SUB-LEASE OPPORTUNITY

RetailNet REAL ESTATE

MARIETTA, GA

Former Walgreens # 6809

±13,855 SF + DT | Feb '27 | $150K/yr., MG

3033 JOHNSON FERRY ROAD

marietta, ga

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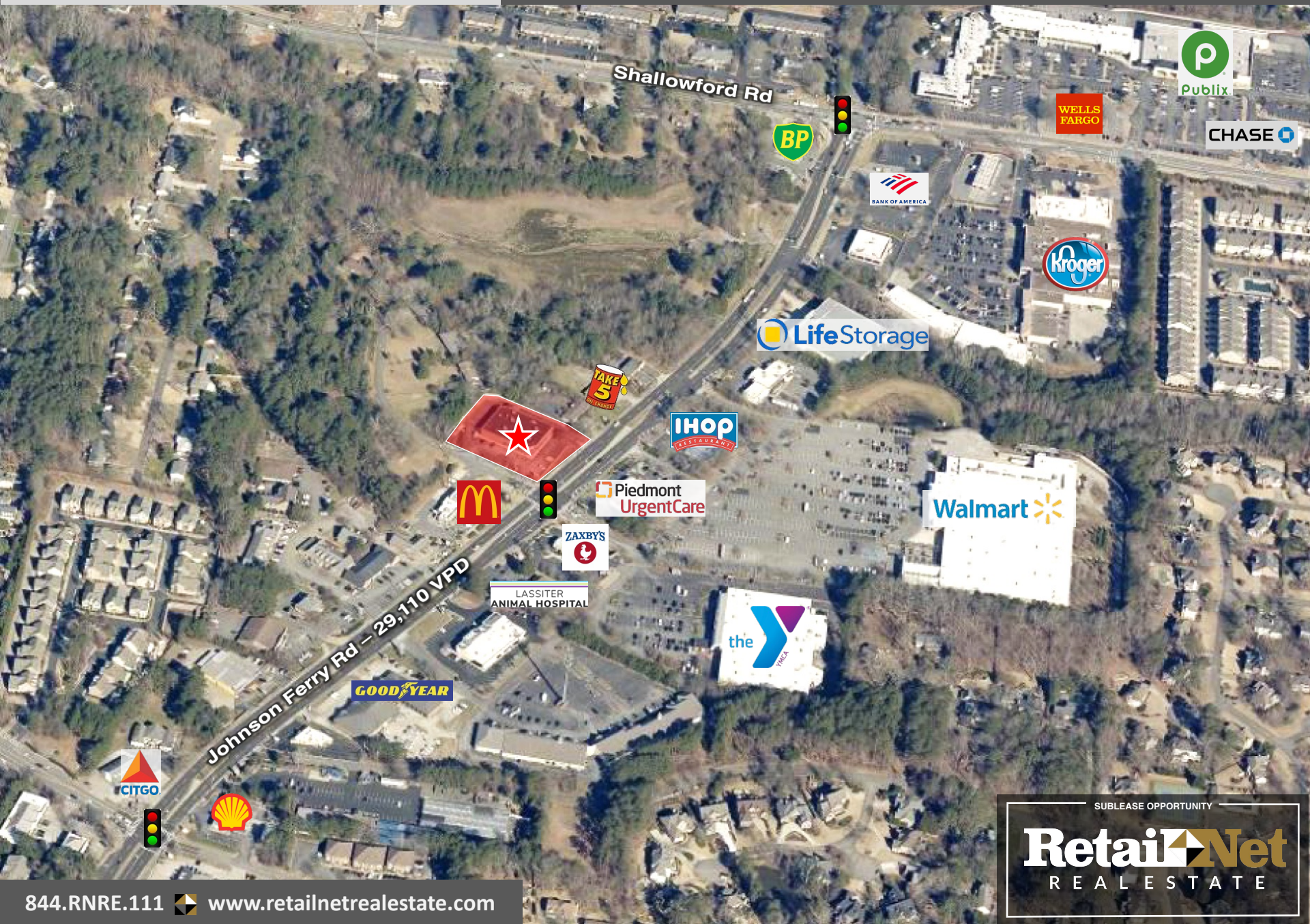

