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MARIETTA, GEORGIA (ATLANTA MSA)

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CONFIDENTIAL OFFERING MEMORANDUM

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## PROPERTY SUMMARY

Address	1395 E Cobb Dr, Marietta, GA 30068
Ownership	Fee Simple
Building Size	5,485 SF
Parcel Size	1.27 Acres
Parking	59 Spaces
Year Built   Renovated	1992   2025

## INVESTMENT SUMMARY

Asking Price	\$1,718,000
Cap Rate	6.04%
NOI	\$103,851
Lease Type	NN
Remaining Lease Term	±6.75 Years
Rent Increases	10% Feb 2028   5% at Each Option
Remaining Options	(2) 5 - Year

## PROPERTY HIGHLIGHTS

**Government-Backed Tenant:** 100% leased to the United States Postal Service, an independent establishment of the U.S. government and one of the nation's largest service networks.

**Early Renewal Demonstrates Commitment:** USPS renewed approximately two years early, extending the lease through January 31, 2033, with ±6.75 years of remaining term.

**Near-Term Rent Growth:** The lease includes a 10% rent increase in February 2028, raising annual rent from \$111,126 to \$122,240.

**Attractive Price Point:** Offered at \$1,718,000, the Property provides a rare opportunity to acquire government-backed income in an affluent Atlanta suburb at a reasonable price point.

**Strong Real Estate Fundamentals:** The Property benefits from strong traffic counts, 59 parking spaces, a 1.27-acre fee simple site, concrete parking lot, and a new roof installed in 2025.

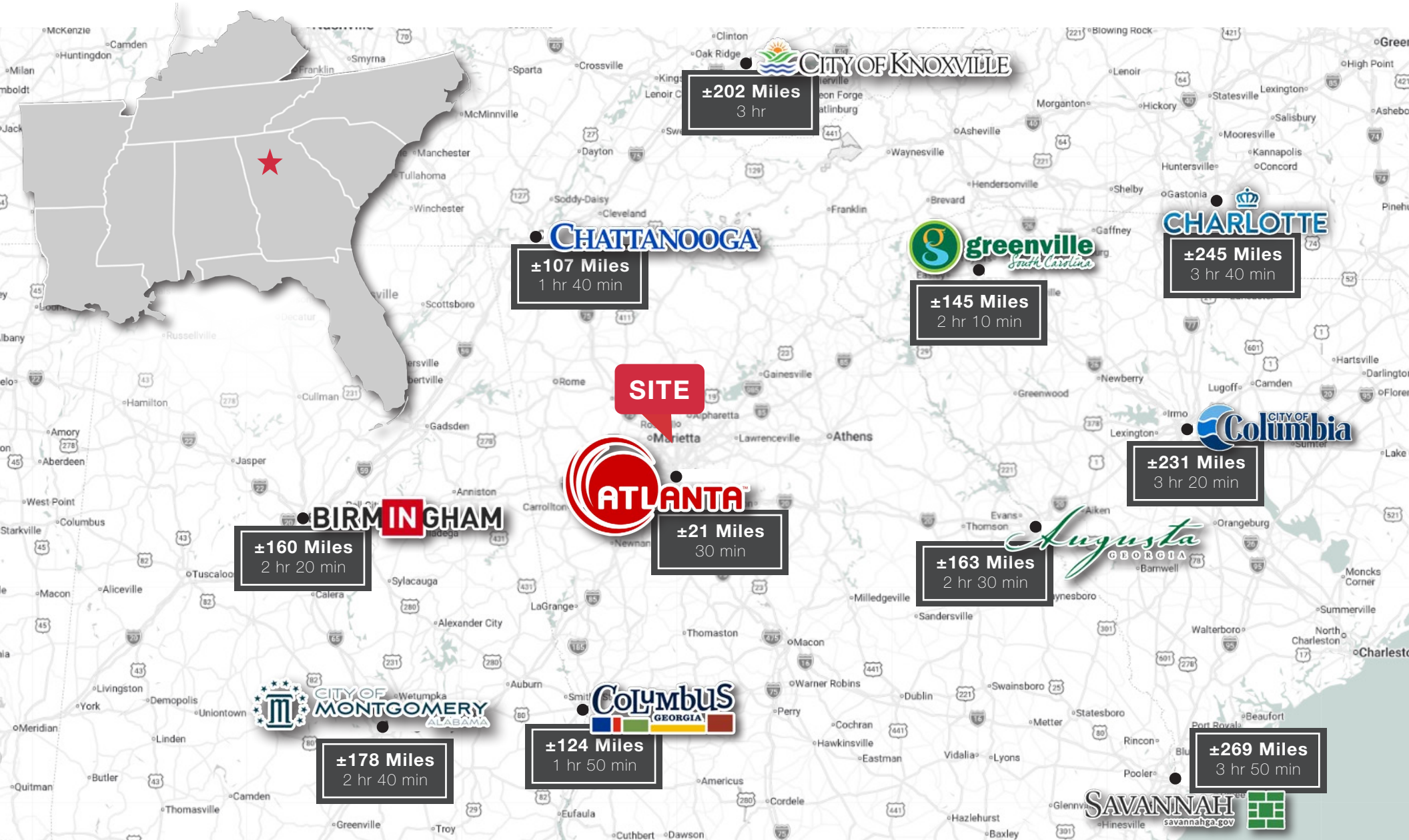
**Premier Retail Corridor:** Positioned near Johnson Ferry Road and Roswell Road, surrounded by top national retailers including Whole Foods, Trader Joe's, Target, Publix, Sprouts, Home Depot, Starbucks, Chick-fil-A, UPS, and FedEx.

