



FOR SALE OR LEASE
361 N Marietta Parkway
Marietta, GA 30060

Second Generation Dental/ Medical Office

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**CUMBERLAND
&
WORTHY**
COMMERCIAL REAL ESTATE



Cumberland & Worthy

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Key Facts and Figures:

- 5,000 square foot floor plate
- Single or Multi-Tenant Configurations
- 1,800 - 10,000 square feet available
- 3,200 square feet second generation of medical/ dental space
- 5 operatories
- Procedure room - previously used for oral surgery
- Plans for expansion to 15 operatories
- 30+ free surface parking spots
- Signage Opportunities including monument
- Close to Marietta Square + Wellstar Kennestone Hospital

For Lease: \$30 RSF NNN

For Sale: \$2,500,000

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BUILDING SPECIFICS:

10,000 Sq Ft
.76 Acre Site
Ability to Multi Tenant
Office/Admin space upstairs
30+ parking spots
Three opportunities for signage

TRADE AREA

5 Minute Drive Time Demographics

Population: 12,314
Households: 5,153
Median HHI: \$75,900
Average Dental Spend: \$544.63

Prominent Address on 120 Loop near the
Marietta Square

Medical uses within 5 minutes include Wellstar
Kennestone Hospital



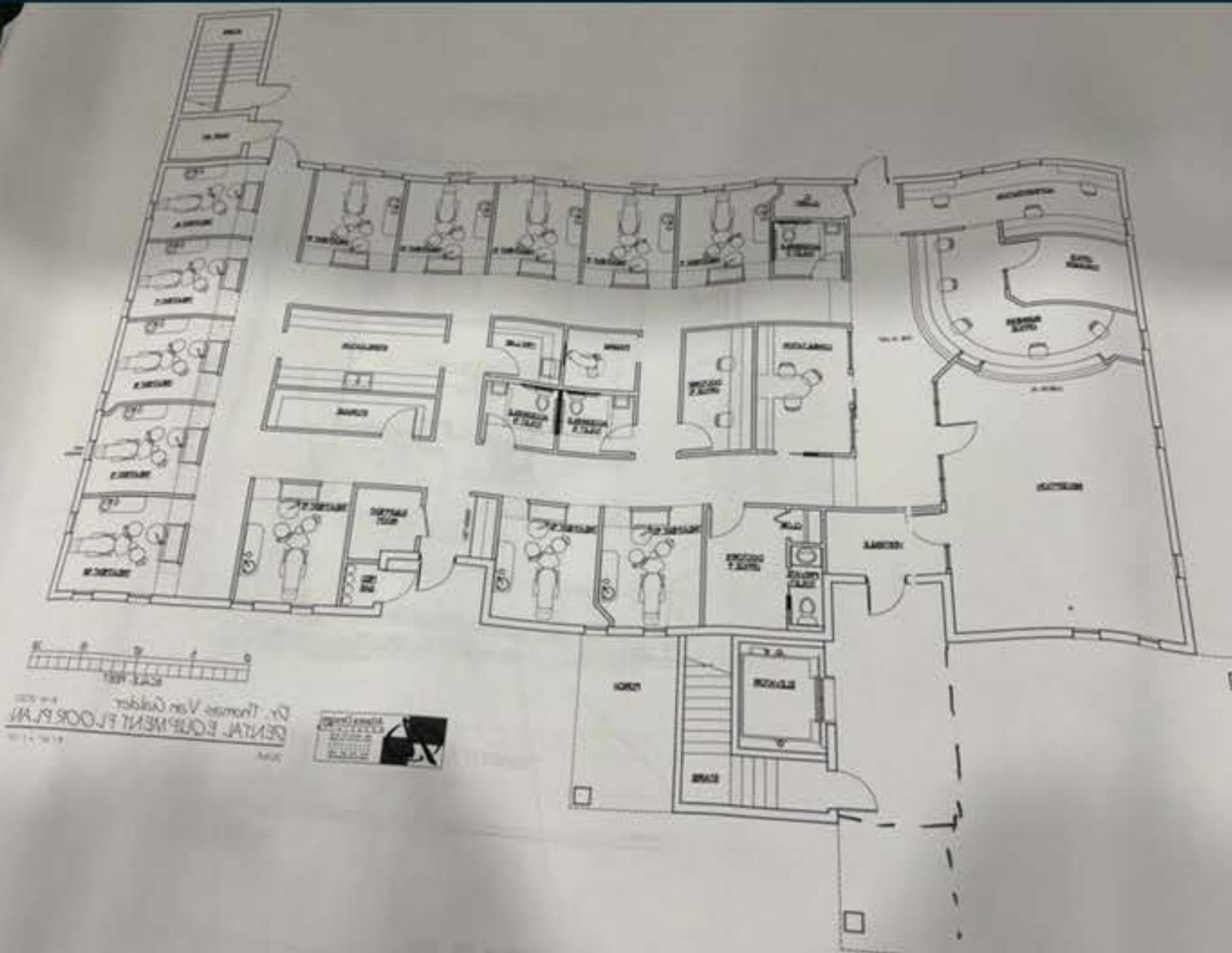
361

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Active
Doctors

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PROPOSED

Floor Plan



Value Add Opportunity
This offering presents
several paths for a
prospective purchaser or
lessor.

For certain practices, the
first floor may be used
for clinical space and the
second level for
administrative office
space.

For a practice not
needing the entirity of
the building, the first
floor is demisable down
to 1,800 RSF.



EXTERIOR



INTERIOR



INTERIOR