



USER-READY OFFICE BUILDING

3-Story - 49,553 RSF - Public Transit On-Site!



AUCTION SALE
January 26 - 28, 2026

CLICK HERE FOR

DETAILS

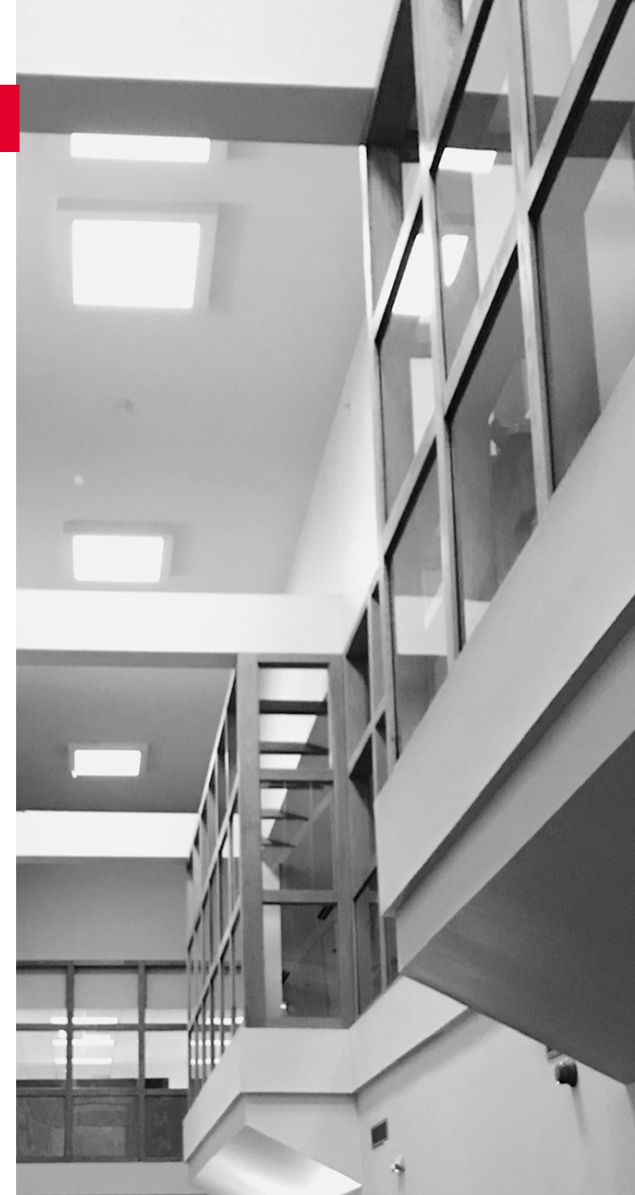


AUCTIONS
BY Ten-X™

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PROPERTY HIGHLIGHTS



**Great
Owner/User
Opportunity!**