**Exceptional Demographics:** Average household incomes exceed \$215,000 within 1 and 3 miles, with over 205,000 residents within 5 miles.

**Affluent East Cobb / Marietta Submarket:** Located in one of metro Atlanta's most established and affluent suburban areas, known for strong schools, high incomes, and dense residential demand.

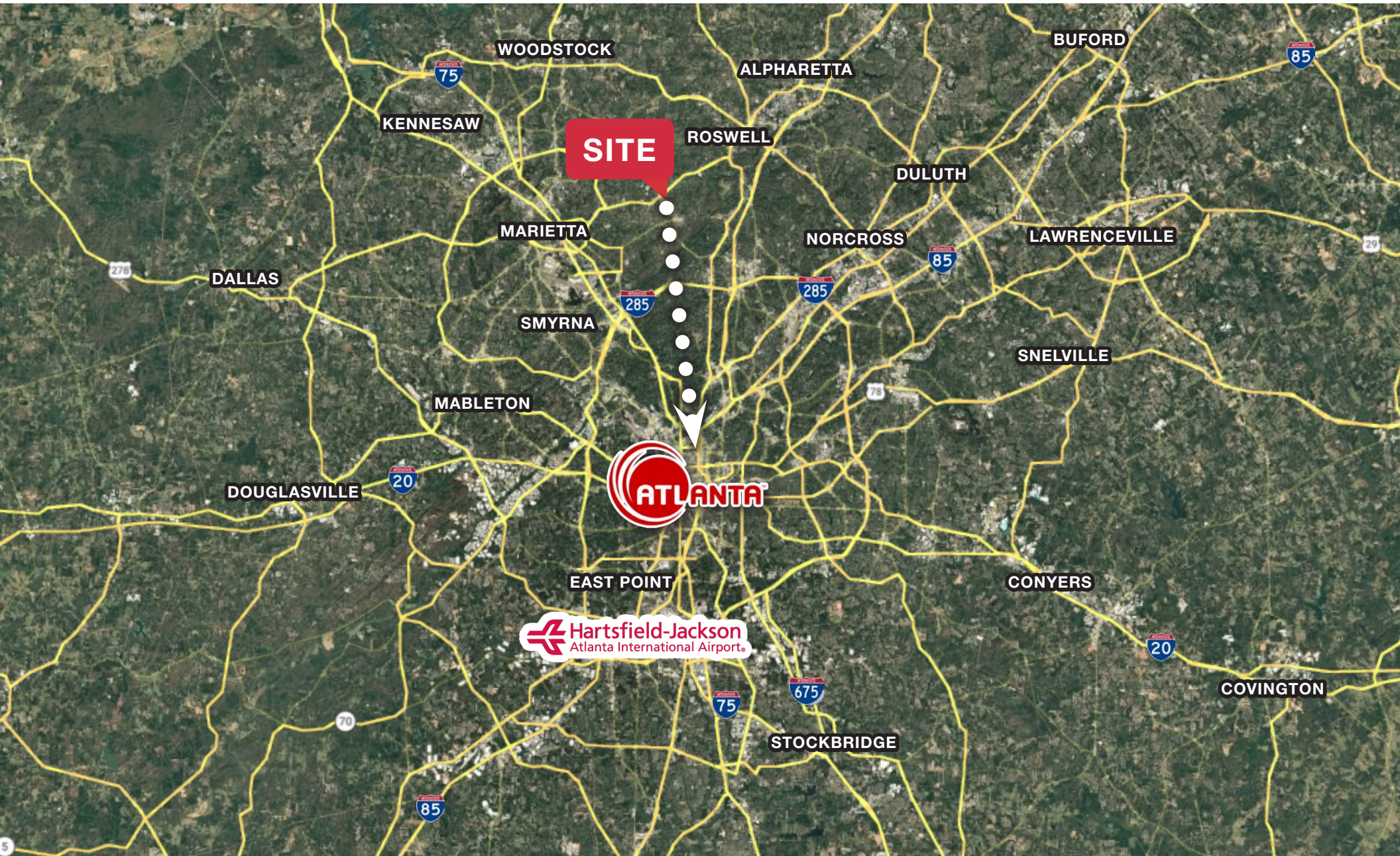
# PROPERTY OVERVIEW

Regional Map



# PROPERTY OVERVIEW

Market Map



# PROPERTY OVERVIEW

Submarket Map



Located just northwest of Atlanta, Marietta, is the county seat of Cobb County, one of metro Atlanta's most established, affluent, and densely populated suburban counties. The city was named the **35<sup>th</sup> Best Place to Live in America** by Money magazine and ranked the **7<sup>th</sup> Best Suburb to Live in Georgia** by Money Inc. Defined by a remarkable civic spirit, Marietta was also named the **#1 Most Generous City in the U.S. by GoFundMe**.

	1 MILE	3 MILE	5 MILE
Population	8,154	64,893	205,313
Household Income	\$215,108	\$216,911	\$182,333

# PROPERTY OVERVIEW

Site Aerial



# PROPERTY OVERVIEW

Aerial Site Plan



\*Site lines are approximate

# TENANT OVERVIEW

Lease Summary & Rent Schedule



## LEASE SUMMARY

<b>Tenant</b>	<b>United States Postal Service</b>
Lease Guarantor	US Government
Tenant Classification	Government Entity
Lease Type	NN
Building Size	5,485 SF
Rent Commencement Date	8/19/1992
Lease Expiration Date	1/31/2033
Rent Increases	10% Feb 28   5% at Each Option
Remaining Lease Term	±6.75 Years
Option to Terminate	365 Days Notice
Options	(2) 5 - Year
Property Taxes	Tenant Responsible
