



ATLANTA COMMERCIAL
REAL ESTATE BROKERS

Marietta Office/Specialty Building For Sale

Price: \$850,000

100 DOGWOOD DRIVE
MARIETTA, GA 30068

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View Matterport Tour

Property Overview

This specialty office building, currently used as a dental lab and training facility, offers a versatile, multi-level layout designed to accommodate a wide range of professional uses.

The main floor features a welcoming lobby, a separate front desk/reception area, supported by multiple large and small private offices of varying sizes to accommodate diverse operational needs. Main floor restroom facilities include a separate mens and womens restrooms. A rear entrance provides direct access via stairs to the parking lot. The front entrance is ADA compliant.

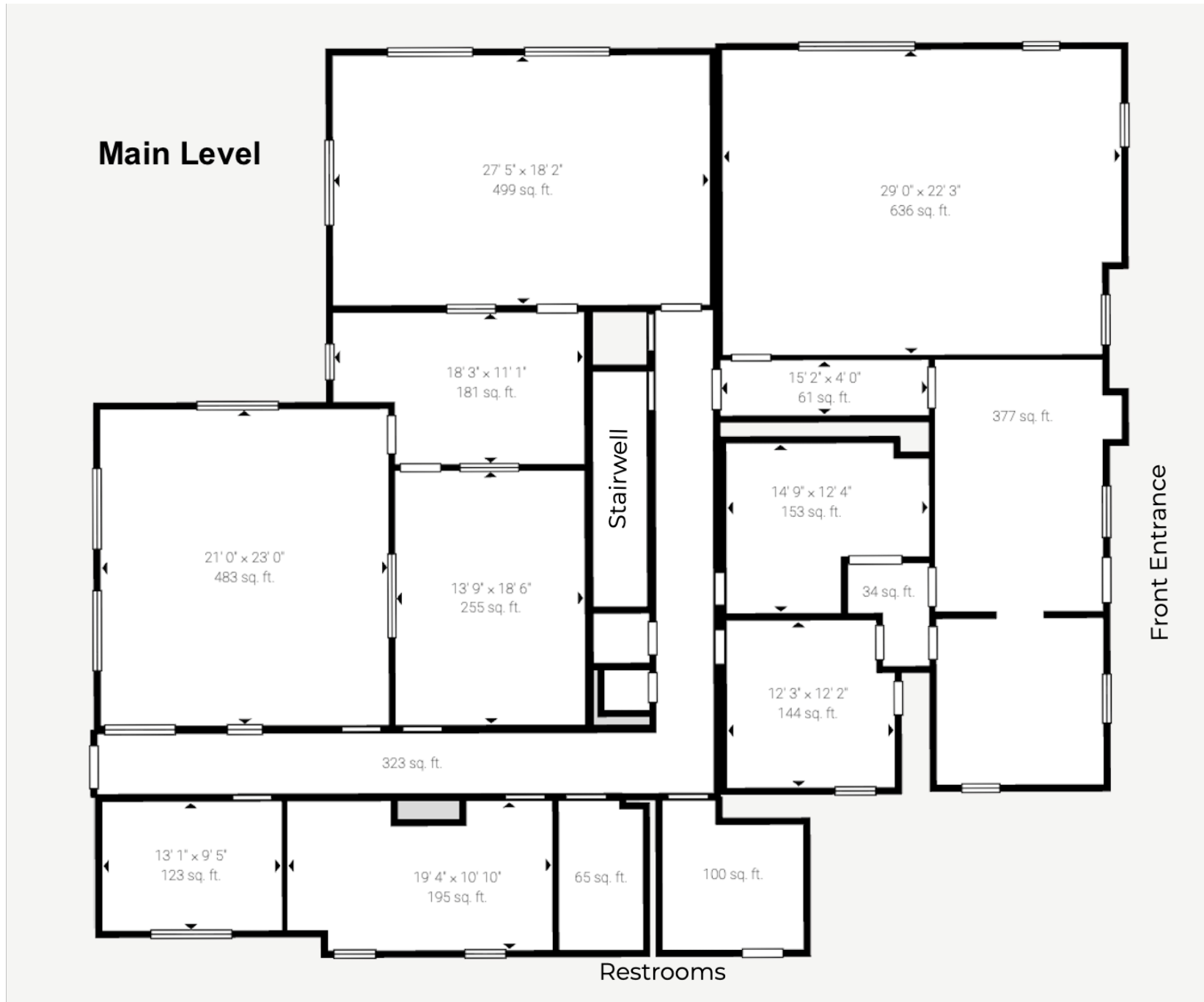
The terrace level expands the property’s utility with a fully built-out support and training environment. This level includes a separate mens and a womens restrooms, mechanical closet, and a separate private office. A large training room is equipped with a drop-down screen and full kitchen. The basement has two separate exits leading directly to the parking lot, offering convenient ingress/egress and added safety.

