

FOR LEASE



Governor's Ridge 16

1640 Powers Ferry Road, Suite 300
Marietta, GA 30067

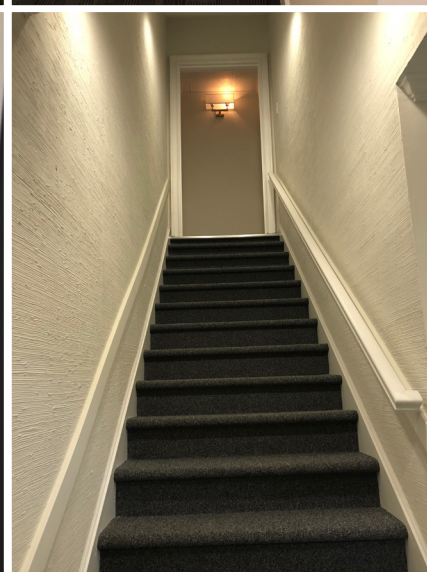
PROPERTY DETAILS

- $\pm 1,000$ SF
- Four private offices
- Offices located on first and second floor
- Newly renovated
- Ample parking
- Flexible terms
- Great location in business park
- \$16.00/sf Modified Gross



DEMOGRAPHICS

| | 1 Mile | 3 Miles | 5 Miles |
|--------------------------|----------|----------|-----------|
| Population | 15,941 | 87,728 | 208,406 |
| Daytime Population | 28,682 | 130,801 | 286,006 |
| Households | 7,575 | 41,268 | 90,270 |
| Average Household Income | \$82,861 | \$89,099 | \$105,475 |



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TRAFFIC COUNTS



Powers Ferry Rd at Rivergreen Ln: **35,300**



Powers Ferry Rd at Terrell Mill Rd SE: **35,500**



I-75 at Terrell Mill Rd SE: **281,180**

LOCATION HIGHLIGHTS

- Located in booming East Cobb surrounded by local and national retail and dining options.
- .4 Miles from Mixed-Use Development MarketPlace Terrell Mill. +95,000 SF Kroger anchored Center ([Click here for more information](#))
- 1 Mile from I-75
- 3 Miles to Cumberland Blvd. - The Battery, Cobb Galleria, Cumberland Mall, Cobb Energy Centre and more!



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