

The Walk at Mars Hill

Building 1600 | 4900 Ivey Road | Acworth, GA 30101

For Sale / For Lease



6,000 SF AVAILABLE

LOWER-LEVEL SUITE

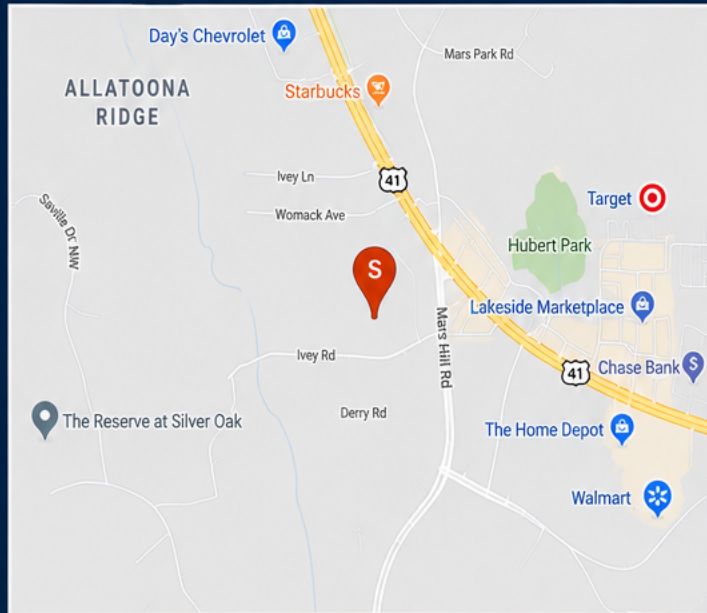
Modern Professional & Medical Office Space

- Class B, two-story professional office building
- NNN lease structure with customizable suite layout
- At Mars Hill Road and Cobb Parkway / US 41
- Close to Target, Home Depot, dining, and daily services
- Near Newly Built Piedmont Medical Center

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2024 Population	2,782	39,929	136,050
2019 Avg. HH Income	\$109,594	\$102,363	\$107,605



Exclusively Marketed by:
Sever Group
Sever Consulting and Management Group
Broker | (678) 849-6884
Debra@severcmg.com



THE SPACE | BUILDING 1600

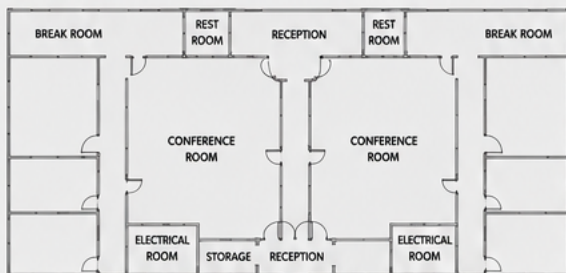
4900 Ivey Road, Acworth, GA 30101



6,000 SF AVAILABLE

Lower Level | NNN Lease
Building GLA: 12,000 SF
Class B | Two Stories | One Building
Upper level currently leased.

LOWER LEVEL



Suite layout can be customized to meet tenant needs.

SITE CONTEXT



AREA ACCESS

- Piedmont Medical Center
±0.3 Miles
- Target
±0.5 Miles
- The Home Depot
±0.6 Miles
- Walmart
±1.0 Miles

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