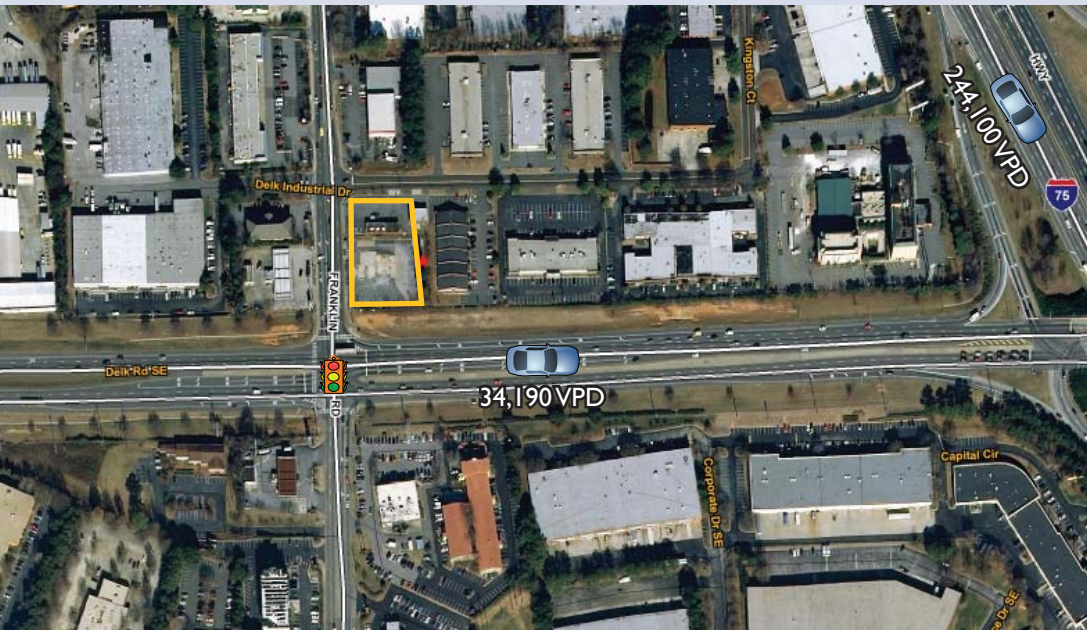


Marietta, GA - Cobb County

Corner Parcel with Restaurant

DELK ROAD & FRANKLIN ROAD • MARIETTA, GA • 30067



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THE OPPORTUNITY

Highly visible corner parcel at the signalized intersection of Delk Road and Franklin Road.

AVAILABLE

- ▶ 1± AC
- ▶ Existing 1,400± SF former Waffle House restaurant building

DESCRIPTION

Located just off I-75, this parcel presents an outstanding opportunity for fast food, services station or auto related development. The site is level and all utilities are available.

TRAFFIC COUNTS

- ▶ 34,190 VPD west of Franklin Road on Delk Road
- ▶ 33,910 VPD east of I-75 on Delk Road
- ▶ 244,100 VPD north of Delk Rd on I-75

DEMOGRAPHICS (2008)

	<u>1-MILE</u>	<u>3-MILE</u>	<u>5-MILE</u>
POPULATION	12,925	92,474	237,921
HOUSEHOLDS	5,625	42,088	101,736
AVERAGE HH INCOME	\$45,268	\$57,776	\$73,000

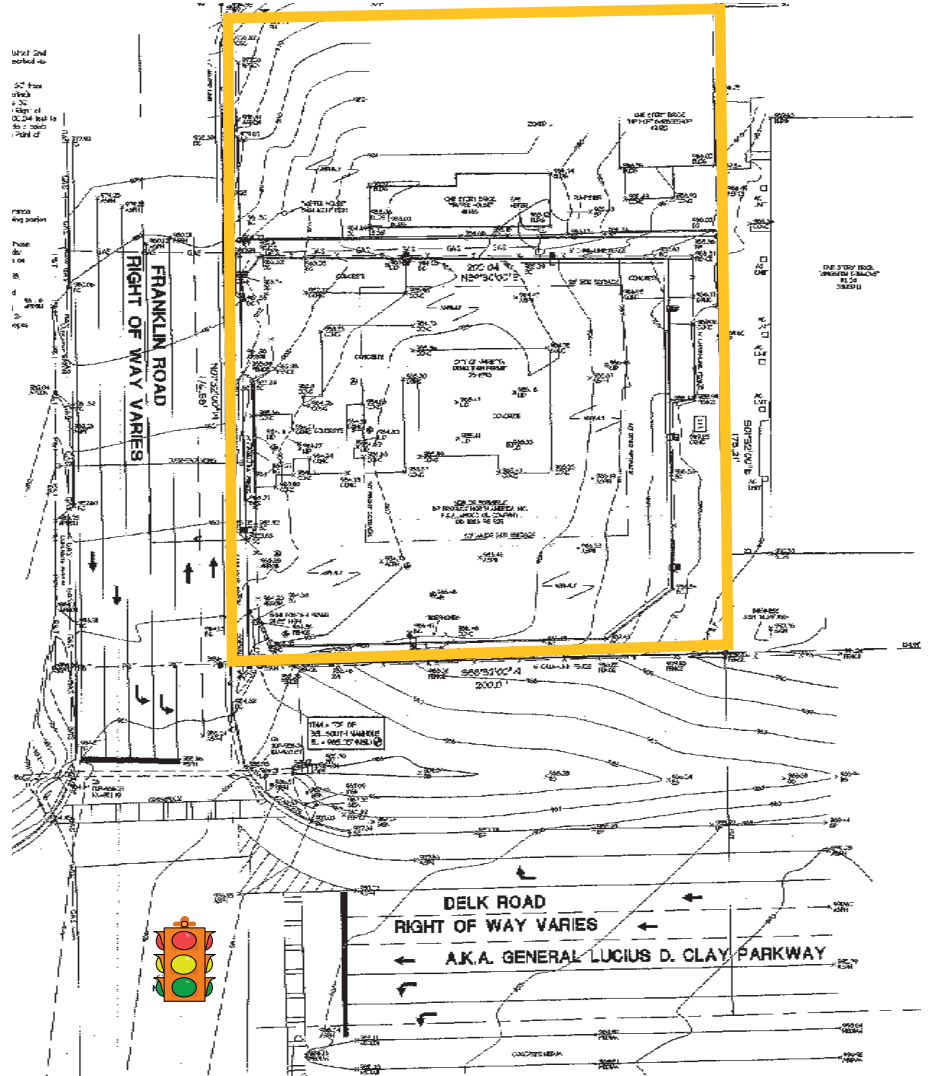
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FOR LEASE

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