



## For Lease - Retail/Office

### Dany Koe

Vice President, Principal  
+1 404 729 4759  
dany.koe@colliers.com

### KB Yabuku

Principal  
+1 770 539 5151  
kb.yabuku@colliers.com

1230 Peachtree St NE, Ste 800  
Atlanta, GA 30309  
P: +1 404 888 9000  
colliers.com

4455 Marietta Street  
Powder Springs, GA 30127

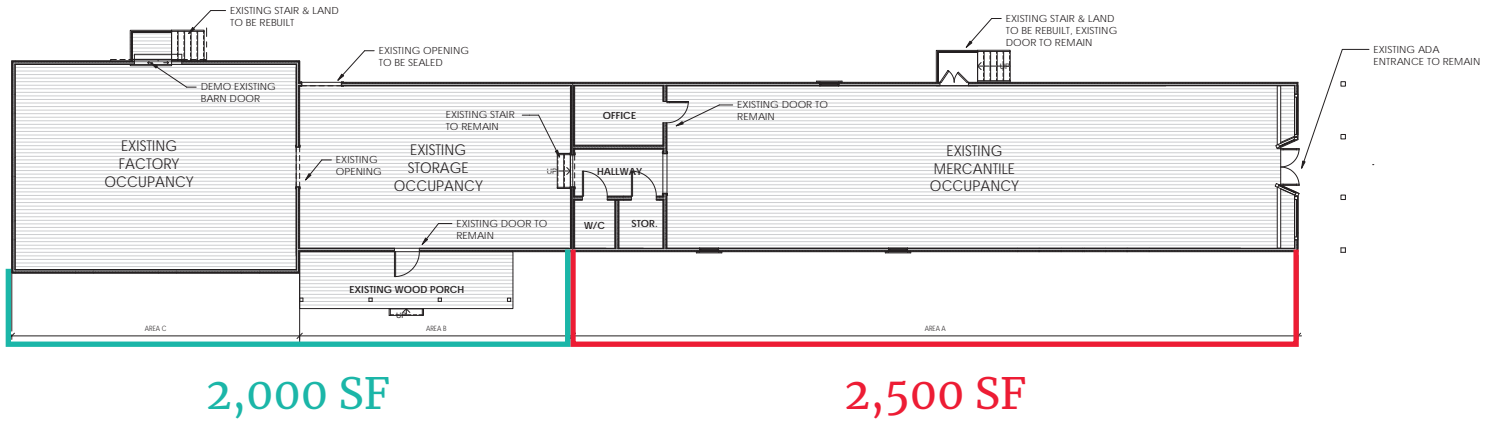
### Property Highlights

- +/-2,500 SF up to +/-4,500 SF
- \$25.00/SF NNN
- Renovated outdoor seating area
- In Downtown Powder Springs, GA
- Free parking and walkable site
- Nearby to ±1,000 new apartments, townhomes, restaurants and shops
- Fun fact: this property has the oldest Coca-Cola mural sign on a wooden structure in the Southeast

Photos



# Floorplan



# Demographics

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

# Project Site



**Dany Koe**  
 Vice President, Principal  
 +1 404 729 4759  
 dany.koe@colliers.com

**KB Yabuku**  
 Vice President  
 +1 770 539 5151  
 kb.yabuku@colliers.com

1230 Peachtree St NE  
 Suite 800  
 Atlanta, GA 30309  
 Main: +1 404 888 9000  
 colliers.com