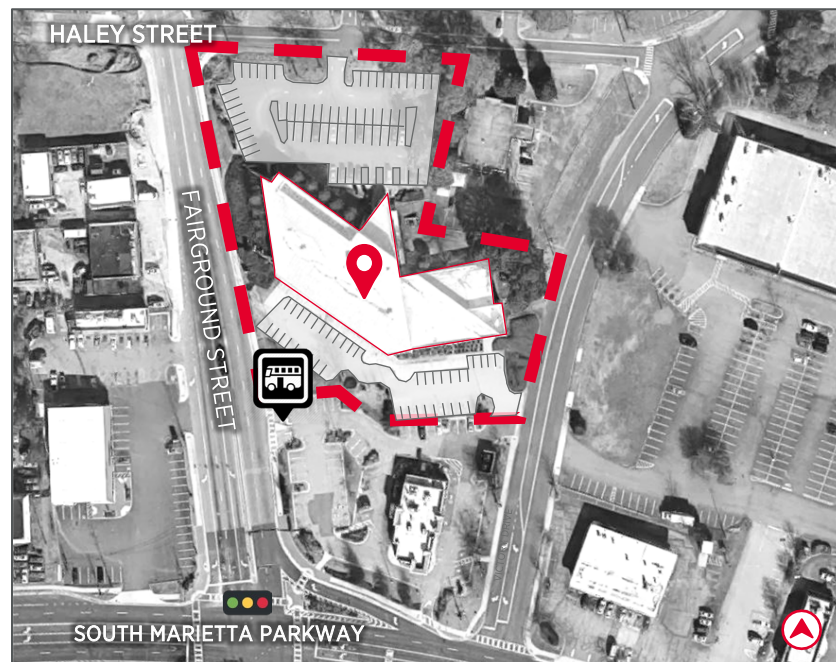
**Exceptional
Location & Access**



**Public Transit
On-site**



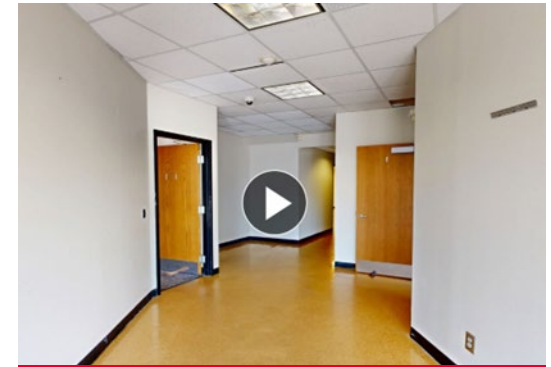
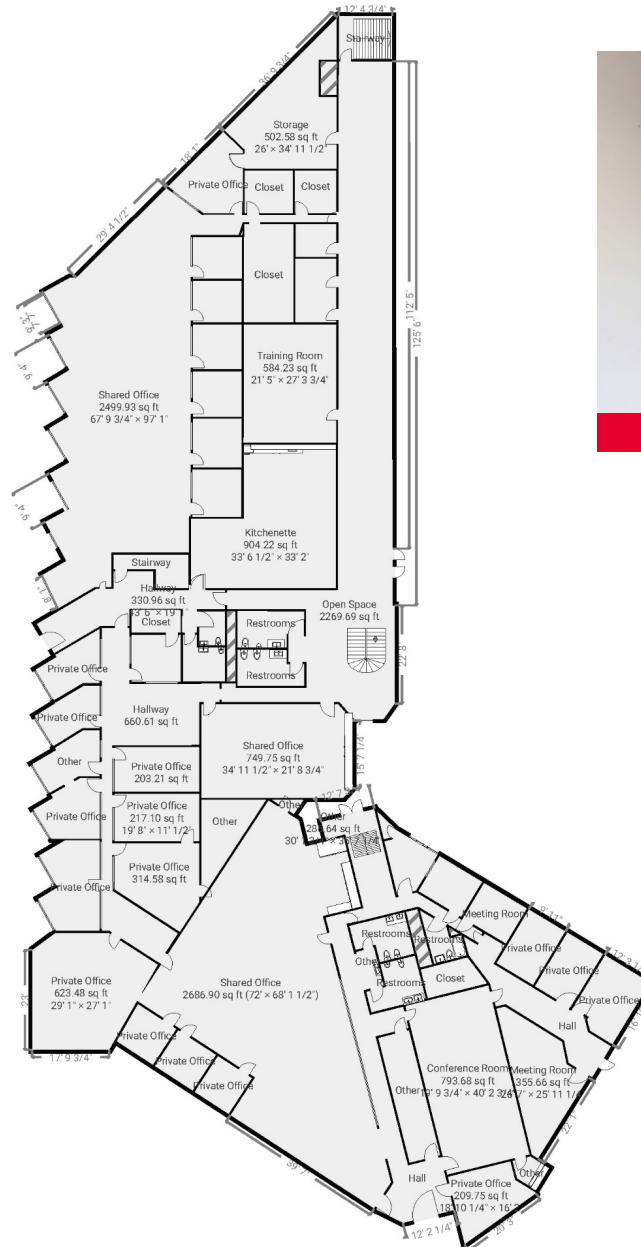
Building Size:	49,553 RSF
Occupancy	100% Vacant
Land Area:	2.07 Acres
Zoning:	O-I
Condition:	Sold "As-Is"
Parking:	114 surface parking spaces





