

2090 LOWER ROSWELL ROAD MARIETTA

» Property Features

- Daycare building
- Building size - 8,355 sf
- Property size - 1.17 acres
- 11 parking spaces +1 HC
- Large fenced playground
- East Cobb location

FOR SALE

\$835,000 As/is

FOR LEASE

\$7.50/ft NNN As/Is

DOUG ADAIR

404.872.1828

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commercial real estate

» Property Description

The subject property is a former KinderCare daycare center located in the eastern portion of Cobb County. Cobb County is in the northwest part of metro Atlanta. The property is on Lower Roswell Road south of South Marietta Pkwy (120 Loop) and easily accessible from I-75. Two elementary schools are nearby. The property was previously licensed for 175 children. The 2011 taxes were \$8,552.39.

Other details:

- Multiple classrooms, director's office, break room, kitchen
- Equipped playground
- Security system with cameras
- Alarm system
- Well maintained building

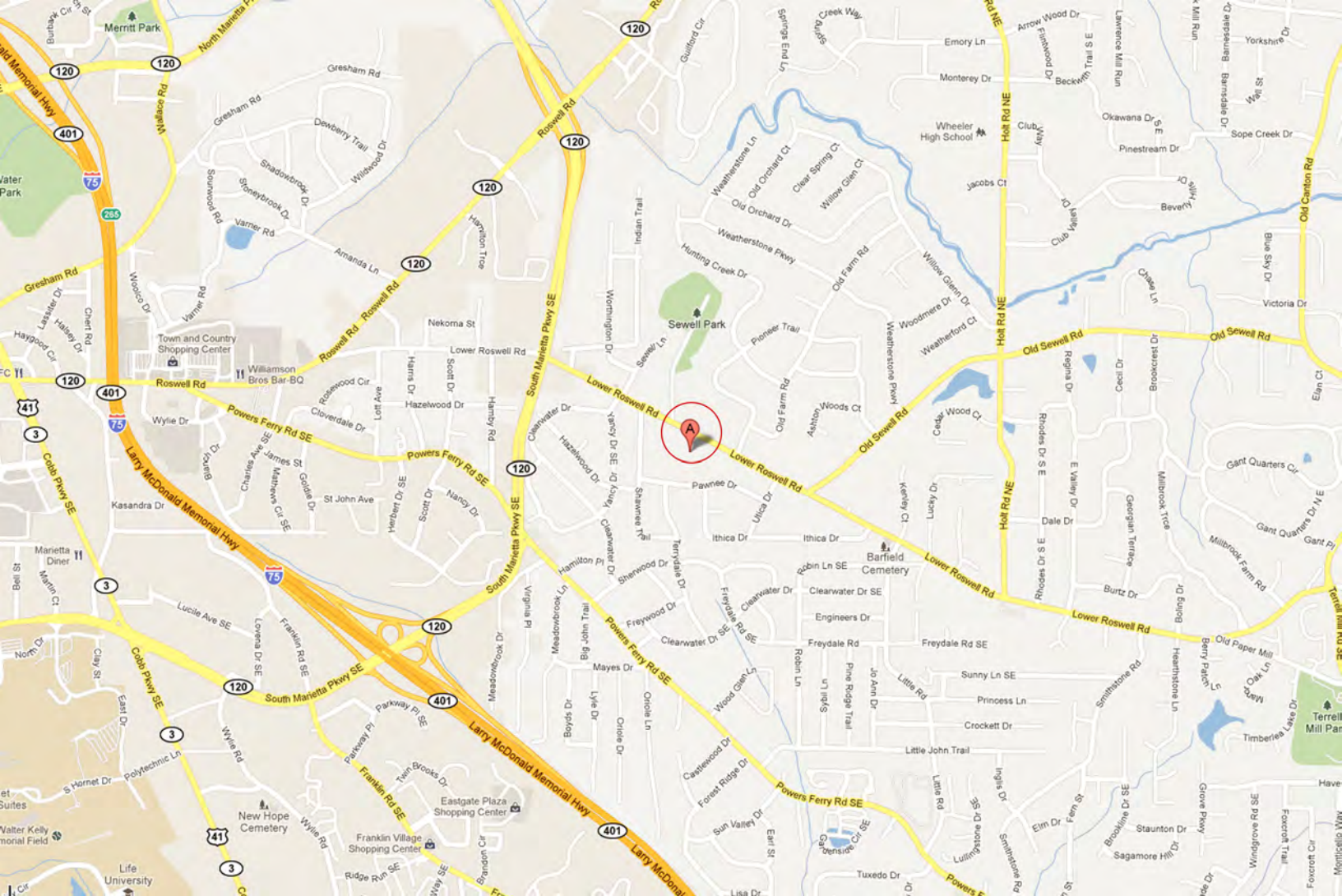
» Demographics

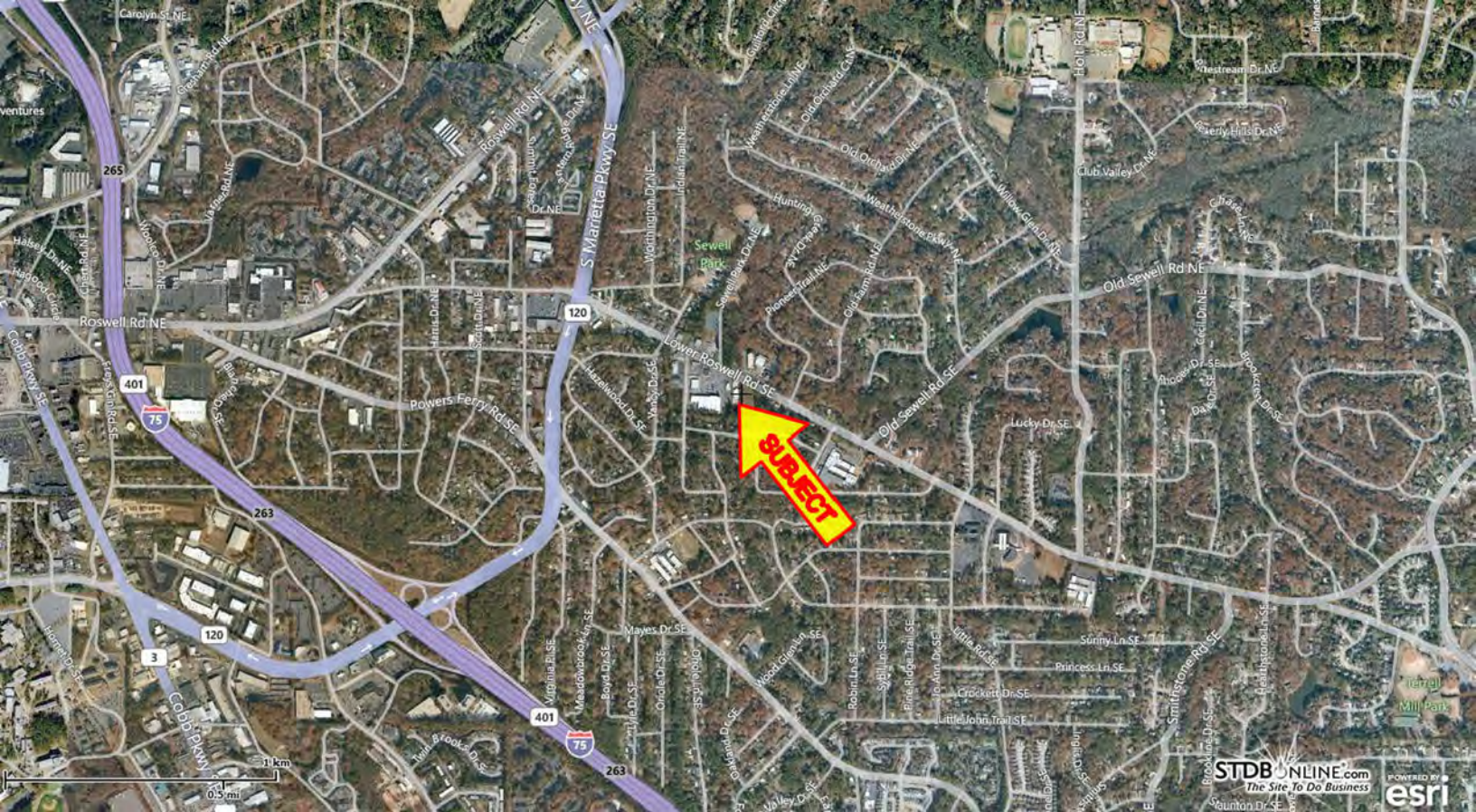
Population	14,929
Average Housing Value	\$166,299
Median Income	\$ 66,110

» Additional Information Included:

- Location Map
- Aerial and Building Photos
- Survey

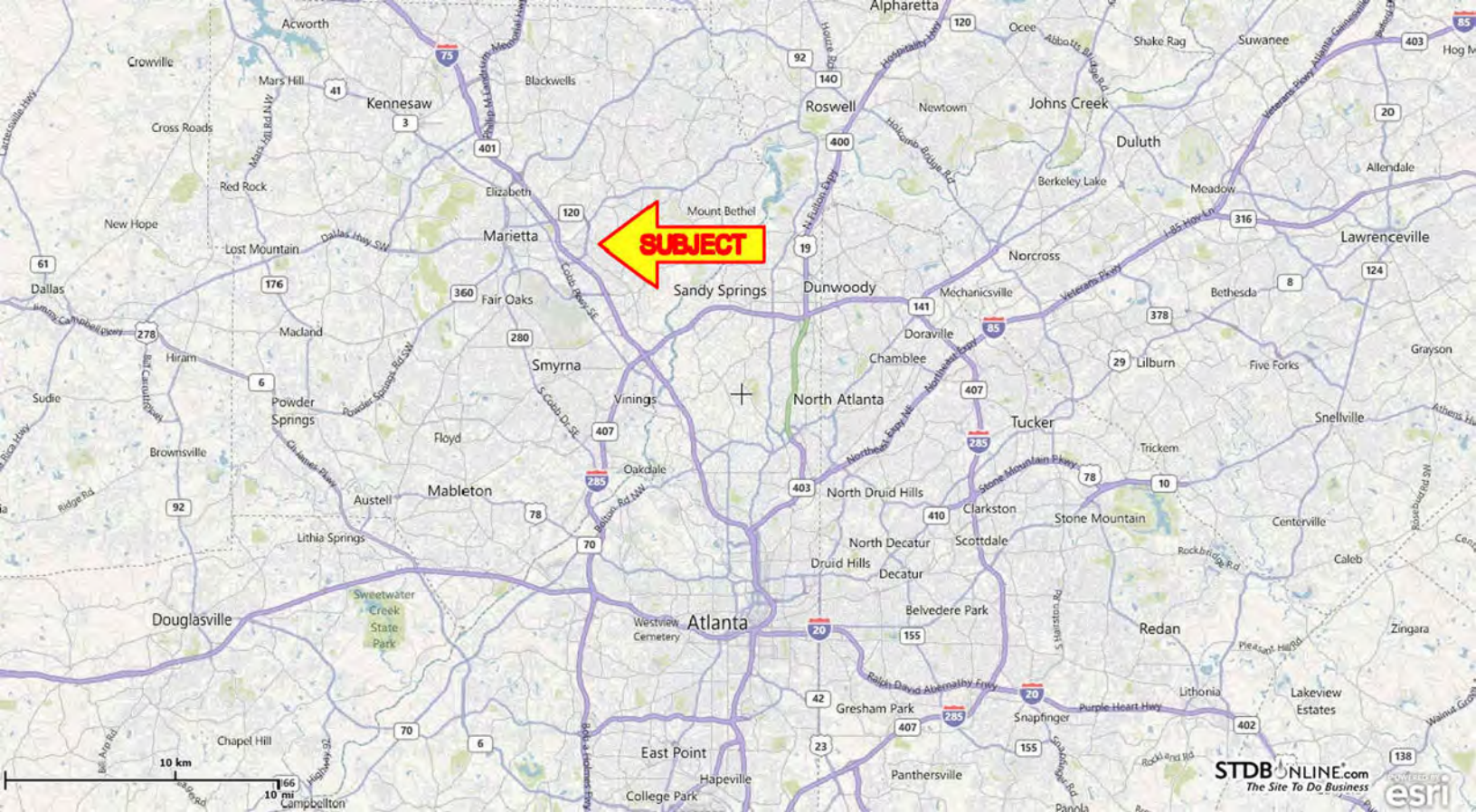
THIS PROPERTY IS CURRENTLY OPEN AND OCCUPIED. DO NOT DISTURB OCCUPANTS. CALL TO SCHEDULE AN APPOINTMENT.





