

686 POWDER SPRINGS ST

MARIETTA, GA

»» Property Features

- Oil change building
- Building size - 2,024 sf
- Property size - .41 acres
- 11 parking spaces (including 2 HC)
- Two bays of double depth with a basement
- Property sits in an Opportunity Zone

»» Property Description

The subject property is a former oil change building that sits in the city of Marietta southwest of the Marietta Square. Marietta is in the northwest part of the Atlanta metropolitan market in Cobb County. The property is zoned CRC and the property taxes for 2017 are \$3,103.42. The property lies in an Opportunity Zone which gives a tax credit of \$3,500/person starting with the second employee.

Other Information:

- Traffic counts - 47,200 vpd north of the site; 39,000 vpd south of the site
- Good visibility
- Roll up doors front and back
- Access to the traffic signal from shopping center to the rear
- Nearby retailers include Family Dollar, QuikTrip and Dollar Tree

»» Demographics

	1 mile	3 miles	5 miles
Population	10,066	74,6108	179,713
Avg. Housing Value	\$211,662	\$199,040	\$204,963
Median HH Income	\$47,218	\$57,903	\$63,751

FOR LEASE

\$15.00/ft NNN As/Is

FOR SALE

\$375,000

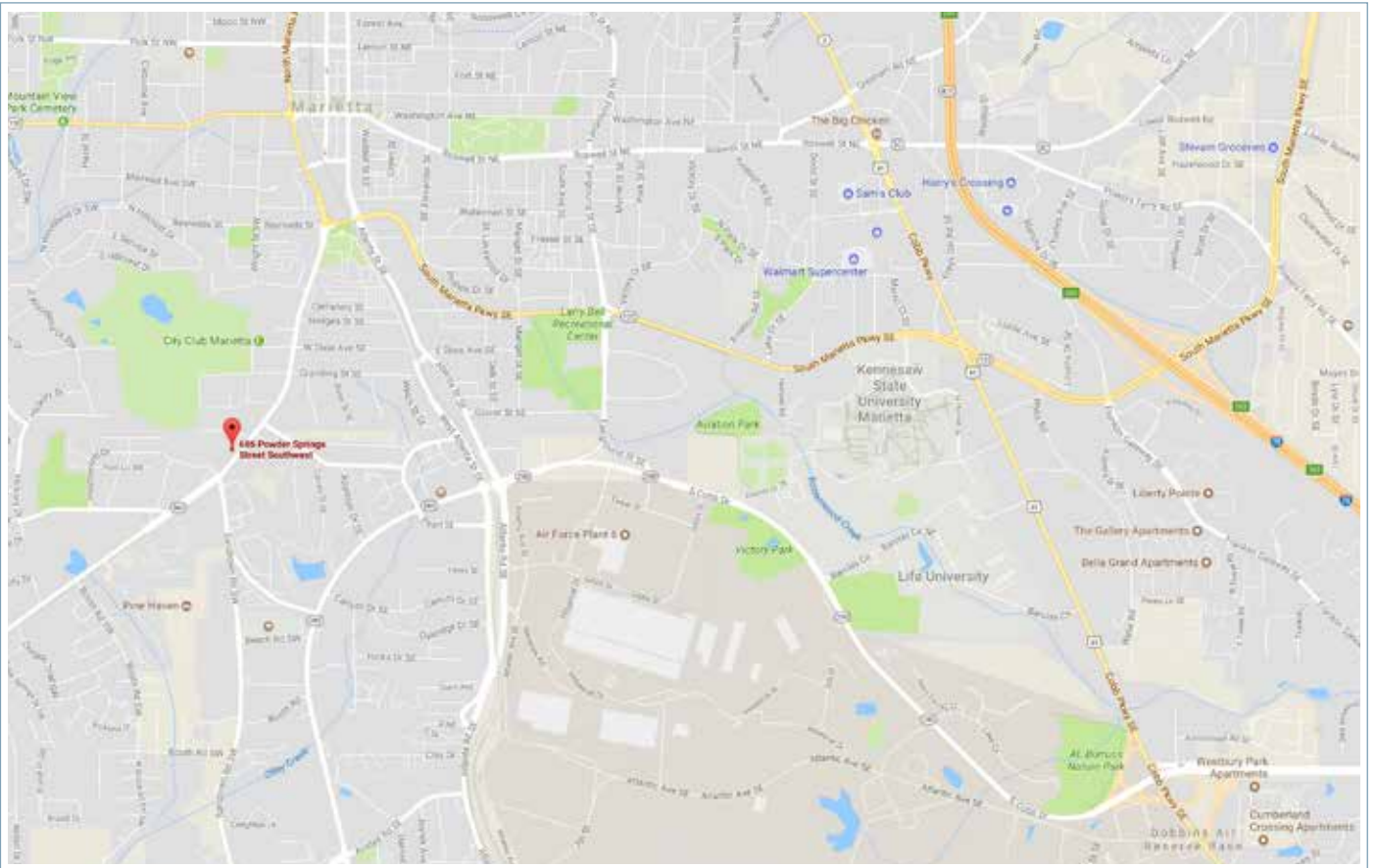
DOUG ADAIR

404.872.1828

www.dougadairllc.com