1ST FLOOR

- 21,736 SF
- 64 Rooms
- Private Offices
- Shared Offices
- Kitchenette
- Training Room
- Conference
- Restroom
- Storage
- Multiple Closets



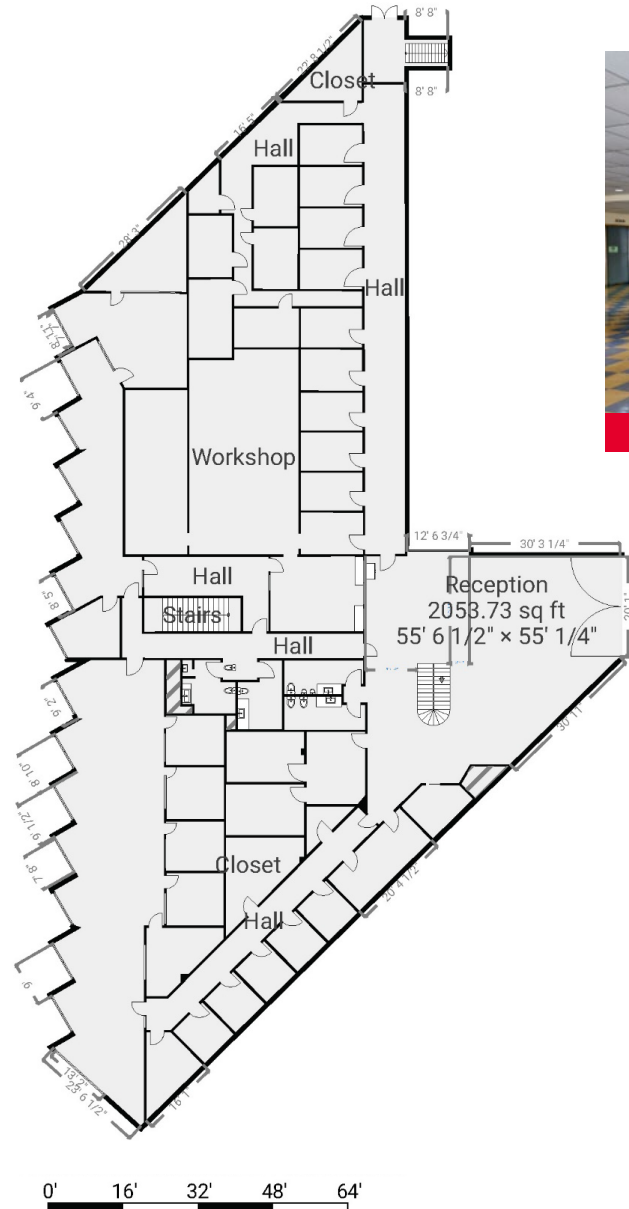
[CLICK HERE FOR TOUR](#)

0' 16' 32' 48' 64'



2nd FLOOR

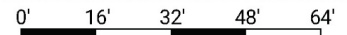
- 14,287 SF
- 55 Rooms
- Reception
- Workshop
- Multiple Closets



[CLICK HERE FOR TOUR](#)



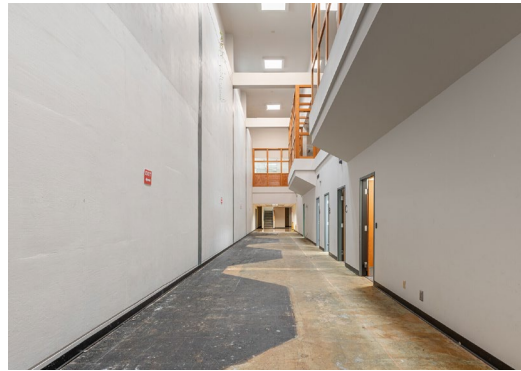
- **13,528 SF**
- **33 Rooms**
- **Shared Office**
- **Conference**
- **Restroom**
- **Shared Space**
- **Multiple Closets**



