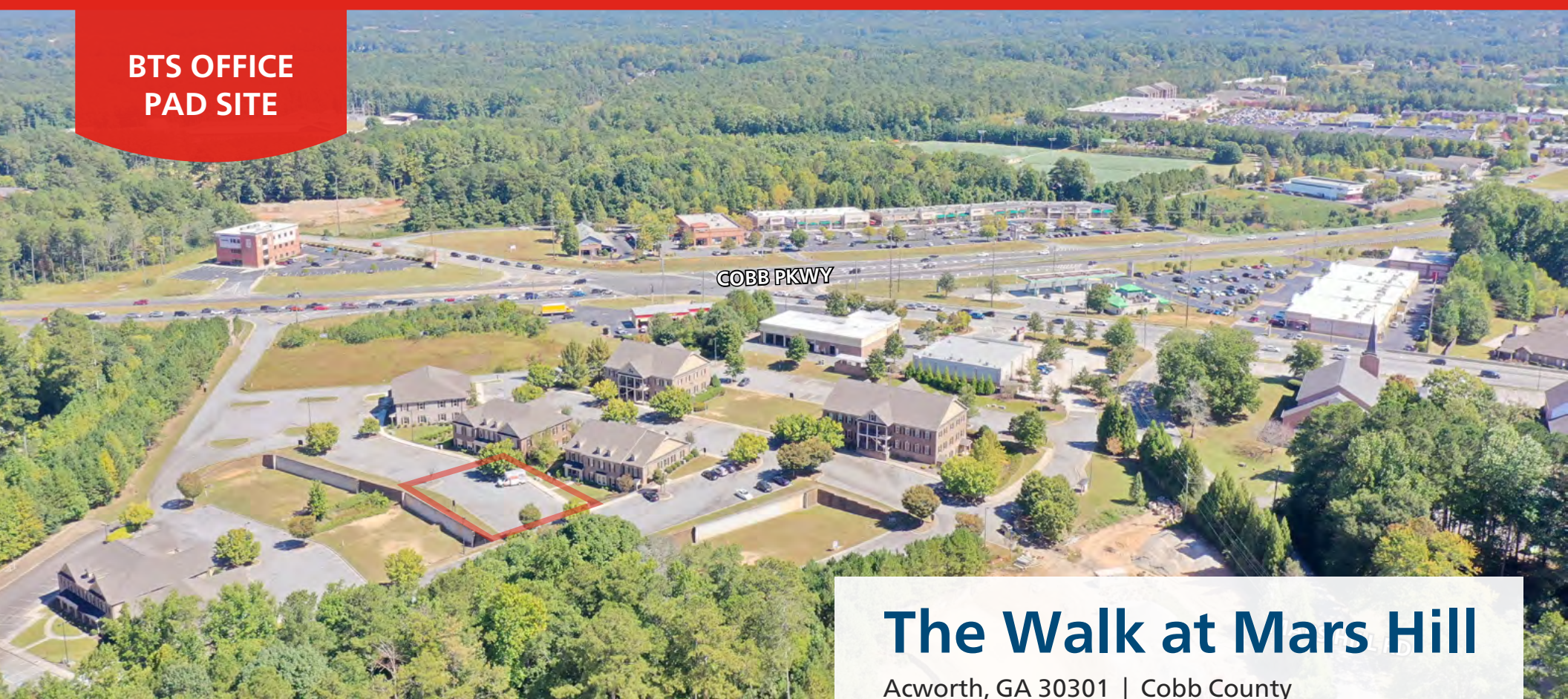


**BTS OFFICE
PAD SITE**



The Walk at Mars Hill

Acworth, GA 30301 | Cobb County

BUILDING 1500 - BUILD-TO-SUIT

SIZE AVAILABLE up to 12,000 SF on 2-levels
2,000 - 6,000 per floor

LEASE RATE Negotiable

Ackerman & Co.

SEAN W. PATRICK, CCIM
770.913.3946 | spatrick@ackermanco.net | www.ackermanco.com

HIGHLIGHTS

- Ideal location for medical or professional office development
- Professionally managed
- Close proximity to WellStar Acworth Health Park
- Located at Highway 41 and Mars Hill Road
- Pylon/reader board exposure on Cobb Parkway
- 26-acre master-planned business park

The Walk at Mars Hill

BUILDING 1500 - PAD SITE

4900 Ivey Road
Acworth, GA 30101

2023 DEMOGRAPHICS

	1-MILE	3-MILE	5-MILE
POPULATION	2,967	38,936	125,697
HOUSEHOLDS	1,003	14,005	44,165
AVG HH INCOME	\$216,212	\$128,779	\$143,778



Ackerman & Co.

SEAN W. PATRICK, CCIM

770.913.3946 | spatrick@ackermanco.net | www.ackermanco.com

©2024 Ackerman & Co. All rights reserved. While we have no reason to doubt the accuracy of the information provided from sources we deem reliable, we cannot guarantee it and therefore assume no liability for errors, omissions or changes to this content.

The Walk at Mars Hill

BUILDING 1500 - PAD SITE

4900 Ivey Road
Acworth, GA 30101

EXISTING OFFICE PARK BUILDINGS



SEAN W. PATRICK, CCIM
770.913.3946 | spatrick@ackermanco.net | www.ackermanco.com

Ackerman & Co.

