FOR SALE

2600 Prado Ln | Marietta, GA 30066



JLL

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2600 Prado Ln / Marietta, GA 30066

View on Google Maps

For Sale

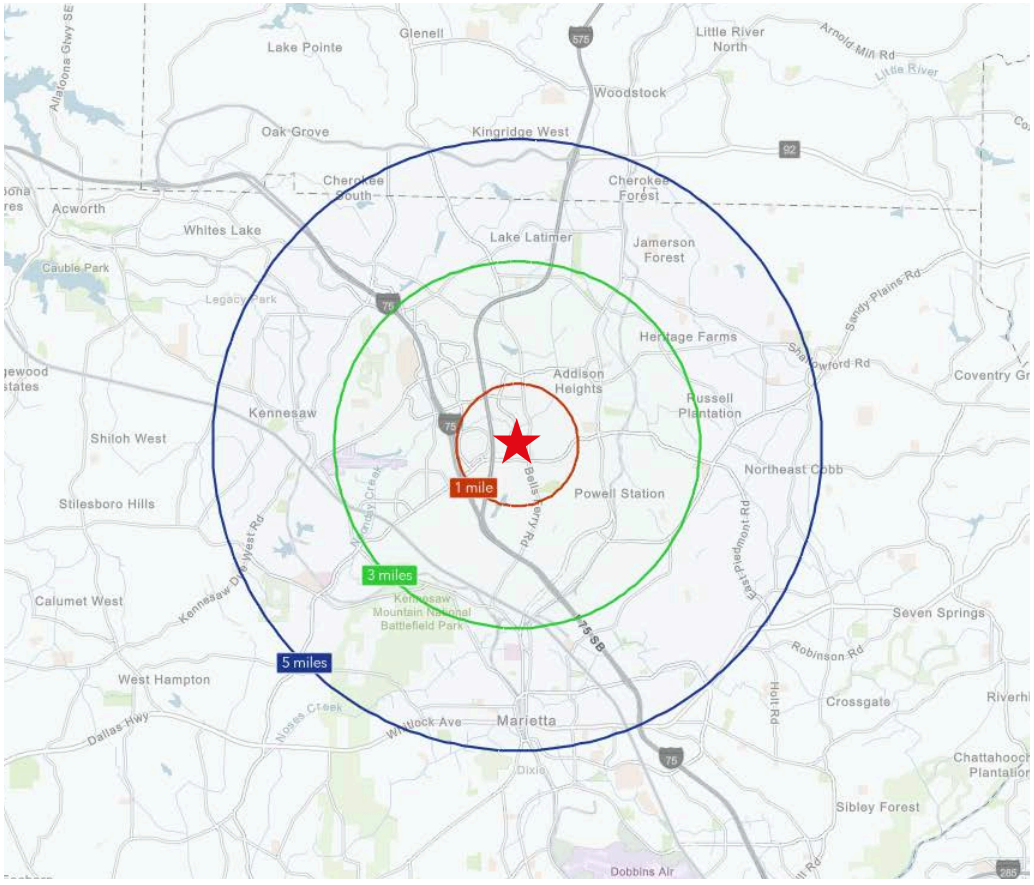
Property Highlights

Buiding Size
86,189 SF

Lot Size:
8.03-Acres

Property Advantages

- Prime location immediately north of the busy Town Center Prado shopping center, just off I-575
- High daily foot traffic driven by year-round athletic programs, youth leagues, and training academies
- Flexible General Commercial (GC) zoning and shell-condition spaces perfect for retail, medical, fitness, or office use
- Located in close proximity to KSU, providing access to a massive student and staff population of over 44,000+
- Features a recently acquired parking parcel directly across the street to easily handle peak capacity