[CLICK HERE FOR TOUR](#)

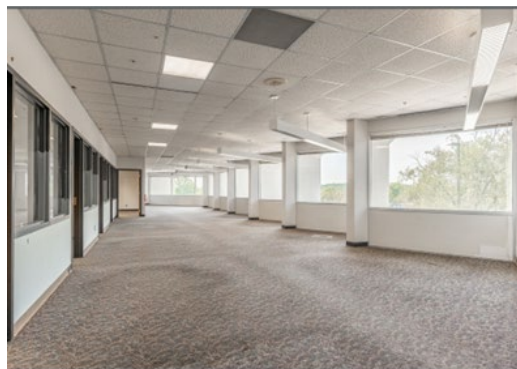
INTERIOR PHOTOS

FOR SALE | 325 S. FAIRGROUND STREET, MARIETTA, GA



INTERIOR PHOTOS

FOR SALE | 325 S. FAIRGROUND STREET, MARIETTA, GA



AREA AMENITIES



1.2 Miles to Marietta Square retail, dining & amenities



40+ Restaurants & Dining Options



Ample Shopping & Retail options within 6-mile radius of property



KSU Marietta Campus
Life University
Chattahoochee Tech



Truist Park & The Battery(6 miles from property)

MARIETTA SQUARE MARKET & LOCAL RESTAURANTS



Hilton Atlanta/
Marietta Hotel & Conference Center



South Marietta Parkway

Roswell Road

Roswell Road

120

South Marietta Pky.
75

Kennesaw State University

THE BATTERY ATLANTA
Only 6 miles from Subject Property

Atlanta United Training Ground
Franklin Gateway Sports Complex

LIFE University

LOCATION OVERVIEW

325 S. Fairground Street is situated in Marietta, Georgia, just minutes from one of Atlanta's most well-known historic areas, Marietta Square. Recognized for its unique charm, history and lively atmosphere, Marietta Square offers an abundance of unforgettable historical museums, numerous beautiful parks and trails, celebrated theatres, access to court and government buildings, antique and boutique shopping, and local cuisine and dining options.