Upstairs offers more mechanical access for easy maintenance and 2 additional offices.

Building SF:	7,079 SF
Lot Size:	0.71 Acres
Parking Ratio:	2/1000
Parking:	Surface
Price:	\$850,000
Year Built:	1950
Addition and Remodel	1991
Zoning:	GC- Cobb County

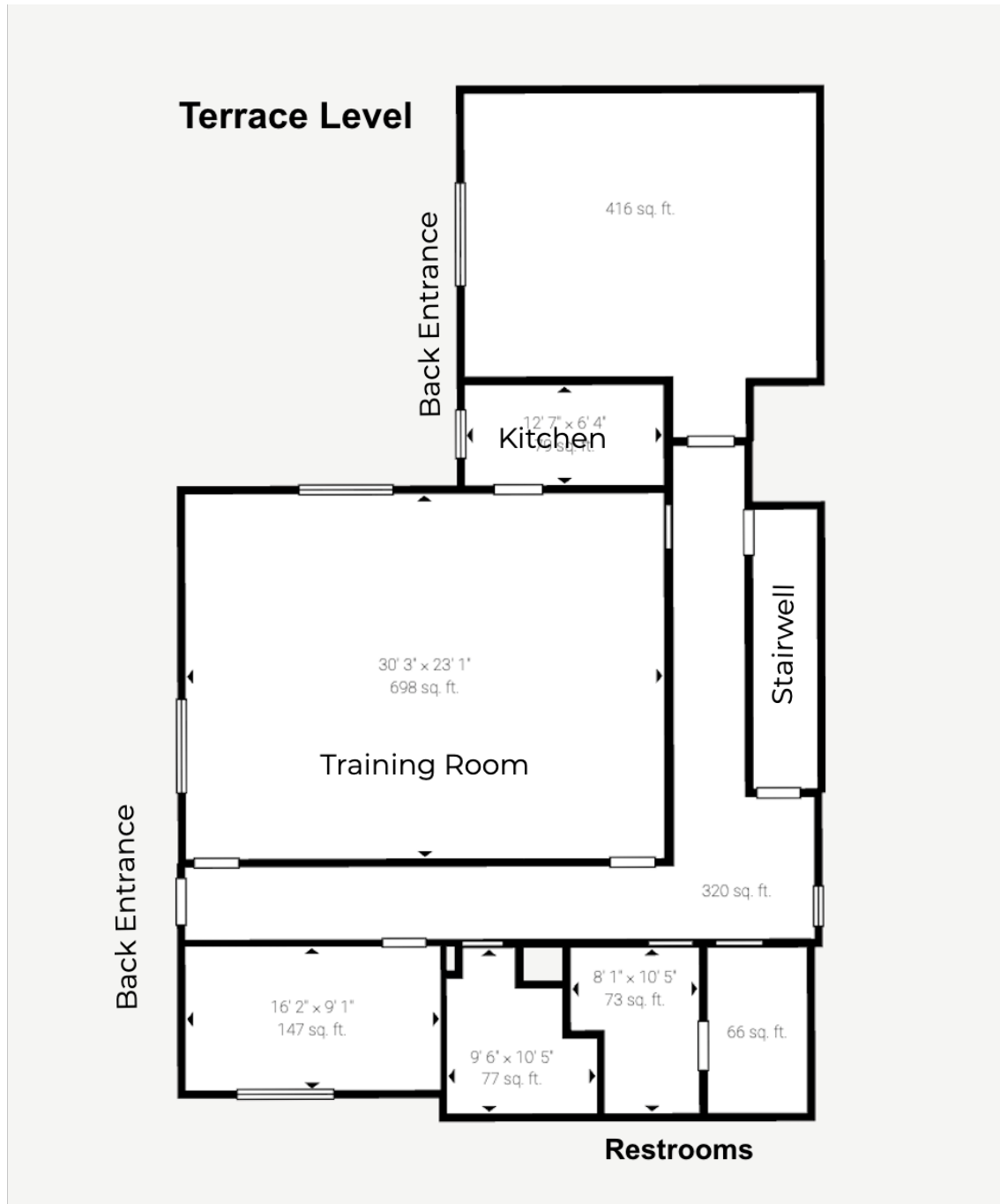
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MAIN LEVEL FLOOR PLAN