Repairs and Maintenance	Tenant Responsible
Insurance	Landlord Responsible
HVAC Repairs and Replacement	Landlord Responsible
Roof & Structure	Landlord Responsible*
Parking Lot Repair & Replacement	Landlord Responsible**

\*New Roof 2025  
\*\*Concrete Parking Lot

## RENT SCHEDULE

Initial Term	Monthly	Annually
2/18/2018 - 1/31/2028	\$9,261	\$111,126
2/1/2028 - 1/31/2033	\$10,187	\$122,240
<b>First Option</b>		
2/1/2033 - 1/31/2038	\$10,696	\$128,350
<b>Second Option</b>		
2/1/2038 - 1/31/2043	\$11,231	\$134,770





The United States Postal Service (USPS) is an **independent establishment of the executive branch of the U.S. government** and one of the nation’s most extensive service networks. **Founded in 1775**, USPS provides mail and package delivery services to every address in the United States, playing a critical role in connecting individuals, businesses, and communities. In 2025, the Postal Service operated **30,972 retail locations nationwide**, making it one of the largest physical networks in the country.

USPS is also one of the nation’s largest organizations by scale and workforce. It **delivers billions of pieces of mail and packages annually** while serving more than 170 million delivery points across the United States and its territories. **If it were a private-sector company, the Postal Service would rank No.**

**55 on the 2025 Fortune 500**, underscoring its significant operational footprint and economic impact.



## 30,972

TOTAL RETAIL OFFICES

## 158 MILLION

DELIVERIES TO RESIDENTIAL ADDRESSES

## 12.6 MILLION

DELIVERIES TO BUSINESS ADDRESSES

## 236,347

DELIVERY ROUTES ACROSS THE U.S.

