

LOST MOUNTAIN PROFESSIONAL PARK 3,038 SF AVAILABLE

NEW
INSTITUTIONAL
OWNERSHIP

TI PACKAGES AVAILABLE



5041 DALLAS HIGHWAY, BLDG II, STE A, POWDER SPRINGS, GA 30127

Property Details

- 32,000 SF professional park, with two 16,000 SF medical buildings
- 3,038 SF available (Bldg II)
- TI packages available
- Large pylon sign on Dallas Hwy for tenant identification
- Over 40,000 VPD traffic count on Dallas Hwy
- Current tenant mix includes: Venture Physical Therapy, Village Podiatry, Marietta Dermatology Associates, Marietta OB-GYN Affiliates, Victor Hudson, DMD, & KidzTown Dental



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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.

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LOST MOUNTAIN PROFESSIONAL PARK

MEDICAL/DENTAL OFFICE SPACE FOR LEASE

5041 DALLAS HIGHWAY, BLDG II, STE A, POWDER SPRINGS, GA 30127 (3 MI WEST OF THE AVENUE WEST COBB)



SUITE A



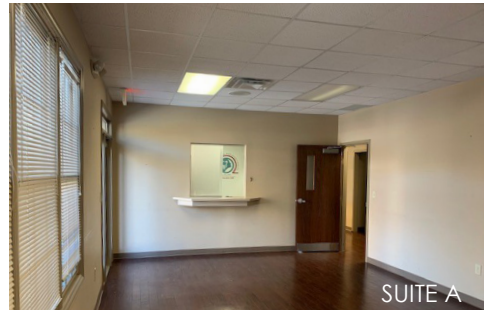
SUITE A



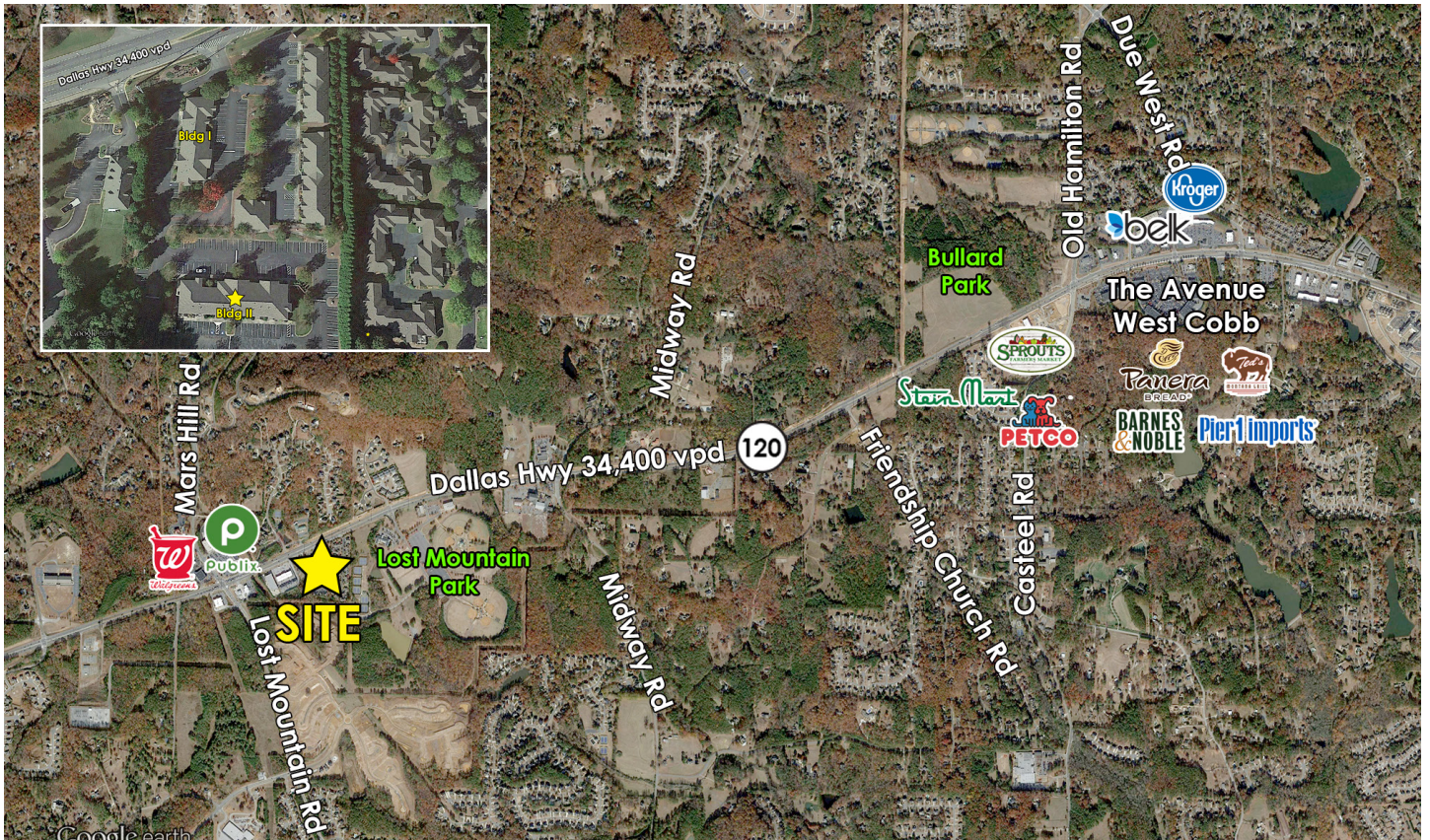
SUITE A

Area Demographics

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
2022 Population	3,369	34,999	114,418
2027 Proj Population	3,479	36,649	121,696
Pop Growth 2022-2027	0.7%	0.9%	1.3%
Median Household Income	\$128,543	\$112,362	\$104,098



SUITE A



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