SUBJECT





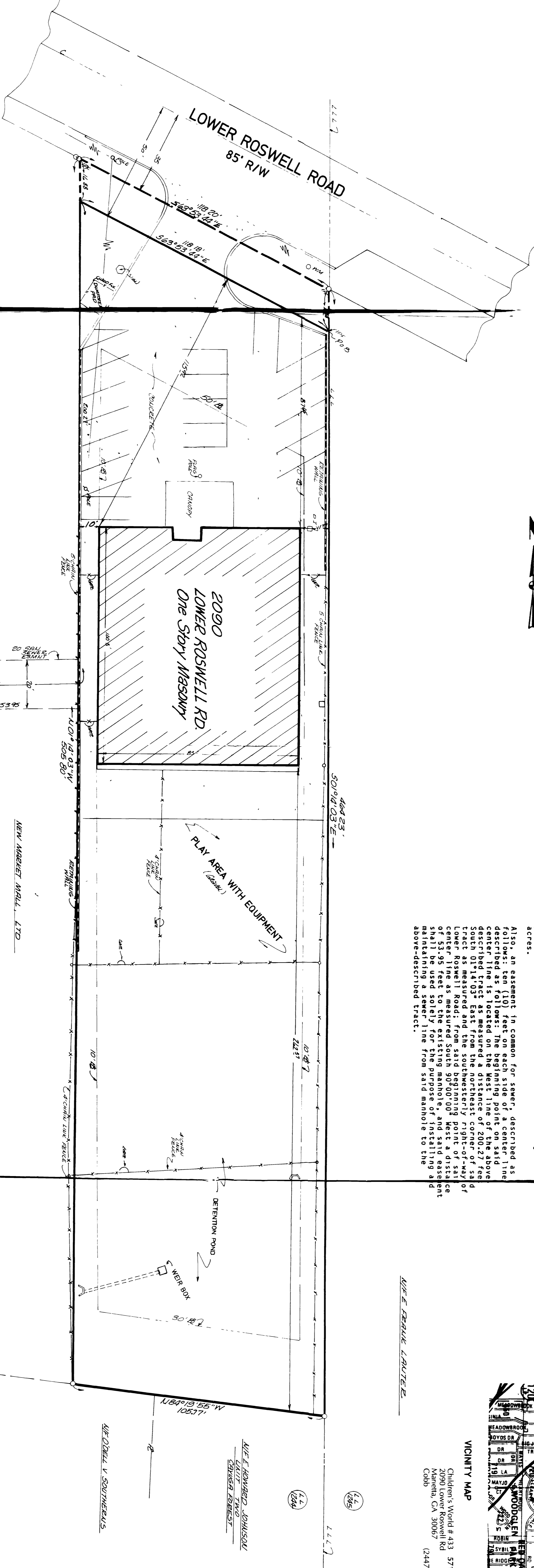
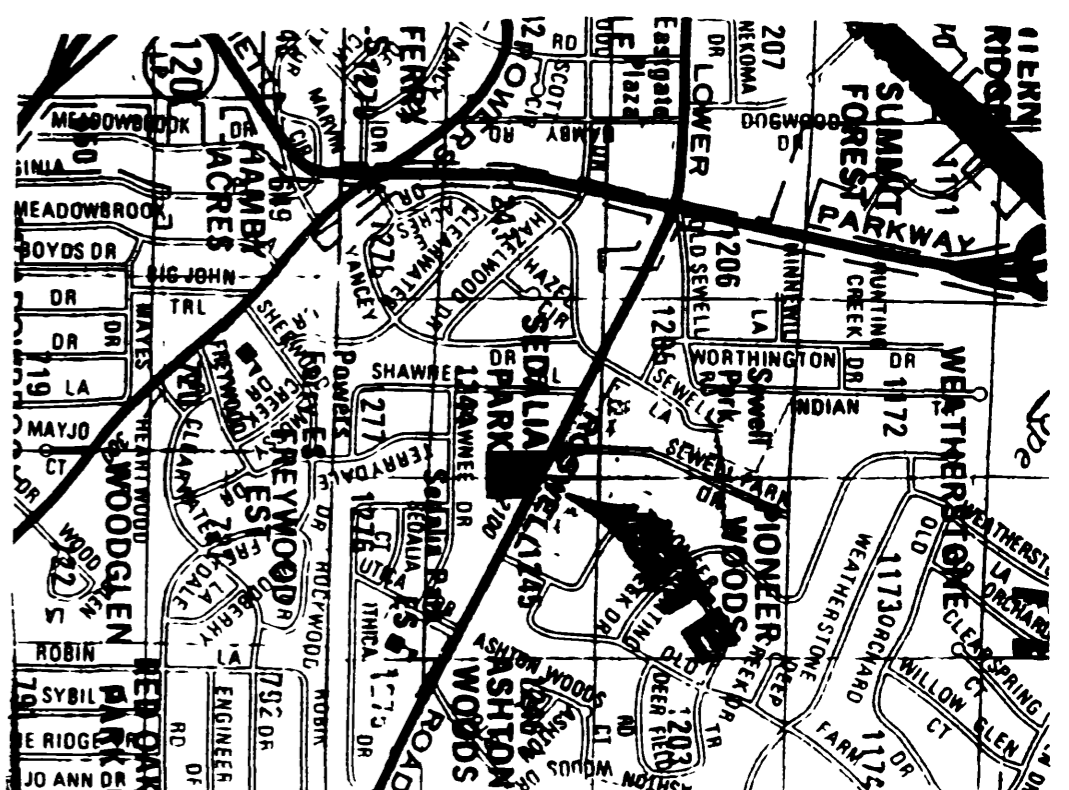
SUBJECT