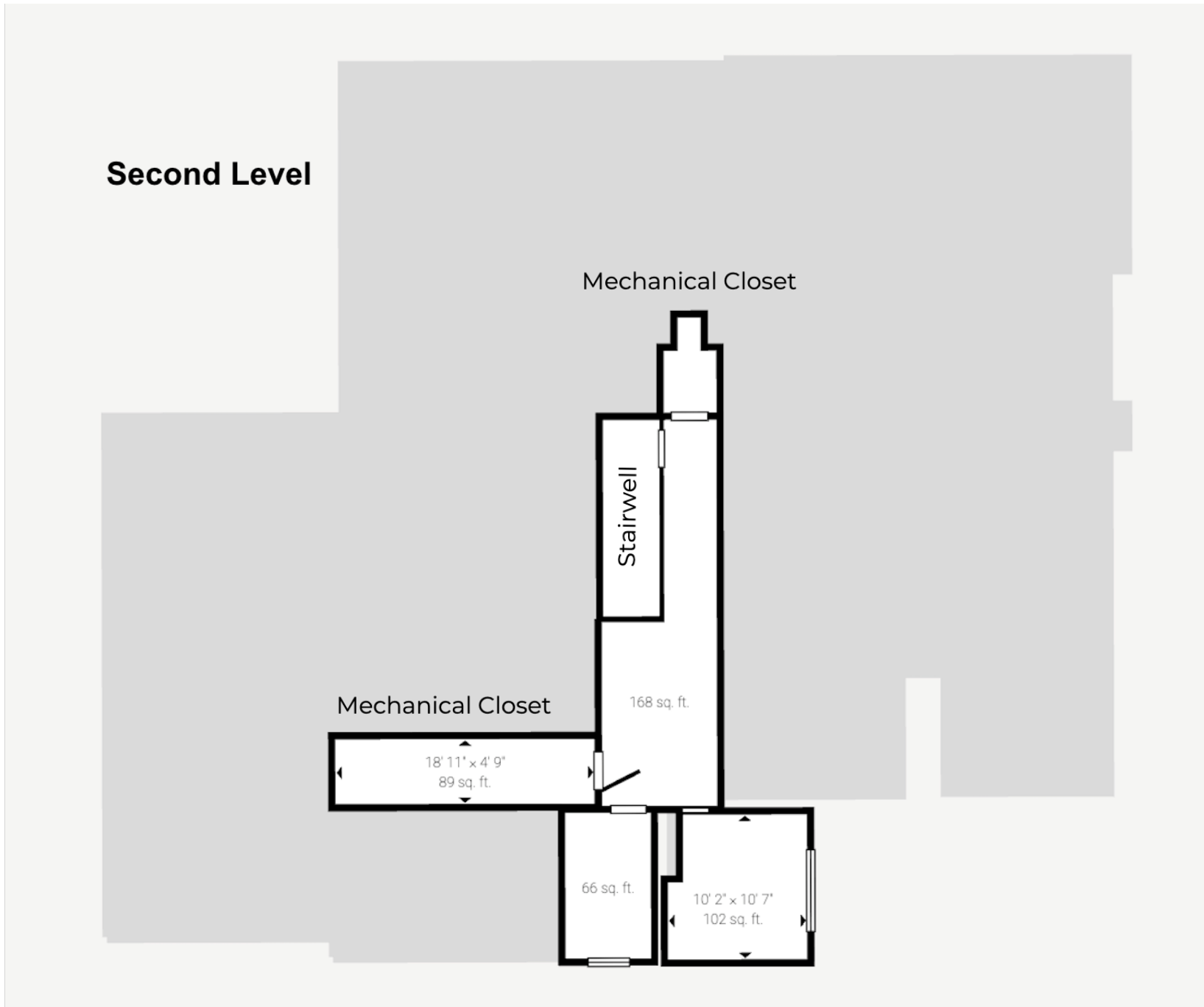
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TERRACE FLOOR PLAN