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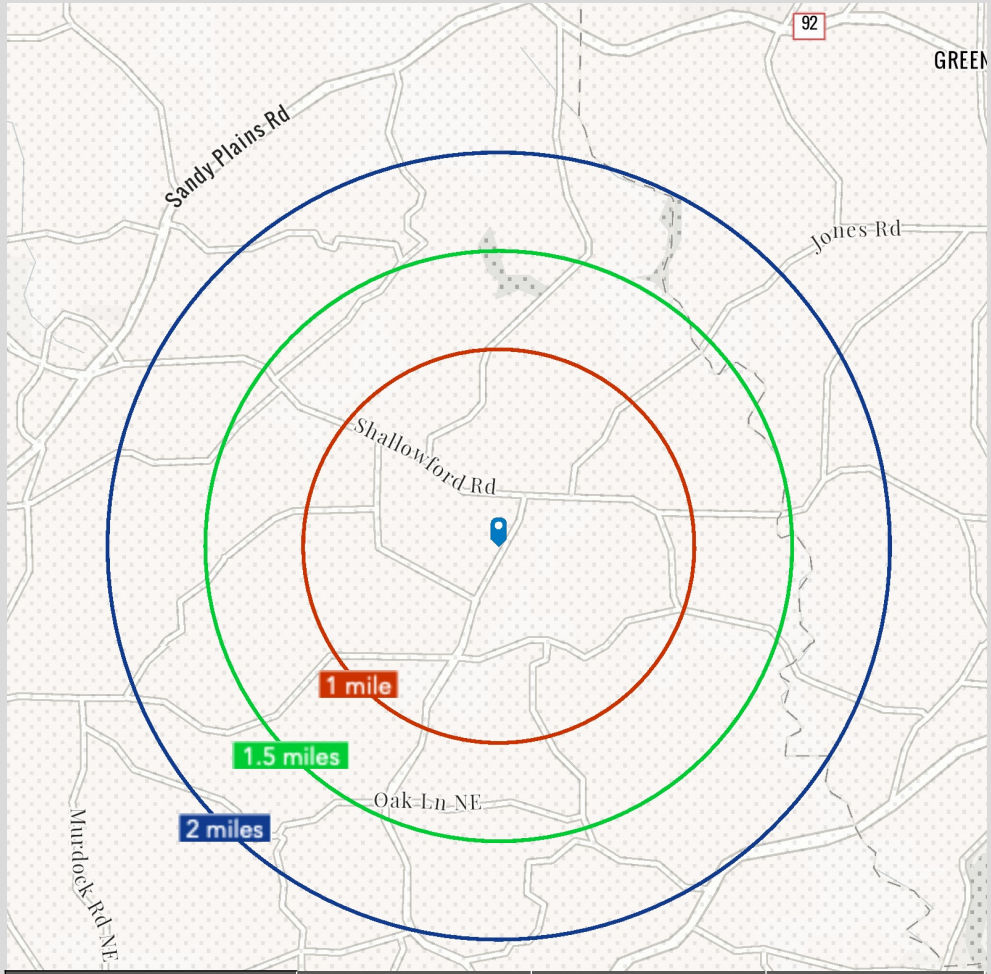

'23 Estimates	1 Mile	1.5 Mile	2 Mile
Population	9,205	19,169	32,297
Households	3,207	6,600	10,906
Avg. HH Inc.	$193,099	$190,758	$191,945

Property Overview

- **Rent**. $150,000/yr, Modified Gross
- **Master Lease Expiration**. February 28, 2027
- **Building**. ±13,855 SF + drive thru
- **Year Built**. 2002
- **Property**. 1.28 AC
- **Parking**. 59 spaces
- **Signage**. Monument with reader board + building
- **Opportunity**. Below market rate sublease
- **Parcel #**. 16047000150
- **Zoning**. NRC - Code Info
- **Frontage**. ± 231' on Johnson Ferry
  ± 250' on Waterfront Dr
- **Traffic**. ± 29,110 VPD on Johnson Ferry Rd
- **Access**. RI/RO on Johnson Ferry Rd
  FI/FO on Waterfront Dr
- **Nearby Businesses**. Walmart Supercenter, Publix, Kroger, Northeast Cobb Family YMCA, Piedmont Urgent Care, McDonald's, Zaxby's, Publix, Kroger, BOA, Chace, & Wells Fargo
- **Prohibited Uses**. Pharmacy