LEGAL DESCRIPTION

All that tract or parcel of land lying and being in Land Lot 1244 of the 16th District, 2nd Section, Cobb County, Georgia and being more particularly described as follows:

BEGINNING AT A POINT located at the intersection of the southwestern margin of the right-of-way of Lower Roswell Road (50' R/W from C/L) with the eastern land lot line of Land Lot 1244 of the 16th District, 2nd Section, Cobb County, Georgia; running thence South 01°14'03" East along the eastern land lot line of Land Lot 1244 a distance of 447.35 feet to a point; running thence North 84°13'53" West a distance of 109.77 feet to a point; running thence North 01°14'03" West a distance of 488.92 feet to the beginning point of the right-of-way of Lower Roswell Road; running thence South 63°53'44" East along the southwestern margin of the right-of-way of Lower Roswell Road a distance of 118.2 feet to the POINT OF BEGINNING of the tract or parcel of land herein described and containing 1.125 acres.

Also, an easement in common for sewer, described as follows: ten (10) feet on each side of a center line described as follows: The beginning point on said center line is located on the West line of the above described tract as measured a distance of 200.27 feet South 01°14'03" East and the southwestern corner of Lower Roswell Road; from said beginning point of said center line as measured South 90°00'00" West a distance of 53.95 feet to the existing manhole, and said easement shall be used solely for the purpose of installing and maintaining a sewer line from said manhole to the above-described tract.



REFERENCES:

Stewart Title Guaranty Company, Commitment for The Insurance, Serial No C9912386758 dated July 19, 1988, schedule A, B, C, and attachments.

Deed Book 935, Page 187, of Cobb County Records Plat Book 2835, Page 405 of Cobb County Records Plat of Survey by Charles D Worthy, ELS for New Market Mall, last revised 8-14-73.
Plat of Survey by Southern Survey & Mapping Thomas M Gunn Sr, ELS for National Child Care Center, Inc dated 6-18-81.

This property is not located in a Flood Hazard Area per FEMA Panel No 130052 0100A dated 1-3-79 Cobb County, Georgia

THE FIELD DATA UPON WHICH THIS PLAN IS BASED HAS A CLOSE ERROR OF UP TO FOUR FEET AND AN ANGULAR ERROR OF UP TO SEVEN MINUTES AND HAS BEEN ADJUSTED BY THE CHANES RULE.

THIS PLAN HAS BEEN CALCULATED FOR CURVE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT TO 200 FEET.

NO RECORDS, ENCUMBRANCES OR EASEMENTS TO OBTAIN THE LINKS TO ADJOINING PARCELS OR TO OBTAIN THE RECORDS OF THE ADJOINING BUILDINGS OR STRUCTURES ONTO SAID LAND, EXCEPT AS SHOWN.

SURVEY CERTIFICATION:

I HEREBY CERTIFY TO CHILDRENS WORLD LEARNING CENTERS AND STEWART TITLE GUARANTY COMPANY THAT THIS FIELD RUN SURVEY MADE UNDER MY SUPERVISION ON OCTOBER 5, 1988 CORRECTLY SHOWS THE RELATION OF BUILDINGS AND OTHER STRUCTURES TO THE PROPERTY LINES OF THE LAND HERE SHOWN AND THAT THERE ARE NO UNRECORDED EASEMENTS ADJOINING BUILDINGS OR STRUCTURES ONTO SAID LAND, EXCEPT AS SHOWN.

SIGNED: *Richard T. Nutt, R.I.C.*
DATED: *Nov 5, 1988*

ZONED = GC
TOTAL AREA = 1.125 Acres

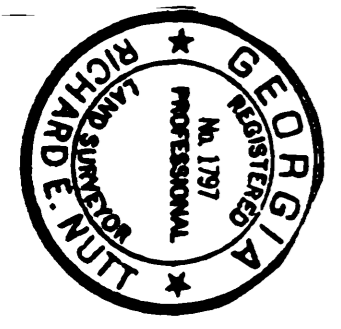


AS-BUILT SURVEY FOR: REALTY INCOME CORPORATION

CHILDREN'S WORLD LEARNING CENTERS

QUADRA-TECH, INC.

LAND LOT 1244, 16TH DIST. 2ND SECT., COBB CO., GA.



STARTED	11/17	PROJECT NO	28117	SCALE	1"=20'	SHEET NO	1 of 1
DRAWN	SKW	CHECKED	DM	DATE	10-3-88		