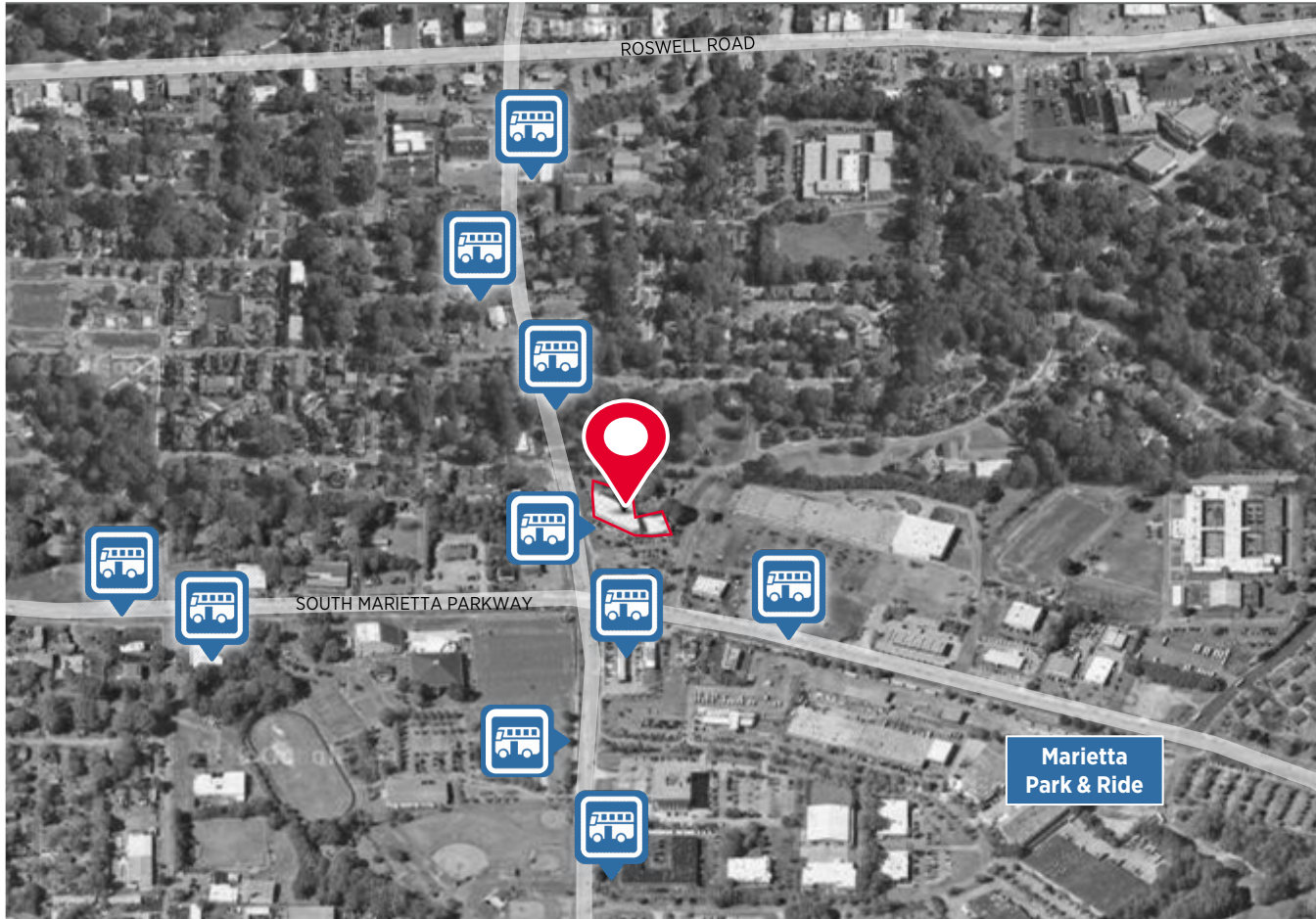
A little closer to the property, with walkable access, sits the Cobb County Civic Center which provides a venue for public or ticketed events like conferences, private gatherings, meetings and receptions, and trade shows with an overall seating capacity of 1,800 people.

Marietta is also easily accessible to major highways and offers access to numerous amenities as it is positioned nicely between two flourishing submarkets: Kennesaw/Town Center and Cumberland/Galleria submarkets. This ideal location offers quick access to a variety of notable retail amenities and entertainment and sporting venues. Not to mention, superb access to medical facilities, top colleges, a best-in-class public school system, and excellent public transportation and affordable housing.

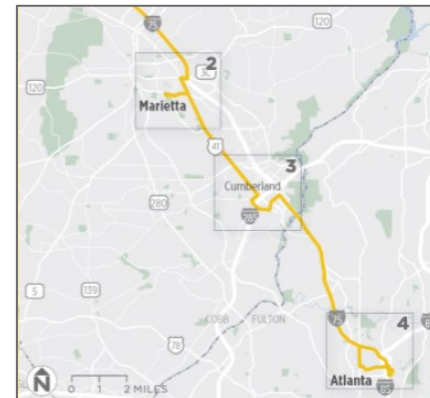
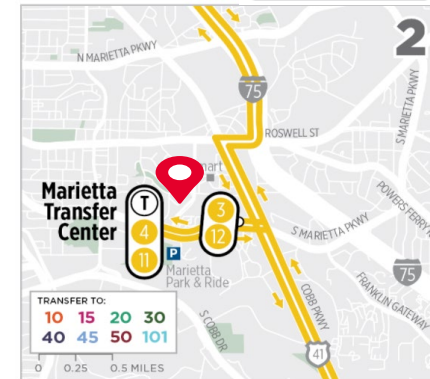