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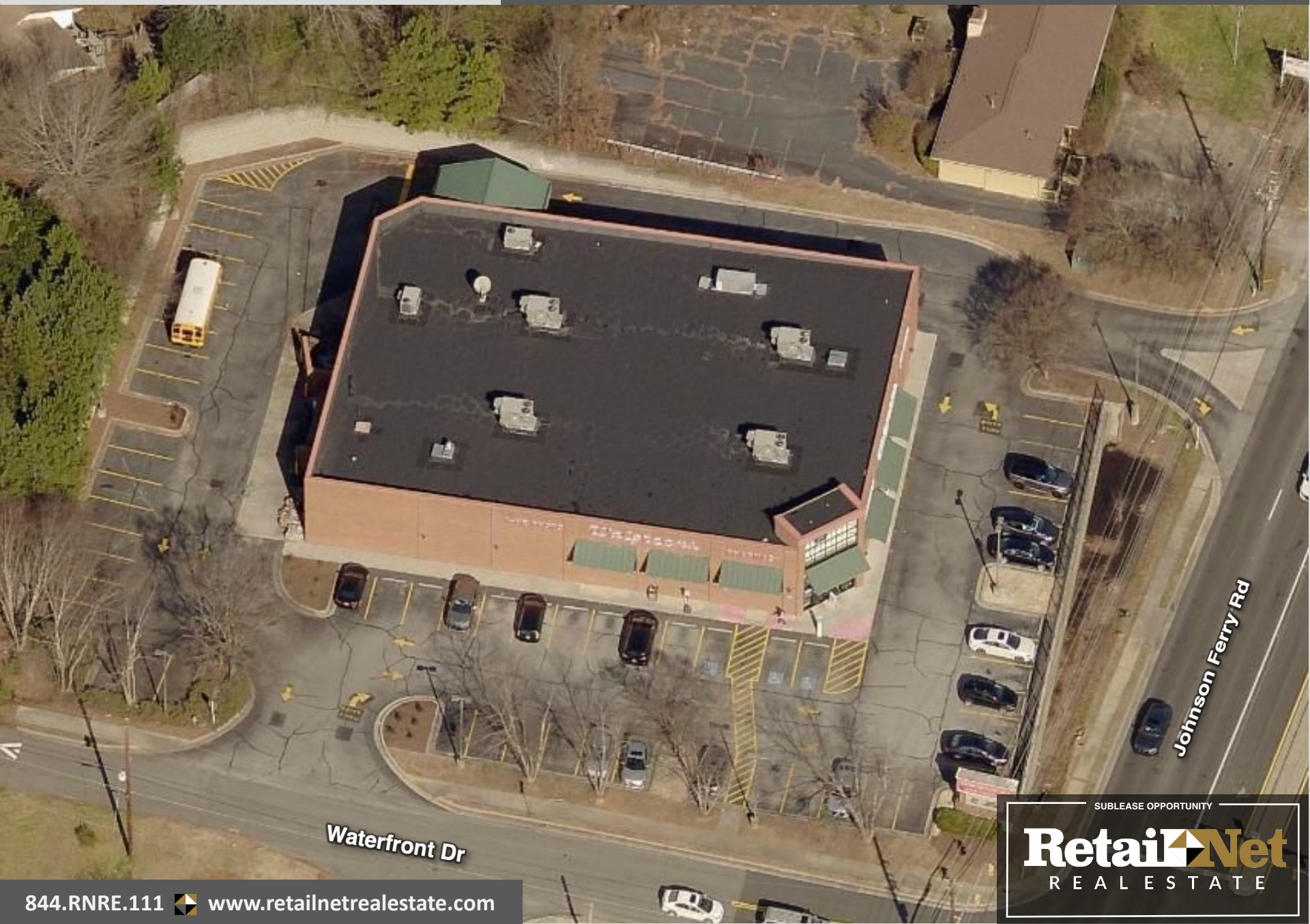

