



For Lease

4437 Marietta Street
Powder Springs, GA 30127
+/- 2,000 RSF up to 4,152 RSF

Dany Koe

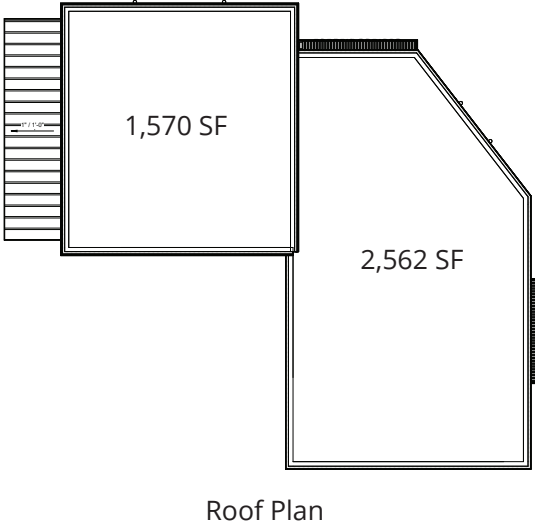
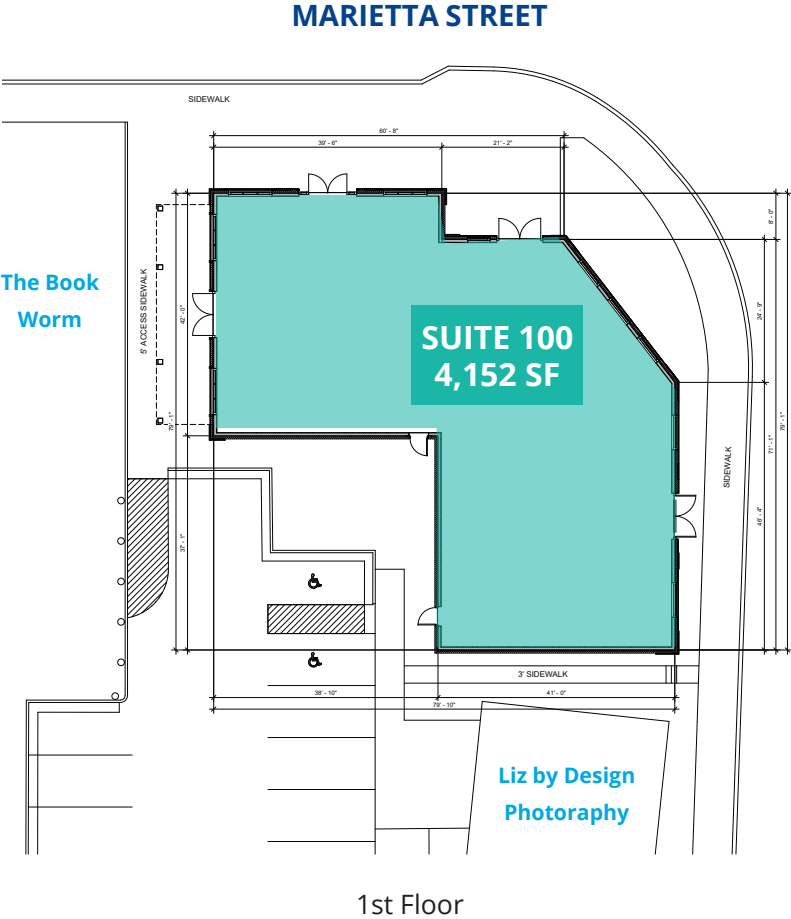
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Colliers

Site Plan



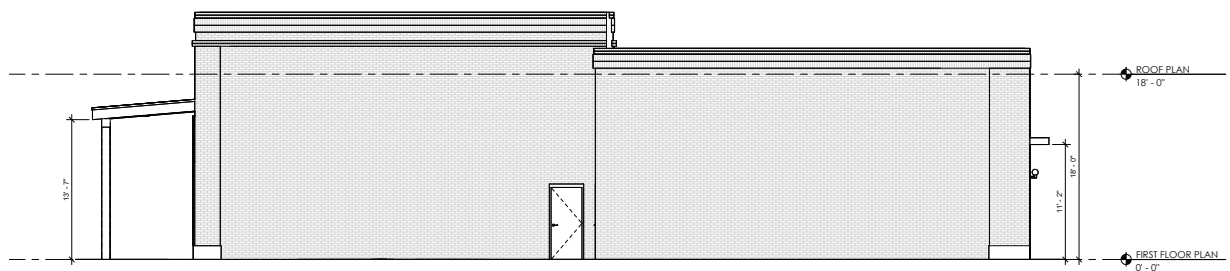
Demographics

	1 Mile	3 Miles	5 Miles
Total Population	7,947	45,736	116,297
Total Households	2,859	15,675	40,881
Median HH Income	\$103,155	\$98,684	\$91,913
Average HH Income	\$126,561	\$117,549	\$114,493
Daytime Population	6,872	32,253	98,764

Elevations



North Elevation



South Elevation



East Elevation



West Elevation

Features:

- New construction freestanding retail
- Projected delivery - Q3 2026
- Planned rooftop on the property
- In Downtown Powder Springs, GA
- Free parking and walkable site
- Nearby to +/-1,000 new apartments and townhomes
- Will have a grease trap available





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