PUBLIC TRANSIT ACCESS

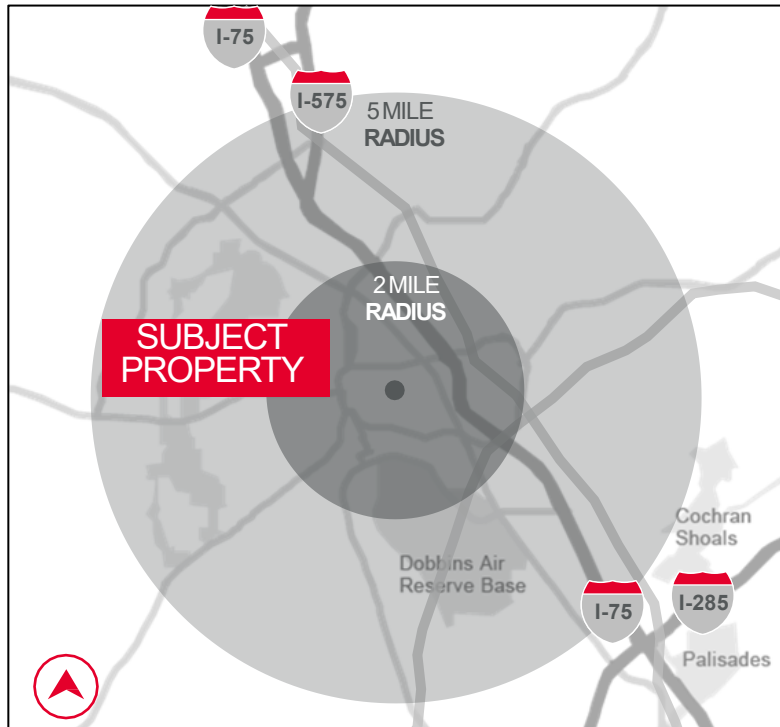
EXCELLENT ACCESS TO THE PUBLIC TRANSIT SYSTEM