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SECOND LEVEL FLOOR PLAN



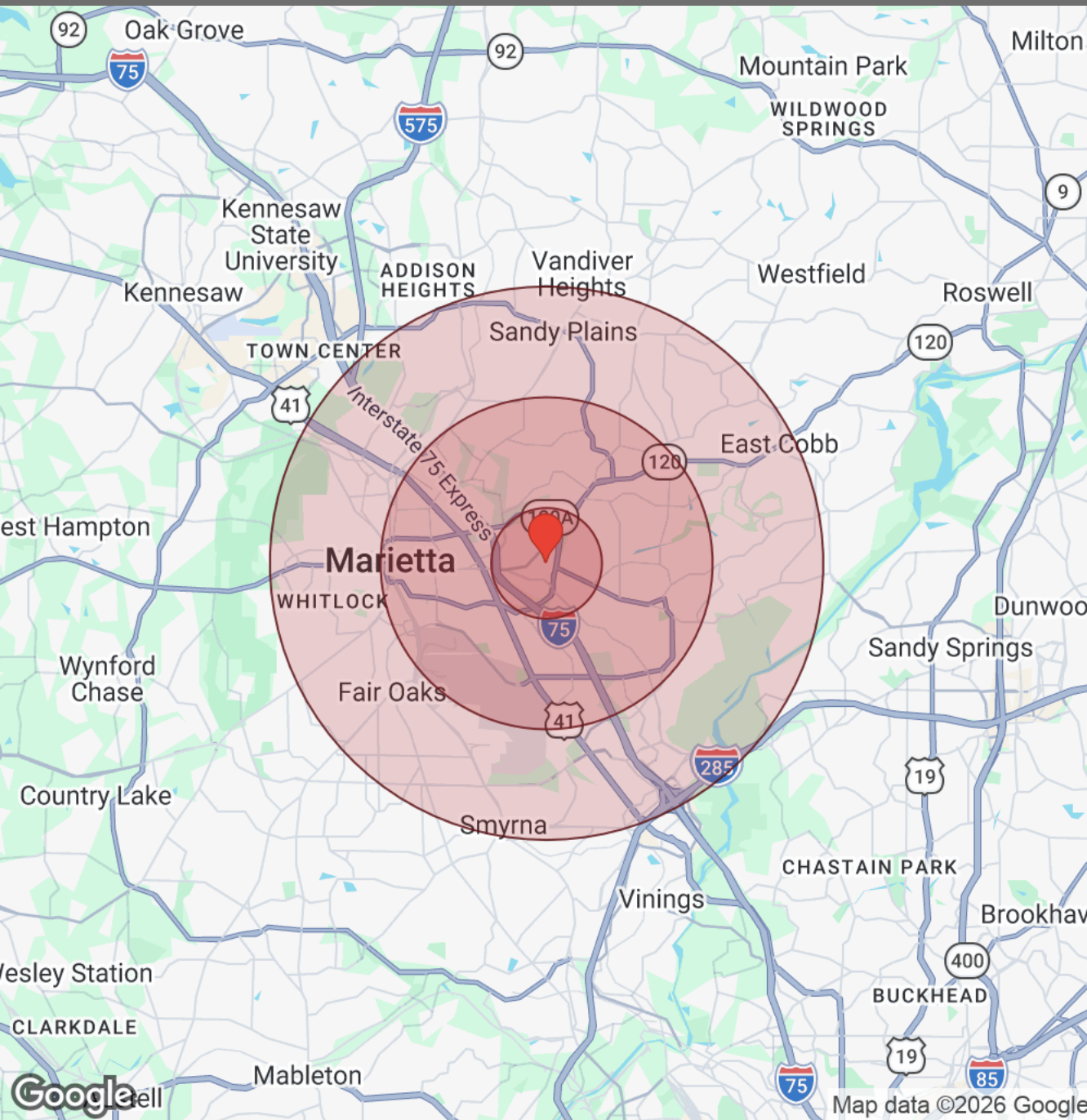
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PHOTOS