## 262,740

POSTAL VEHICLES

\*IN 2025

[WWW.USPS.COM/](http://WWW.USPS.COM/)

# MARKET OVERVIEW

Atlanta, Georgia



Atlanta is a dynamic Southern city known for its rich history, economic strength, and cultural influence. Often called the **“capital of the New South,”** it played a pivotal role in the Civil Rights Movement and continues to be a center for business, media, and transportation. Home to major companies like The Coca-Cola Company and Delta Air Lines, the city **boasts a diverse economy.** Atlanta also offers vibrant neighborhoods, renowned dining, and attractions like Centennial Olympic Park and the Georgia Aquarium, blending modern growth with deep-rooted heritage.

[discoveratlanta.com](https://discoveratlanta.com) | [www.selectgeorgia.com/](https://www.selectgeorgia.com/) | [metroatlantachamber.com](https://metroatlantachamber.com)

## #1 BEST CITY TO START A CAREER

*WalletHub, 2026*

## #1 LARGE U.S. CITIES FOR STARTING A CAREER AFTER COLLEGE

*CoworkingCafe, 2025*

## #2 BEST CITY TO LIVE IN THE U.S.

*Forbes, 2025*

## #4 MOST FUN CITIES IN AMERICA

*WalletHub, 2025*

## #7 U.S. MARKET WITH THE MOST FORTUNE 500 HEADQUARTERS

*RealPage, 2025*

## #12 BEST CITIES FOR JOBS

*WalletHub, 2026*

## #12 MOST VISITED CITY IN THE U.S.

*Condé Nast, 2026*

## #18 BEST CITIES FOR YOUNG PROFESSIONALS IN AMERICA

*Niche, 2026*

## #66 WORLD'S BEST CITIES

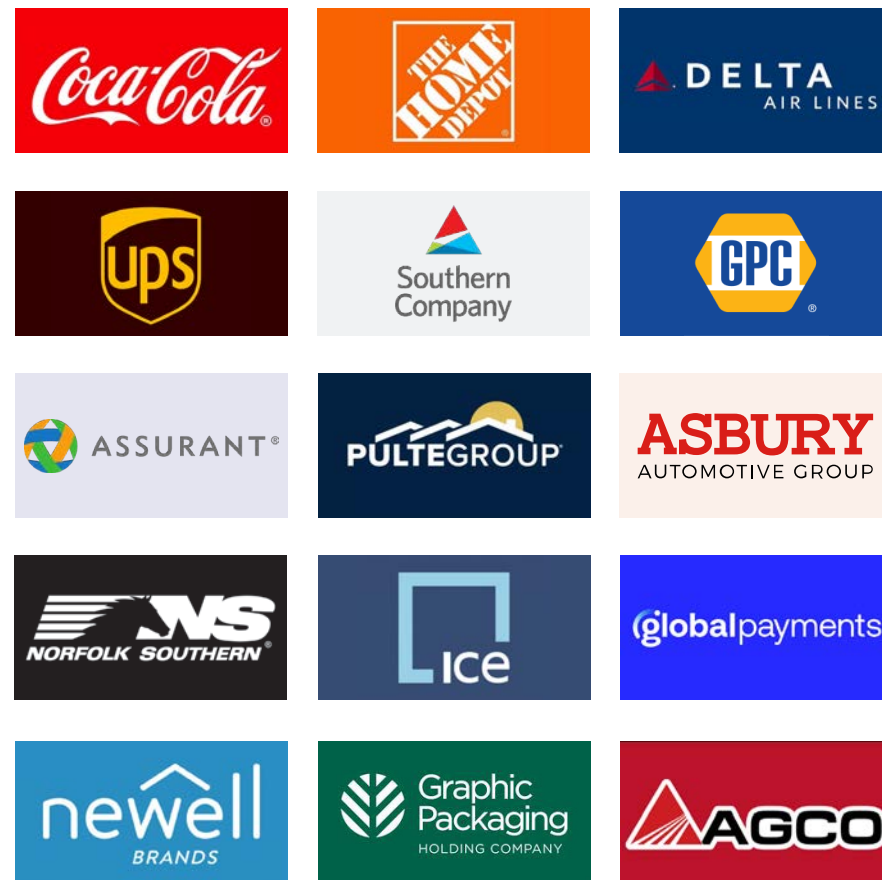
*Best Cities, 2026*

# MARKET OVERVIEW

Atlanta, Georgia



