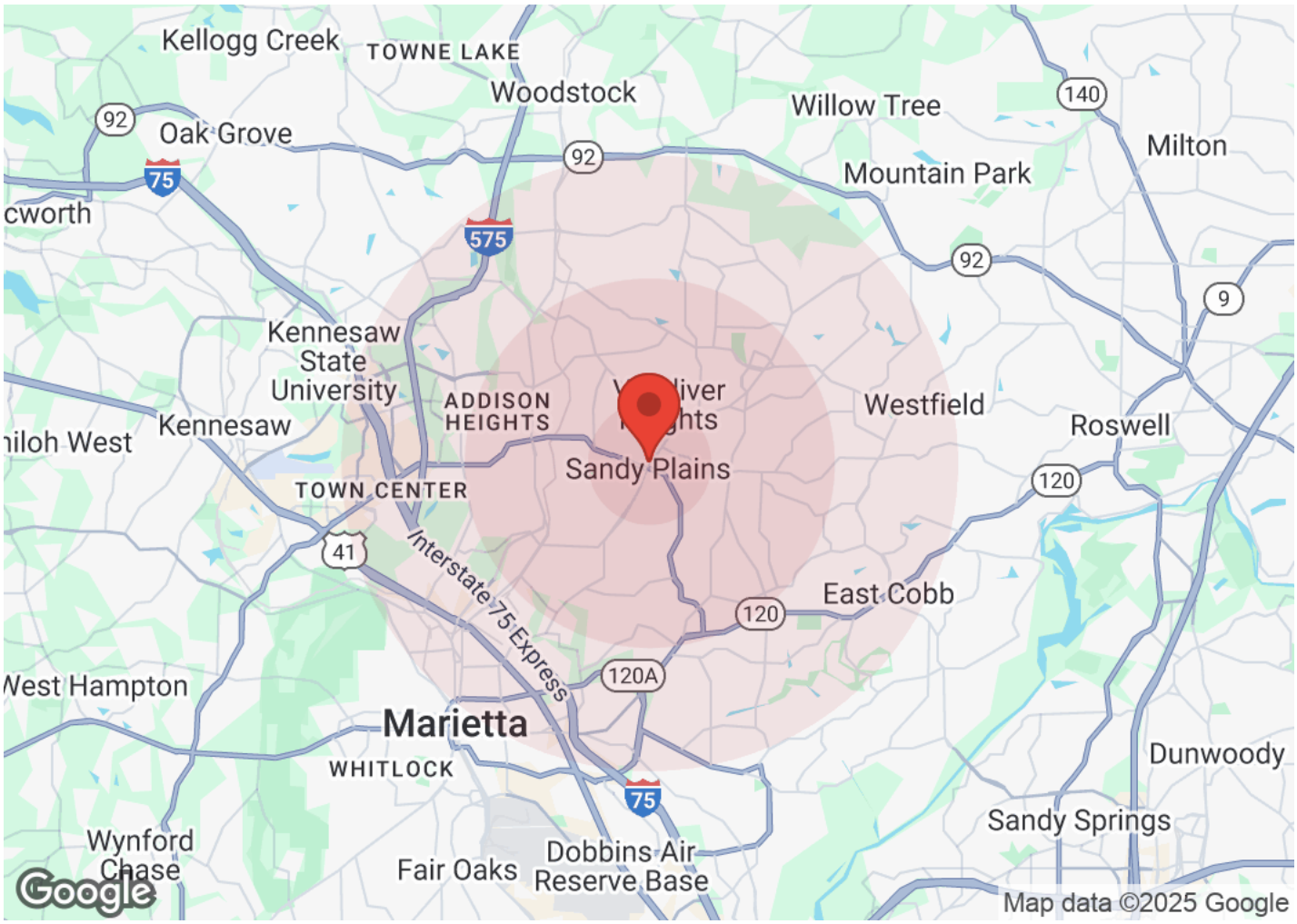

Population	1 Mile	3 Miles	5 Miles
Male	4,088	32,860	94,976
Female	4,216	34,149	95,652
Total Population	8,304	67,009	190,628

Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,452	12,416	34,451
Ages 15-24	834	7,449	25,694
Ages 25-54	3,149	25,585	73,377
Ages 55-64	1,105	8,962	23,795
Ages 65+	1,765	12,598	33,311

Race	1 Mile	3 Miles	5 Miles
White	5,007	41,974	115,425
Black	1,310	9,743	32,292
Am In/AK Nat	8	54	133
Hawaiian	2	13	38
Hispanic	928	6,661	21,503
Asian	766	6,654	15,879
Multi-Racial	247	1,682	4,728
Other	37	235	610

Income	1 Mile	3 Miles	5 Miles
Median	$126,154	$130,971	$118,258
< $15,000	125	1,216	3,690
$15,000-$24,999	72	691	2,301
$25,000-$34,999	78	864	2,603
$35,000-$49,999	148	1,249	4,855
$50,000-$74,999	372	2,505	8,559
$75,000-$99,999	258	2,294	7,836
$100,000-$149,999	840	5,228	14,303
$150,000-$199,999	599	3,900	9,392
> $200,000	690	6,668	17,818

Housing	1 Mile	3 Miles	5 Miles
Total Units	3,293	25,480	73,949
Occupied	3,181	24,615	71,356
Owner Occupied	2,745	20,792	51,715
Renter Occupied	436	3,823	19,641
Vacant	113	865	2,593

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PROFESSIONAL BIO

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Director, Associate Broker at KW Commercial Perimeter Office with over 13 years of background exclusively in Commercial Real Estate. 2014, 2015, 2016, 2017, 2018, 2019, 2020, 2021, 2022, 2023 Multi-Million Dollar Club Lifetime member with well over 5 Million in Commercial properties transactions each year. Extensive background and experience in Purchase and Sales Transactions of Commercial properties for Businesses & Developers.1031 Tax Exchanges, NNN Investments, Lease negotiations and Property Management. Specialties include: Representing Sellers and Investors, Representing Tenants and Landlords on Leasing. Tenant representation services are provided at no fee to the tenant. President of The Association of Georgia Real Estate Exchangers "AGREE" 2021-2024.

Disclaimer

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