Douglas Adair is a licensed real estate agent and Douglas Adair, LLC is a licensed real estate firm. Douglas Adair, LLC represents the owner of the above site. This information is provided by the owner and is deemed reliable but is not warranted. This offering is subject to price adjustment or prior sale or lease without notice.



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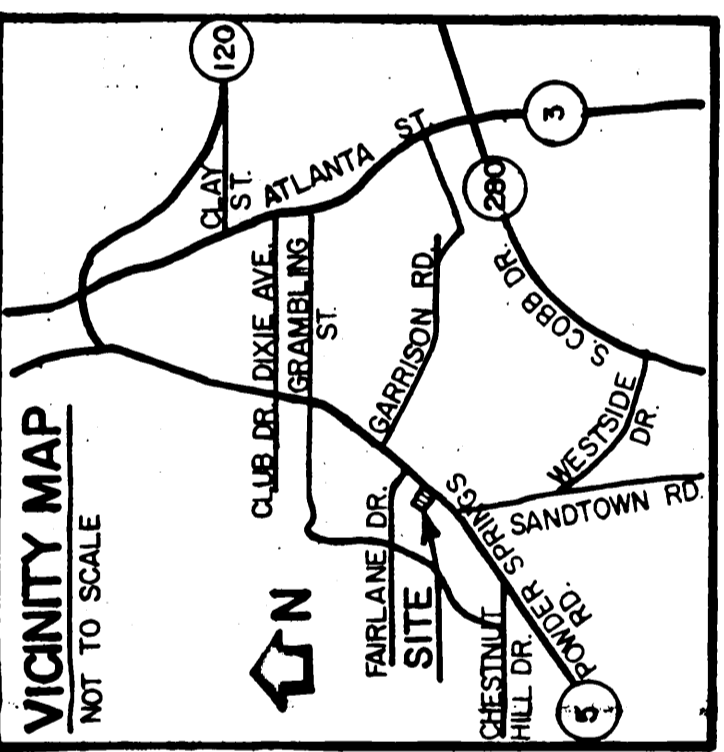
MARIETTA, GA

DOUG ADAIR 404.872.1828

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING LOCATED IN LAND LOT 214 OF THE 17TH DISTRICT, 2ND SECTION, COBB COUNTY, GEORGIA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

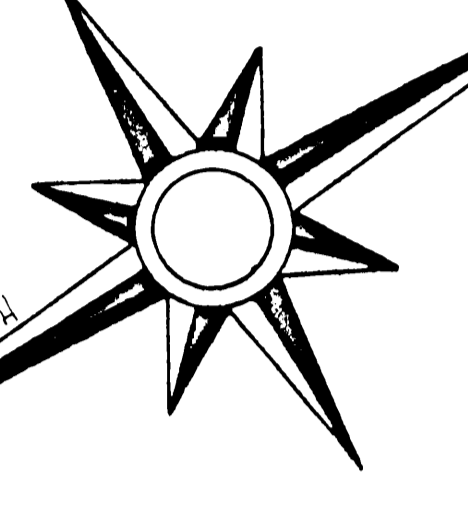
BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF FAIRLANE DRIVE WITH THE NORTH RIGHT-OF-WAY (R/W) OF POWDER SPRINGS ROAD; THENCE SOUTHWESTERLY ALONG THE NORTH R/W OF POWDER SPRINGS ROAD A DISTANCE OF 397.10 FEET TO A NAIL AND CAP BEING THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID R/W SOUTH 40 DEGREES 07 MINUTES 54 SECONDS WEST A DISTANCE OF 88.45 FEET TO AN IRON PIN FOUND; THENCE LEAVING SAID R/W NORTH 51 DEGREES 08 MINUTES 12 SECONDS WEST A DISTANCE OF 177.87 FEET TO AN IRON PIN FOUND; THENCE SOUTH 51 DEGREES 30 MINUTES 10 SECONDS WEST 25.41 FEET TO AN IRON PIN FOUND; THENCE NORTH 39 DEGREES 43 MINUTES 37 SECONDS EAST A DISTANCE OF 88.06 FEET TO AN IRON PIN FOUND; THENCE SOUTH 91 DEGREES 17 MINUTES 24 SECONDS EAST A DISTANCE OF 201.63 FEET TO THE TRUE POINT OF BEGINNING. SAID POINT ALSO BEING 377.64 FEET FROM ALONG THE NORTH RIGHT OF WAY OF POWDER SPRINGS ROAD.