## FORTUNE 500 HEADQUARTERED IN METRO ATLANTA



## ECONOMY

Atlanta's economy is one of the **most dynamic and diversified in the Southeast**, driven by a strong mix of established and emerging industries. The region is a **leader in aerospace, cleantech, and creative industries**, supported by a growing base of talent and innovation. It has also become a **major hub for fintech and technology**, with a thriving startup ecosystem and significant corporate presence. Life sciences and healthcare continue to expand alongside world-class research institutions, while supply chain and advanced manufacturing benefit from Atlanta's strategic logistics infrastructure, **including Hartsfield-Jackson International Airport** and extensive rail and highway connectivity. Together, these sectors position Atlanta as a resilient, **forward-looking economic powerhouse**.

## METRO ATLANTA STATS

**15** Fortune 500  
HQ Locations

**34** Fortune 1000  
HQ Locations

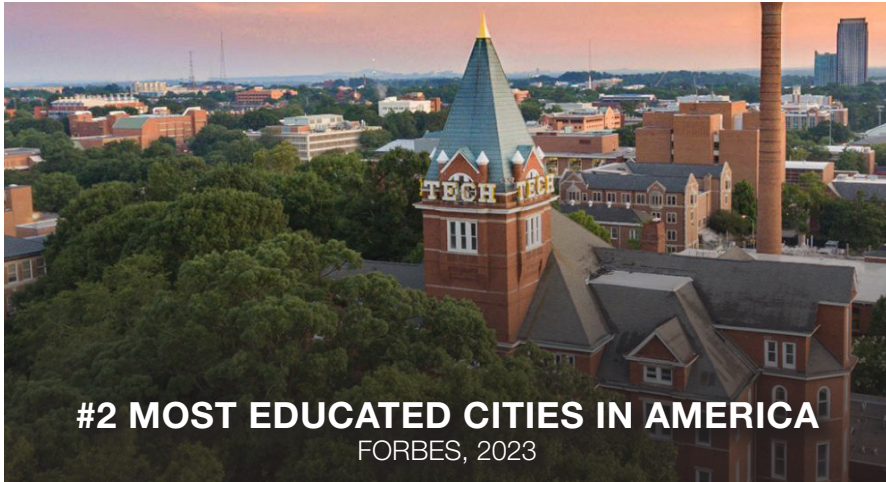
**1,200+** Regional and Global  
HQ Locations

**55+** Colleges and  
Universities

**1.9M** Jobs to be  
created by 2040

# MARKET OVERVIEW

Atlanta, Georgia



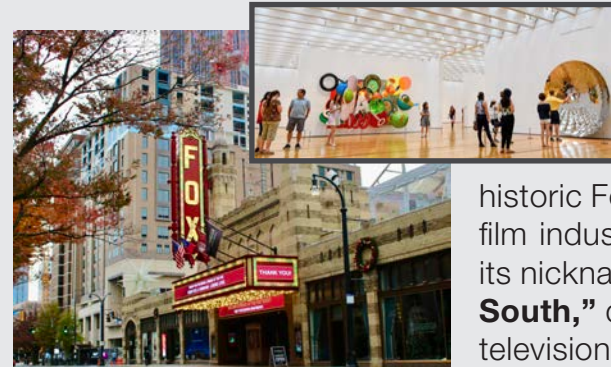
**#2 MOST EDUCATED CITIES IN AMERICA**  
FORBES, 2023

## ATLANTA'S WORKFORCE

Atlanta is a **leading hub for higher education**, anchored by institutions like Georgia Institute of Technology, Emory University, and Georgia State University, along with satellite campuses for schools such as University of Georgia and Savannah College of Art and Design. This strong academic presence supports a highly educated population, **with nearly 48% of residents over age 25 holding a bachelor's degree or higher**. Ranked the #2 Most Educated City in America by Forbes in 2023, Atlanta continues to draw students and talent from across the country.