- TIMEPOINT
- STOP
- TRANSFER CENTER
- PARK & RIDE LOT
- MARTA STATION
- COUNTY BOUNDARY



AREA DEMOGRAPHICS



1.5 MILE TO
MARIETTA



10 MILE TO
INTERCHANGE



28 MILE TO
AIRPORT
Hartsfield-Jackson International



33,960
POPULATION
Within 2 Miles



\$84,923
AVG. INCOME
Within 2 Miles



\$339,991
AVG. HOME VALUE
Within 2 Miles



34.3
AVG. AGE
Within 2 Miles

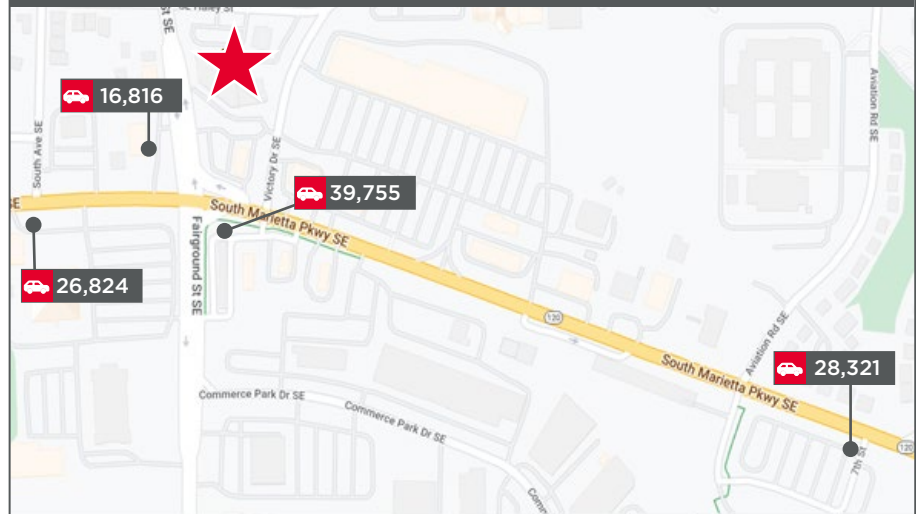
220,156
POPULATION
Within 5 Miles

\$98,584
AVG. INCOME
Within 5 Miles

\$342,236
AVG. HOME VALUE
Within 5 Miles

36.2
AVG. AGE
Within 5 Miles

2022 TRAFFIC COUNT DATA



THE “NEW” NORTHWEST TRANSFORMATION

TRUIST PARK/THE BATTERY: SIGNIFICANT IMPACT



\$18.9M FISCAL IMPACT

annual average total net fiscal impact on Cobb County

- **450,000 SF NEW RETAIL**
- **5 NEW HOTELS**
- **1,700 NEW MULTI-FAMILY UNITS**
- **60+ RESTAURANTS** in walking distance
- **\$900M INFRASTRUCTURE IMPROVEMENTS**

\$300M IN PUBLIC/PRIVATE INVESTMENT IN THE AREA



**Northwest Corridor
Express Lanes**



**Windy Hill Diverging
Interchange**

Northwest corridor express lanes

\$834M project with two 30-mile reversible express lanes along I-75 which significantly improves traffic flow; there are two Express Lane entrances within minutes of 325 S. Fairground Street.

Windy hill corridor improvements

\$46.4M project impacting Windy Hill Road, a major artery connecting Cumberland and West Cobb, to improve traffic flow, increase vehicle and pedestrian capacity, and reduce the higher-than-average crash and injury rates in the area

Q2 2025

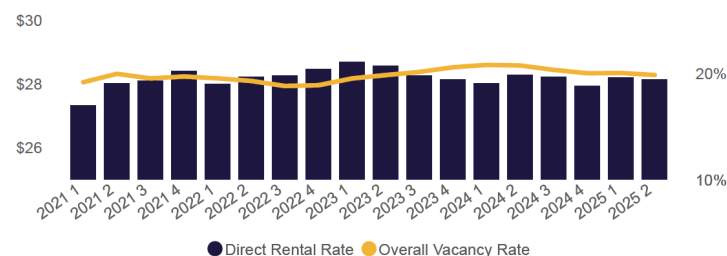
MARKET REPORT

NW/Cumberland/Galleria Office

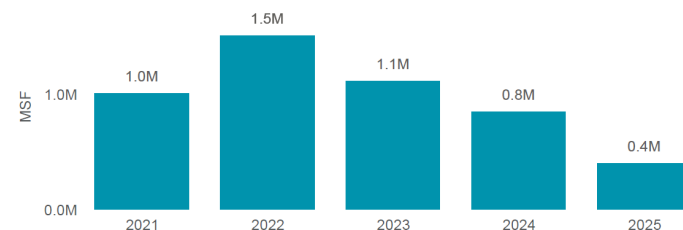
Submarket Overview

- Occupancy improved in Q2 with 36,287 sf of positive absorption recorded. Three spaces of over 90,000 sf each were occupied, though the Piedmont Healthcare move-out at Two Paces West partially offset the large move ins. Still, demand outpaced supply in Cumberland/Galleria, and as a result, the overall vacancy rate declined by 20 basis points to 19.8%, the lowest since Q2 2023.
- New leasing demand moderated in the second quarter to 186,137 sf, slightly below the Q1 total. AtkinsRealis (25,234 sf) and OM Partners (25,080 sf) signed the two largest new leases in the submarket. Additionally, renewal activity reached 52,942 sf as six tenants extended their leases.
- The direct asking rate in Cumberland/Galleria recorded very little movement in Q2, declining by a slight 0.2% to \$28.14 per square foot (psf). The submarket offered a discount over the metro-wide average of \$33.42 psf. The Braves' build-to-suit project at The Battery remained the only building underway in the submarket, with a completion date set for Q3 of this year. Upon delivery, the firm will have 250,000 sf of new office space.