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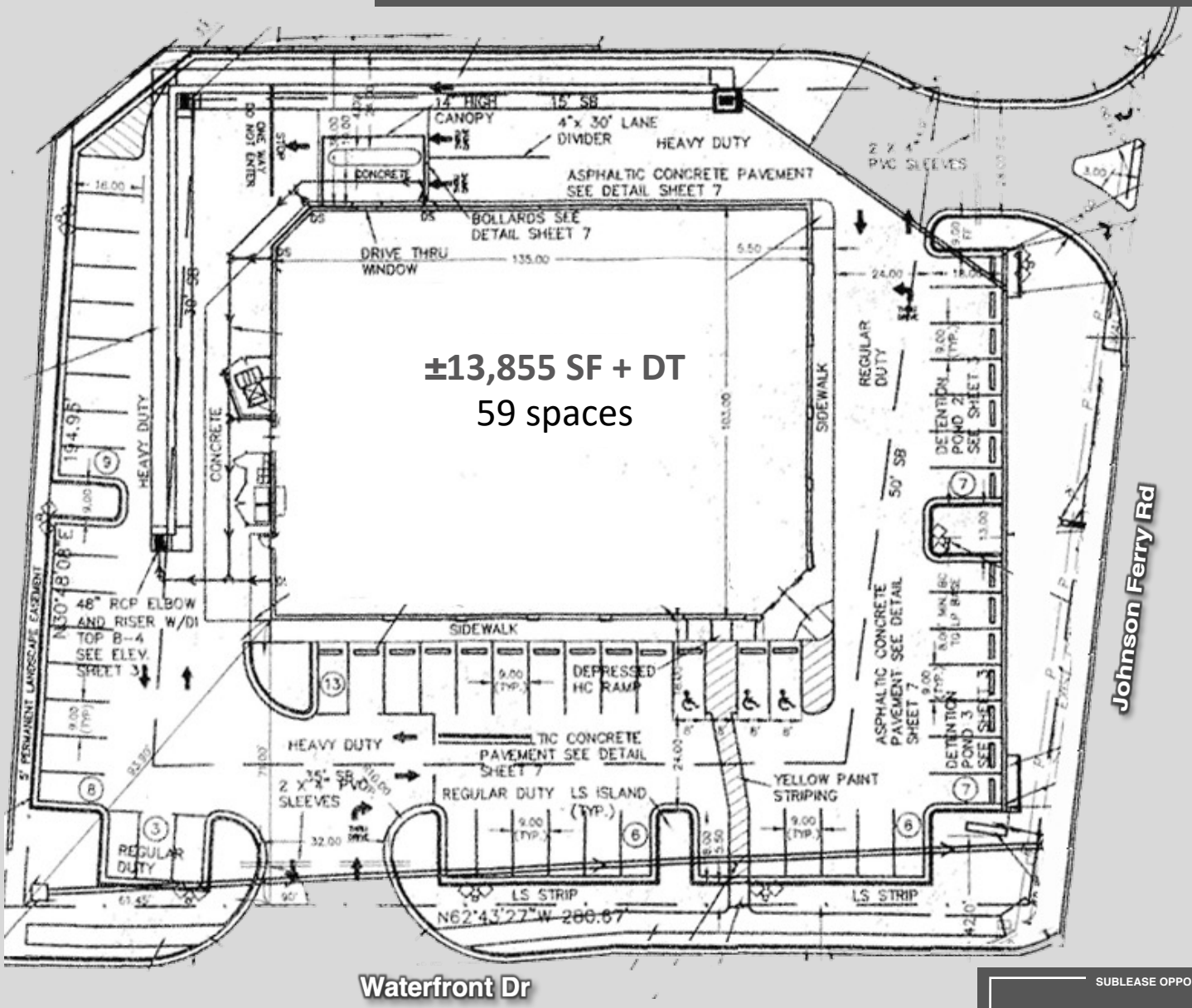

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SUB-LEASE TERMS

SUGGESTED RENT*	$150,000 *(inclusive of RET; R&M, insurance, utilities separate)*
TERM	2/28/27
DELIVERY	"As-Is"

OFFERS EVALUATED AS RECEIVED

**Price + terms, along with all offers, are subject to approval of Walgreen Co.'s Real Estate Committee*

CONTACT

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