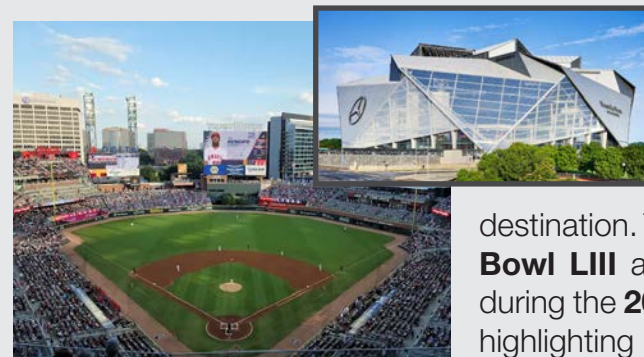


## CULTURE & ATTRACTIONS



Atlanta boasts a thriving arts scene, anchored by the High Museum of Art and the historic Fox Theatre. Its booming film industry has earned the city its nickname "**Hollywood of the South**," driving major movie and television productions.

Atlanta offers a diverse range of attractions, including the world-renowned **Georgia Aquarium**, the interactive **World of Coca-Cola**, and the beautiful **Atlanta Botanical Garden**, making the city a vibrant destination for culture, nature, and family-friendly experiences.



Home to major professional teams and world-class venues, Atlanta is a premier sports destination. The city hosted **Super Bowl LIII** and will host matches during the **2026 FIFA World Cup**, highlighting its global appeal.

## TRANSPORTATION



**Hartsfield–Jackson Atlanta International Airport**, located in Atlanta, is the **busiest airport in the world** and one of the most important global transportation hubs. A **two-hour flight connects roughly 80% of the U.S. population to the airport**, which also provides access to **nearly 90 international destinations across 50 countries**. It supports **more than 63,000 on-site jobs**, making it Georgia's largest employer, and **generates over \$66 billion in annual economic impact**. In 2025, it handled **106.3 million passengers** following more than 108 million the prior year. The airport has also earned recognition from Airports Council International, including the 2024 Airport Service Quality Award for Best Airport Over 40 Million Passengers.



Atlanta is a major freight rail hub served by carriers like **CSX Transportation and Norfolk Southern Railway**, while also offering limited passenger service through **Amtrak at Peachtree Station**, connecting the city to key national routes such as the Crescent line.



Atlanta is a **major highway hub** where several interstates converge, including **Interstate 75, Interstate 85, and Interstate 20**. These routes connect Atlanta north to cities like Chattanooga and Charlotte, south to Macon and Florida, and west toward Birmingham and Texas. The city is also encircled by **Interstate 285**, which links key suburbs and supports regional mobility.



## Demographics

### 1 MILE RADIUS

Summary	2025	2030
Population	8,154	8,138
Households	2,720	2,710
Families	2,352	2,340
Average Household Size	2.97	2.97
Owner Occupied Housing Units	2,538	2,549
Renter Occupied Housing Units	182	161
Median Age	45.1	45.9
Average Household Income	\$215,108	\$240,524

### 3 MILE RADIUS

Summary	2025	2030
Population	64,893	64,593
Households	22,518	22,400
Families	18,227	18,092
Average Household Size	2.87	2.87
Owner Occupied Housing Units	20,484	20,553
Renter Occupied Housing Units	2,034	1,846
Median Age	44.5	45.2
Average Household Income	\$216,911	\$239,247

### 5 MILE RADIUS

Summary	2025	2030
Population	205,313	204,519
Households	80,788	80,651
Families	54,221	54,008
Average Household Size	2.53	2.52
Owner Occupied Housing Units	57,575	58,278
Renter Occupied Housing Units	23,213	22,373
Median Age	40.9	41.7
Average Household Income	\$182,333	\$202,661

This Offering Memorandum contains select information pertaining to the business and affairs of the property located at 1395 E Cobb Dr, Marietta, GA (“Property”). It has been prepared by Furman Capital Advisors (“Agent”). This Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in the Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Owner or Agent. The material is based in part upon information supplied by the Owner and in part upon financial information obtained from sources it deems reliable. The Owner, nor their officers, employees, or agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein and conduct their own due diligence.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Owner.

Owner and Agent expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed by all parties and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to the Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Seller or Agent or any of their affiliates or any of their respective officers, Directors, shareholders, owners, employees, or agents for any damages, liability, or cause of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the creation of this Offering Memorandum.



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