SAID TRACT CONTAINS 0.407 ACRES.



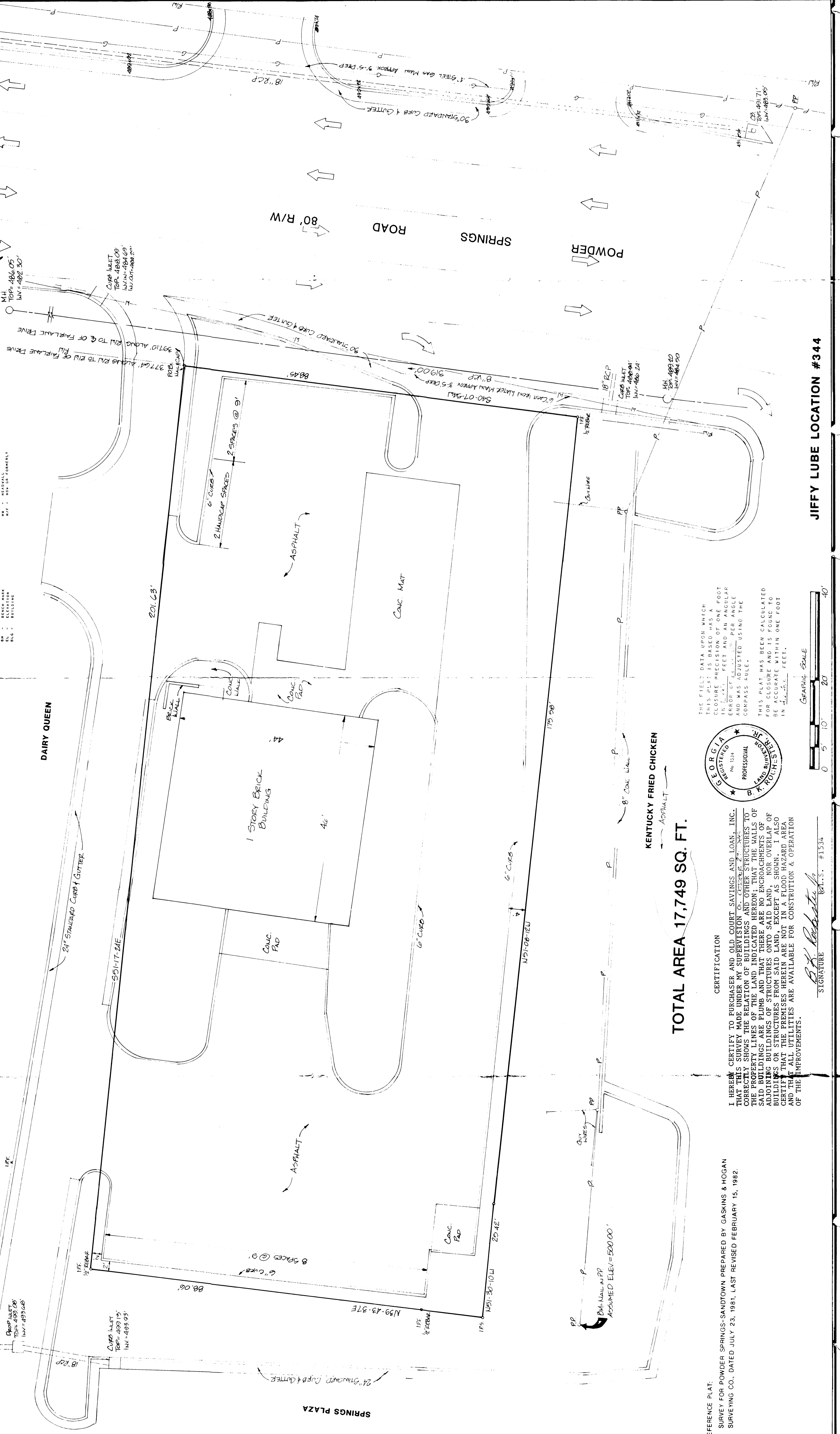
REVISIONS
 (1) REVISIONS LEARN DESCRIPTION
 (2) REVISIONS LEARN DESCRIPTION
 (3) REVISIONS LEARN DESCRIPTION

