



MEDICAL OFFICE  
INVESTMENT  
20,586 SF

## MERCHANTS SQUARE

280, 290, 296 MERCHANTS SQUARE  
DALLAS, GA 30132  
20,586 SF

## PROPERTY HIGHLIGHTS

- STABILIZED, MULTI-TENANT INVESTMENT
- FULLY LEASED | RESILIENT HEALTHCARE TENANCY
- \$394K+ NOI DELIVERING IMMEDIATE CASH FLOW
- ATTRACTIVE 7.52% GOING-IN CAP RATE
- HOSPITAL-ADJACENT LOCATION IN GROWING DALLAS, GA
- BUILT 2000-2006 | WELL-MAINTAINED ASSET



## CONTACT

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MEDICAL OFFICE  
INVESTMENT  
20,586 SF

\$5,250,000  
7.52% CAP RATE

## 📍 MERCHANTS SQUARE

280, 290, 296 MERCHANTS SQUARE  
DALLAS, GA 30132  
THREE-BUILDING MEDICAL OFFICE PORTFOLIO  
SUBURBAN ATLANTA GROWTH MARKET