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DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	4,742	42,163	109,982
Female	4,783	41,045	111,613
Total Population	9,525	83,208	221,596
Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	4,030	36,936	101,314
Black	2,786	21,717	56,285
Am In/AK Nat	17	100	199
Hawaiian	8	50	89
Hispanic	1,928	15,360	40,109
Asian	397	6,249	17,462
Multiracial	306	2,371	5,340
Other	53	424	798
Housing	1 Mile	3 Miles	5 Miles
Total Units	4,328	35,384	97,116
Occupied	4,150	33,889	92,997
Owner Occupied	1,373	15,730	46,796
Renter Occupied	2,777	18,159	46,201
Vacant	178	1,494	4,119
Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,732	14,545	38,838
Ages 15 - 24	1,292	12,260	28,694
Ages 25 - 54	4,473	37,150	99,298
Ages 55 - 64	977	8,429	23,296
Ages 65+	1,051	10,822	31,470
Income	1 Mile	3 Miles	5 Miles
Median	\$73,426	\$86,395	\$94,579
Under \$15k	456	2,992	6,284
\$15k - \$25k	184	1,466	3,987
\$25k - \$35k	207	1,838	4,701
\$35k - \$50k	472	3,534	7,993
\$50k - \$75k	791	5,230	14,713
\$75k - \$100k	690	4,135	11,262
\$100k - \$150k	599	5,776	17,443
\$150k - \$200k	307	2,927	9,667
Over \$200k	447	5,991	16,947

Distance: ● 1 Mile ● 3 Miles ● 5 Miles

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DONALD B EDWARDS JR - Commercial Director and Associate Broker

Licensed in 1984, Don has completed hundreds of commercial real estate transactions across the USA including industrial, retail, office, medical, multifamily, land, timber, mining and multi family residential, as well as, landlord and tenant representation, property management and site selection for national franchises. As the head of the trust real estate department for all the South Trust Banks, he was responsible for a full staff and a \$750M portfolio of diverse assets including retail, office, medical, industrial, land, mining, timber, farms, leases, mortgages, property inspections and asset management from coast to coast. In addition, he has over 18 years of commercial and residential construction experience. His land deals have included assemblages, out parcels, and development sites for all asset classes. Don is a past president of the Association of Georgia Real Estate Exchangers, and has executed numerous 1031 exchanges. In addition, he has passed all of the CCIM course work.



CHRISTIN HENSON - Associate Broker

Christin Henson is a Marietta-based Associate Real Estate Broker with over 13 years of experience helping clients buy, sell, and invest with confidence. Known for her relationship- driven approach and strategic mindset, she blends market expertise with genuine care to deliver exceptional results in real estate.

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