©2024 Ackerman & Co. All rights reserved. While we have no reason to doubt the accuracy of the information provided from sources we deem reliable, we cannot guarantee it and therefore assume no liability for errors, omissions or changes to this content.

The Walk at Mars Hill

BUILDING 1500 - PAD SITE

4900 Ivey Road
Acworth, GA 30101



SEAN W. PATRICK, CCIM
770.913.3946 | spatrick@ackermanco.net | www.ackermanco.com

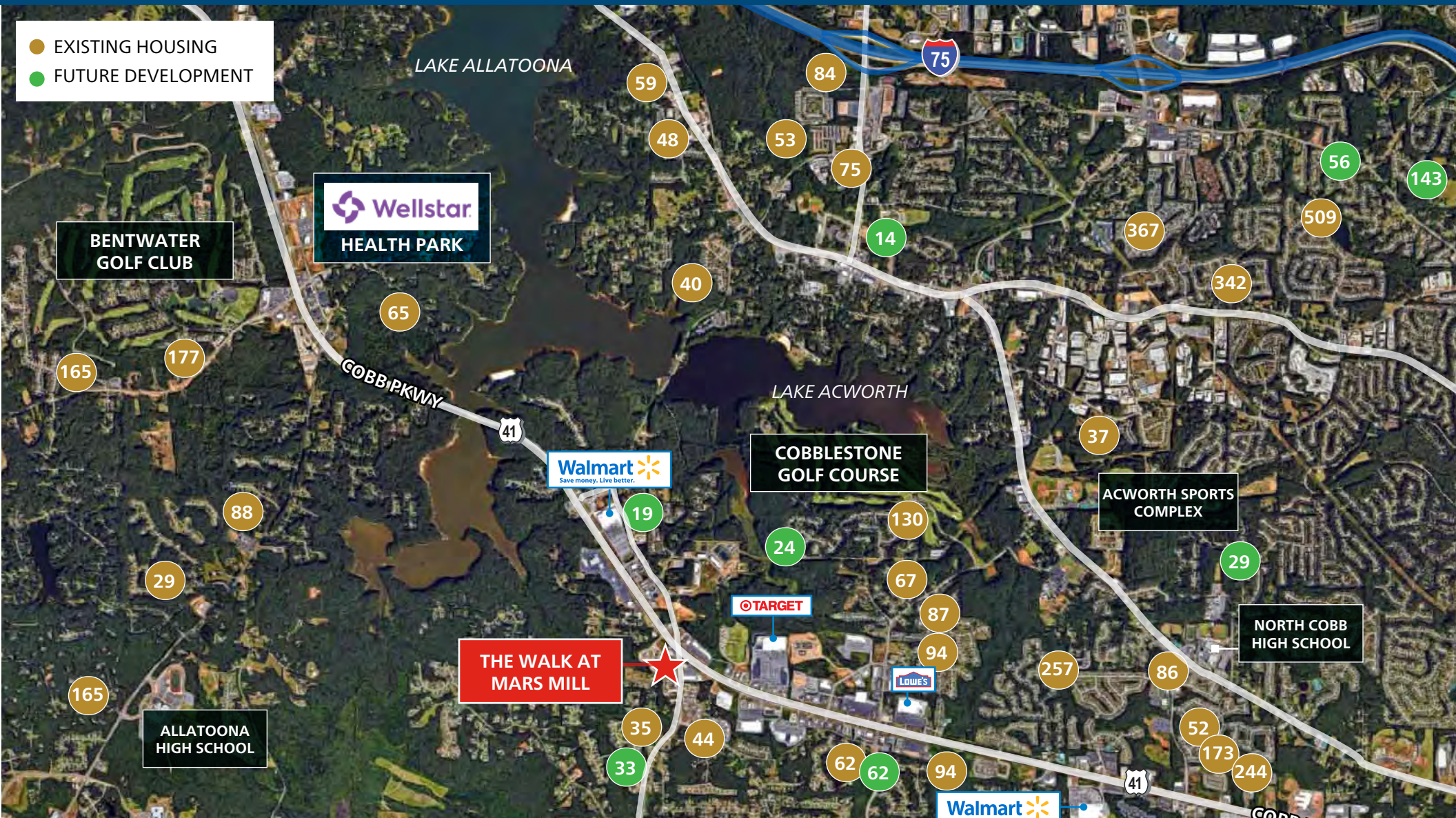
Ackerman & Co.

©2024 Ackerman & Co. All rights reserved. While we have no reason to doubt the accuracy of the information provided from sources we deem reliable, we cannot guarantee it and therefore assume no liability for errors, omissions or changes to this content.

The Walk at Mars Hill

BUILDING 1500 - PAD SITE

4900 Ivey Road
Acworth, GA 30101



Ackerman & Co.

SEAN W. PATRICK, CCIM
770.913.3946 | spatrick@ackermanco.net | www.ackermanco.com

©2024 Ackerman & Co. All rights reserved. While we have no reason to doubt the accuracy of the information provided from sources we deem reliable, we cannot guarantee it and therefore assume no liability for errors, omissions or changes to this content.