- RESTRICTIVE COVENANTS RECORDED IN DEED BOOK 2521, PAGE 1, COBB COUNTY, GEORGIA, DOES AFFECT THIS PARCEL.
- RIGHT-OF-WAY RECORDED IN DEED BOOK 126, PAGE 468, COBB COUNTY, GEORGIA, DOES NOT AFFECT THIS PARCEL.
- GENERAL PERMIT RECORDED IN DEED BOOK 128, PAGE 391, COBB COUNTY, GEORGIA, DOES NOT AFFECT THIS PARCEL.
- SOIL EASEMENT RECORDED IN DEED BOOK 135, PAGE 659, COBB COUNTY, GEORGIA, DOES NOT AFFECT THIS PARCEL.
- SOIL EASEMENT RECORDED IN DEED BOOK 147, PAGE 480, COBB COUNTY, GEORGIA, DOES NOT AFFECT THIS PARCEL.
- CROSS EASEMENT RECORDED IN DEED BOOK 2502, PAGE 402, COBB COUNTY, GEORGIA, DOES NOT AFFECT THIS PARCEL.
- WATER EASEMENT RECORDED IN DEED BOOK 2502, PAGE 440, COBB COUNTY, GEORGIA, DOES NOT AFFECT THIS PARCEL.
- SAVING ORDER EASEMENT RECORDED IN DEED BOOK 2502, PAGE 440, COBB COUNTY, GEORGIA, DOES NOT AFFECT THIS PARCEL.
- PERMANENT EASEMENT RECORDED IN DEED BOOK 2502, PAGE 450, COBB COUNTY, GEORGIA, DOES NOT AFFECT THIS PARCEL.
- DISTRIBUTION LINE PERMIT RECORDED IN DEED BOOK 2617, PAGE 25, COBB COUNTY, GEORGIA, DOES AFFECT THIS PARCEL.



- LEGEND
- BB - BRICK
 - CP - CONCRETE
 - DR - DRIVE
 - FS - FENCE
 - GL - GRASS
 - GR - GRAVEL
 - IR - IRON
 - MA - MAIL
 - MS - METAL
 - NS - NAIL AND CAP
 - PP - PIPE
 - RF - REBAR
 - RO - ROOF
 - SP - SPLIT RAIL FENCE
 - ST - STAINLESS STEEL
 - TV - TELEVISION
 - WG - WATER
 - WM - WATER MAIN
 - WO - WOOD
 - WW - WOODWORK
 - XX - UNIDENTIFIED

- LEGEND
- AP - ASPHALT
 - CM - CONC. MAT.
 - CC - CONC. CURB
 - CC - CONC. PAD
 - CC - CONC. WALK
 - CP - CONC. PAV.
 - FS - FENCE
 - GL - GRASS
 - GR - GRAVEL
 - IR - IRON
 - MA - MAIL
 - MS - METAL
 - NS - NAIL AND CAP
 - PP - PIPE
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 - WG - WATER
 - WM - WATER MAIN
 - WO - WOOD
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REFERENCE PLAT:
 SURVEY FOR POWDER SPRINGS-SANDTOWN PREPARED BY GASKINS & HOGAN SURVEYING CO., DATED JULY 23, 1981, LAST REVISED FEBRUARY 15, 1982.

CERTIFICATION
 I HEREBY CERTIFY TO PURCHASER AND OLD COURT SAVINGS AND LOAN, INC. THAT THIS SURVEY MADE UNDER MY SUPERVISION AND CONTROL CORRECTLY SHOWS THE RELATION OF BUILDINGS AND OTHER STRUCTURES TO THE PROPERTY LINES OF THE LAND INDICATED HEREON; THAT THE WALLS OF SAID BUILDINGS ARE PLUMB AND THAT THERE ARE NO ENCROACHMENTS OF BUILDINGS OR STRUCTURES ONTO SAID LAND, NOR OVERLAP OF BUILDINGS OR STRUCTURES FROM SAID LAND, EXCEPT AS SHOWN. I ALSO CERTIFY THAT THE PREMISES HEREIN ARE NOT IN A FLOOD HAZARD AREA AND THAT ALL UTILITIES ARE AVAILABLE FOR CONSTRUCTION & OPERATION OF THE IMPROVEMENTS.

TOTAL AREA 17,749 SQ. FT.

GRAPHIC SCALE
 0 5 10 20 40

SIGNATURE: *B.H. Roberts* REG. P.S. #1534

Kirkley Associates, Inc.
 Civil Engineering - Land Planning
 Atlanta, Georgia 30340 14041458-8083

JIFFY LUBE
 BOUNDARY & AS-BUILT SURVEY FOR
 LOCATED IN
 LAND LOT 214
 17TH DISTRICT
 COBB COUNTY, GEORGIA
 SCALE: 1"=10'
 OCTOBER 23, 1985

REVISIONS

(1)	REVISIONS LEARN DESCRIPTION
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(3)	REVISIONS LEARN DESCRIPTION

Job no. _____
 Date _____
 Sheet 1 OF 2

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