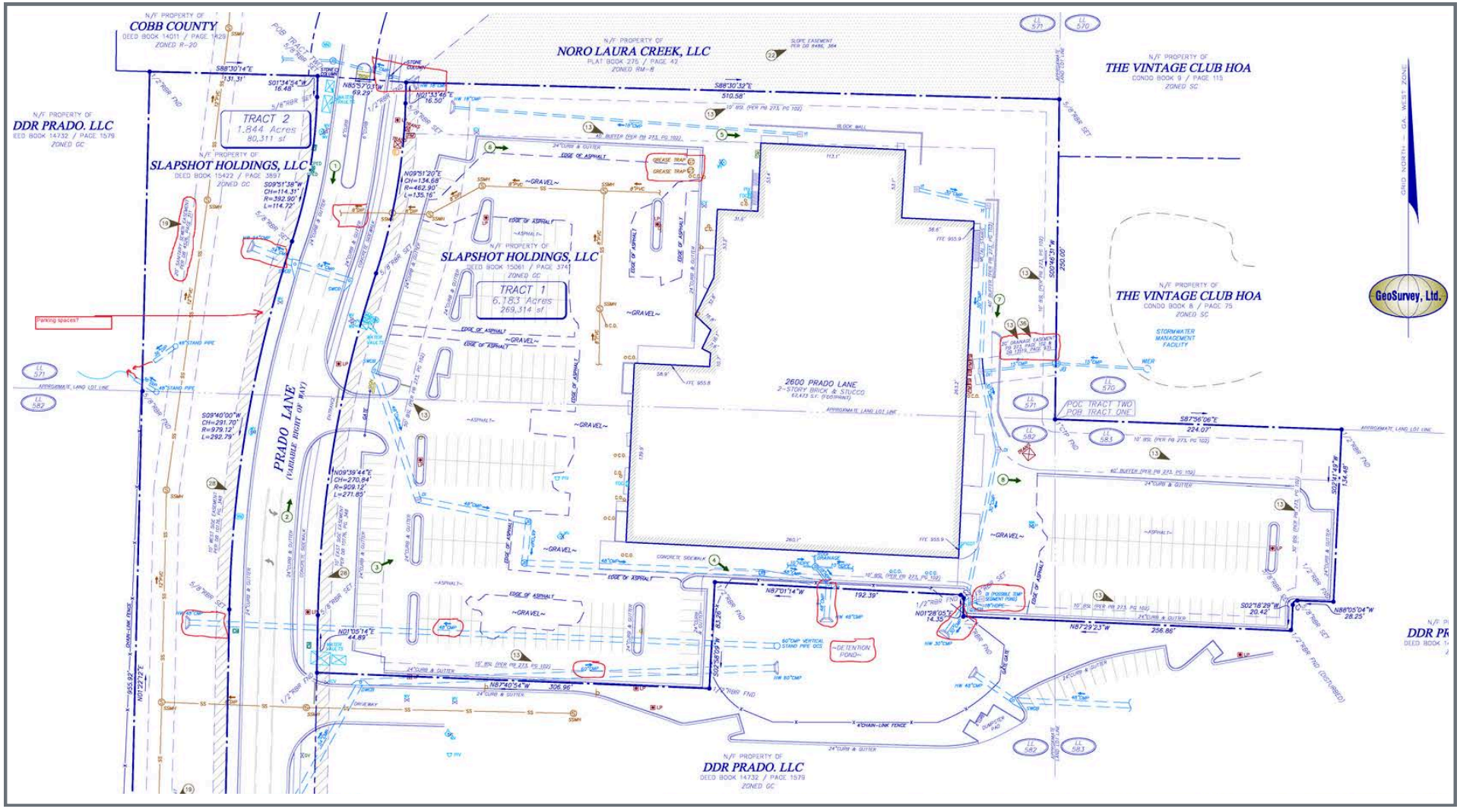


2026 Demographics	1 Mile	3 Mile	5 Mile
Total Population	7,662	61,222	188,012
Total Daytime Population	10,891	83,206	216,877
Average Household Income	$110,675	$120,359	$137,173
Median Age	38.2	34.7	37.7

Source: Esri, 2026

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Survey



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Retail Aerial



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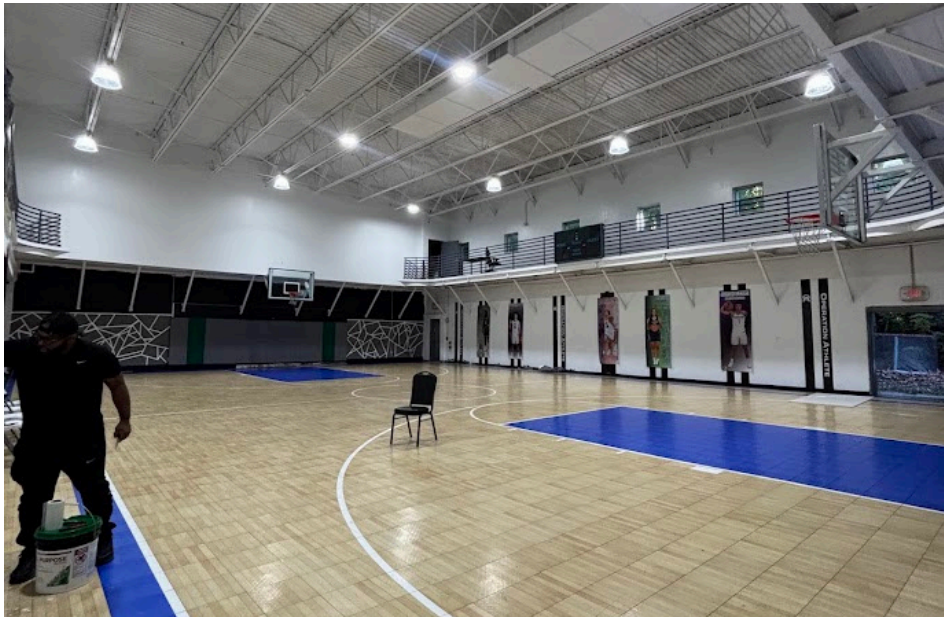
Traffic Counts: GDOT 2026

Interior Images - Atlanta Ice House









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JLL SEE A BRIGHTER WAY

Thank you!

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