OVERALL VACANCY RATE & DIRECT ASKING RENT



ANNUAL LEASING ACTIVITY



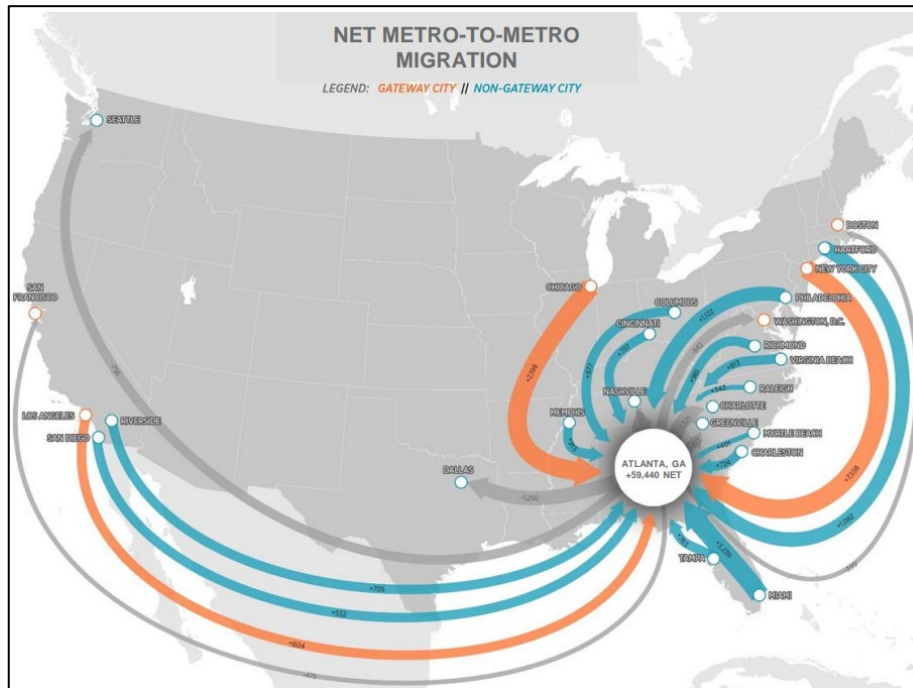
Address	Tenant	Size (SF)	Lease Type
2018 Powers Ferry Rd.	AtkinsRealis	25,234	New Lease
400 Galleria Pky.	OM Partners	25,080	New Lease
3100 Cumberland Blvd.	CH Robinson Co., Inc.	17,363	New Lease
2839 Paces Ferry Rd.	Beasley Allen Law Firm	14,489	Expansion/Renewal

WHY ATLANTA?

THE ECONOMIC & SOCIAL ENGINE OF THE SOUTHEAST



NET MIGRATION: Annual Average Net Migration to Atlanta



- #1 State for Doing Business for 9 consecutive years
- #1 State Workforce Development Programs for 7 consecutive years
- #1 Airport (busiest and most efficient) in the World since 1998
- #10 Largest Economy with GDP of \$396.5B
- 3.1M residents in workforce
- 1.6M millennial residents
- 17.0% projected average household income growth in the next 5 years (to \$131,897)
- 39.2% of population has annual household income of \$100k+
- 6.5M: Expected population growth by 2027; 25% increase from 2020
- 31 Fortune 500/1000 companies, #3 highest concentration in the U.S.
- 41.9% of the population has earned a bachelor's degree or higher (U.S.: 35.1%)
- 57 Colleges and Universities in the region



CONTACT INFORMATION



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