

# Medical / Professional Office For Sale or Lease



3865 Medical Park Drive  
Austell, GA 30106

3865 Medical Park Drive is a free-standing medical building with all 5,865 SF available. The space would be a great fit for an Orthopedic Surgeon, Physical Therapist, Occupational Therapist, & Family physician.

## Property Highlights

- Great accessibility off Medical Park Drive
- 0.19± miles from Wellstar Cobb Hospital
- Strong medical submarket
- Ample parking - 40± spaces
- List Price: \$1,500,000 (\$255.75/sf)
- Lease rate: \$17.00/sf, MG / Term: Negotiable
- Zoning: O&I



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## Demographics

Population	1-mile	3-mile	5-mile
2026 Projected	10,618	68,150	188,955
2021 Population	10,403	66,559	184,636
2010 Population	9,377	58,795	164,132
Daytime Population	10,728	18,744	42,171
Income	1-mile	3-mile	5-mile
Avg Household Income	\$68,760	\$83,471	\$85,583
Med Household Income	\$55,604	\$66,394	\$64,803

Source: CoStar

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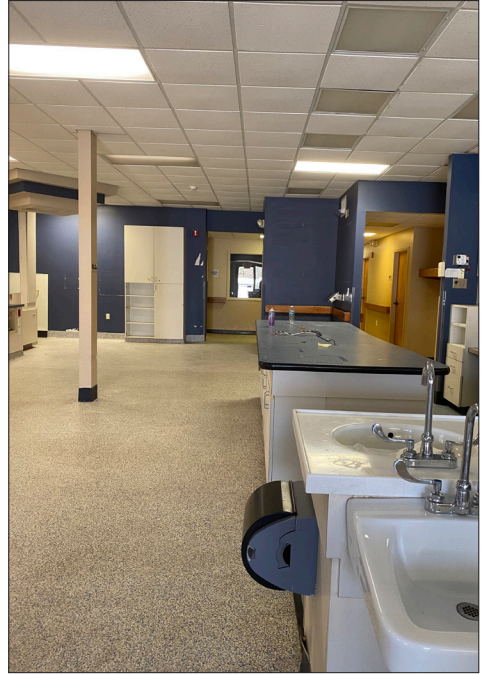
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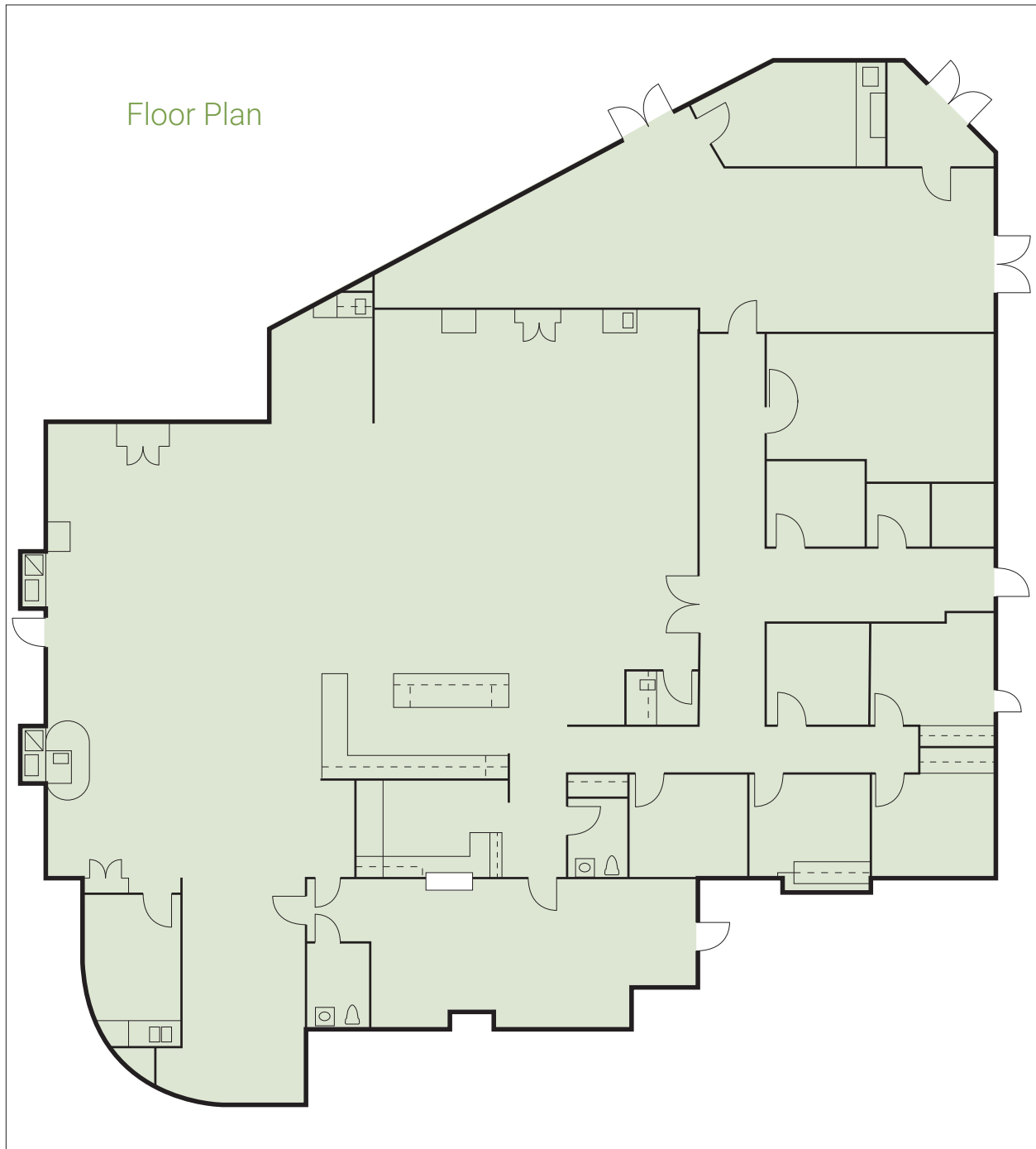
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