

Land For Sale - Kennestone Regional Medical Center Area

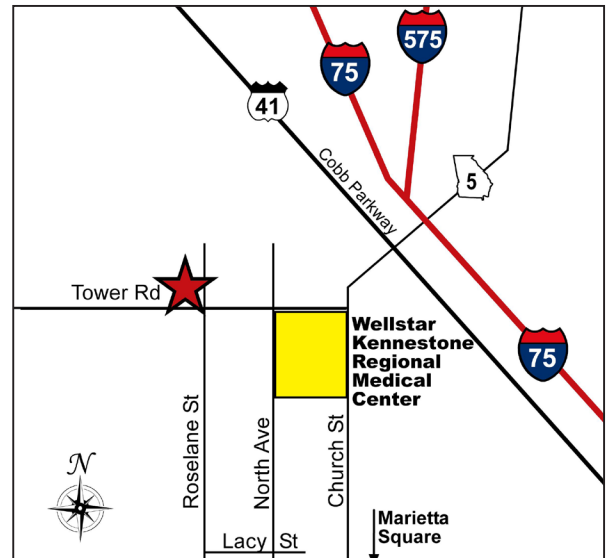
1.25± Ac - Medical / Hotel / Senior Housing

Tower Road @ Roselane Street, Marietta, GA 30060



Property Details

- Within walking distance to Wellstar Kennestone Regional Medical Center
- Ideal site for next significant medical office building to serve Kennestone Regional Medical Center. Can also accommodate smaller medical buildings of 5,000 to 20,000 sf. Site could also be developed to meet significant demand for hotel and/or senior housing in this vibrant and growing medical submarket.
- Significant medical practices have built and owner-occupy several modern, medical office buildings in the Tower Road / Roselane Street corridor. In 2016, the first two new medical office buildings to be delivered post-recession were built just north and south of the subject property.
- Convenient access to I-75, I-575, Marietta Square & Town Center.
- Property is being marketed without an asking price



Dan Buyers
770.596.2629
tdb@mcwrealty.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

McWhirter Realty Partners, LLC
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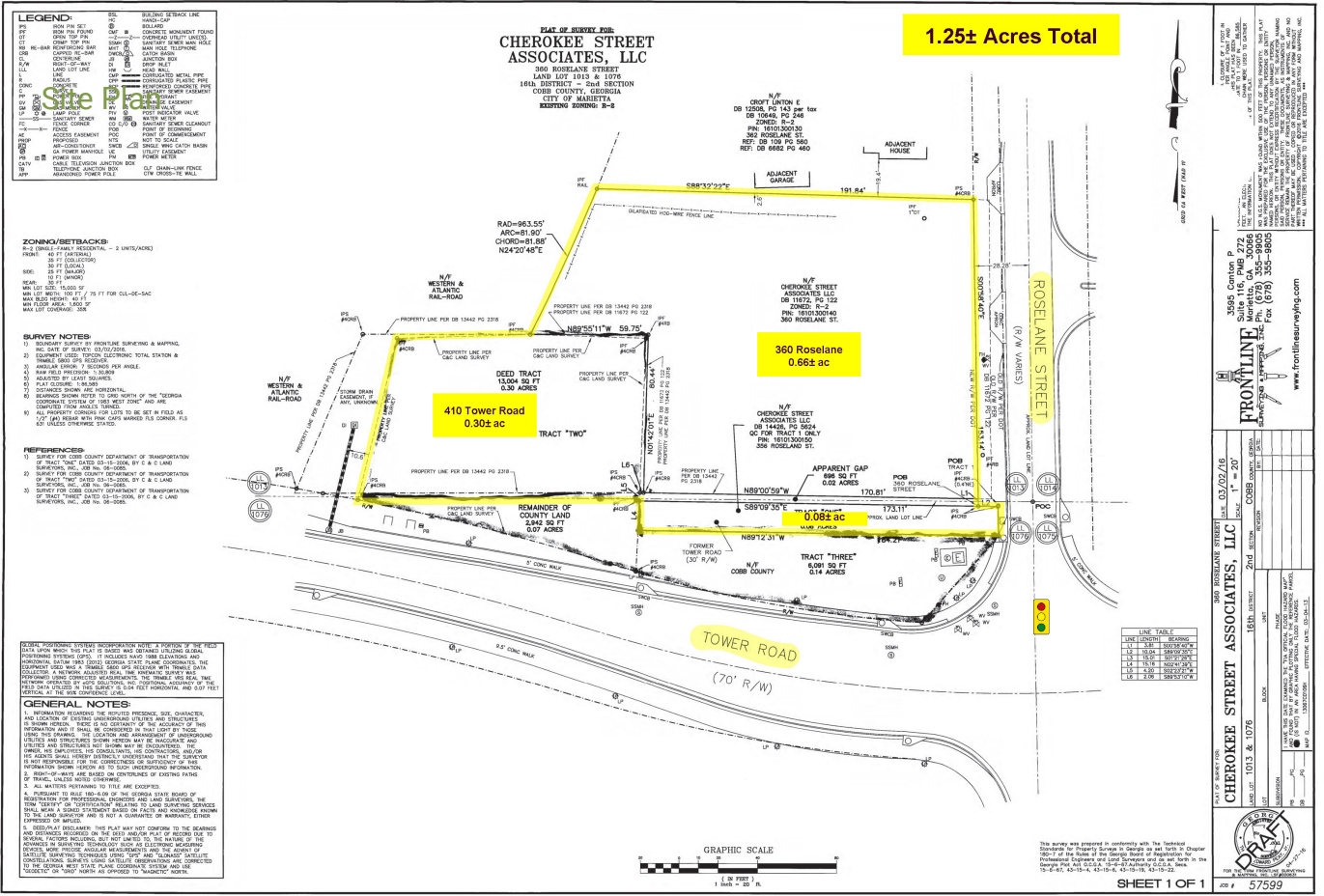


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Tax Parcel Aerial



Area Demographics

	1 Mile	3 Miles	5 Miles
2027 Projection	4,966	57,284	181,486
2022 Estimate	4,853	55,979	176,633
2010 Census	4,443	51,273	157,583
Growth 2022-2027	0.5%	0.5%	0.6%
Average HH Income	\$111,985	\$96,732	\$92,364

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