

34

Upper Riverdale

RIVERDALE, GA 30274



CBRE

Distinctive Spaces for Exceptional Healthcare Providers

34 Upper Riverdale Road represents a premier opportunity for private practices and health systems to expand their reach in a dynamic healthcare market. Located in the South Atlanta submarket, this MOB provides access to a growing population base with proven demand for convenient and quality healthcare services. Providers will benefit from adjacency to Southern Regional Medical Center, providing quick access to the hospital and an opportunity to foster strong referral networks. Furthermore, the property's immediate access to I-75 ensures convenient travel for patients commuting from numerous neighborhoods across the greater Atlanta metro. Come see why 34 Upper Riverdale is the ideal setting for your practice to establish or expand their presence in this high growth market.



2nd Generation
Space



Common Area
Renovation Underway



Free surface
parking



Excellent Tenant
Synergies - home to
major health systems
and private practices



Aggressive tenant
improvement
package



Immediate proximity
to Southern Regional
Medical Center



Connectivity & Convenience

Arrive with Ease

SOUTHERN REGIONAL
MEDICAL CENTER

34
Upper Riverdale

INTERSTATE
75
Less than
a mile

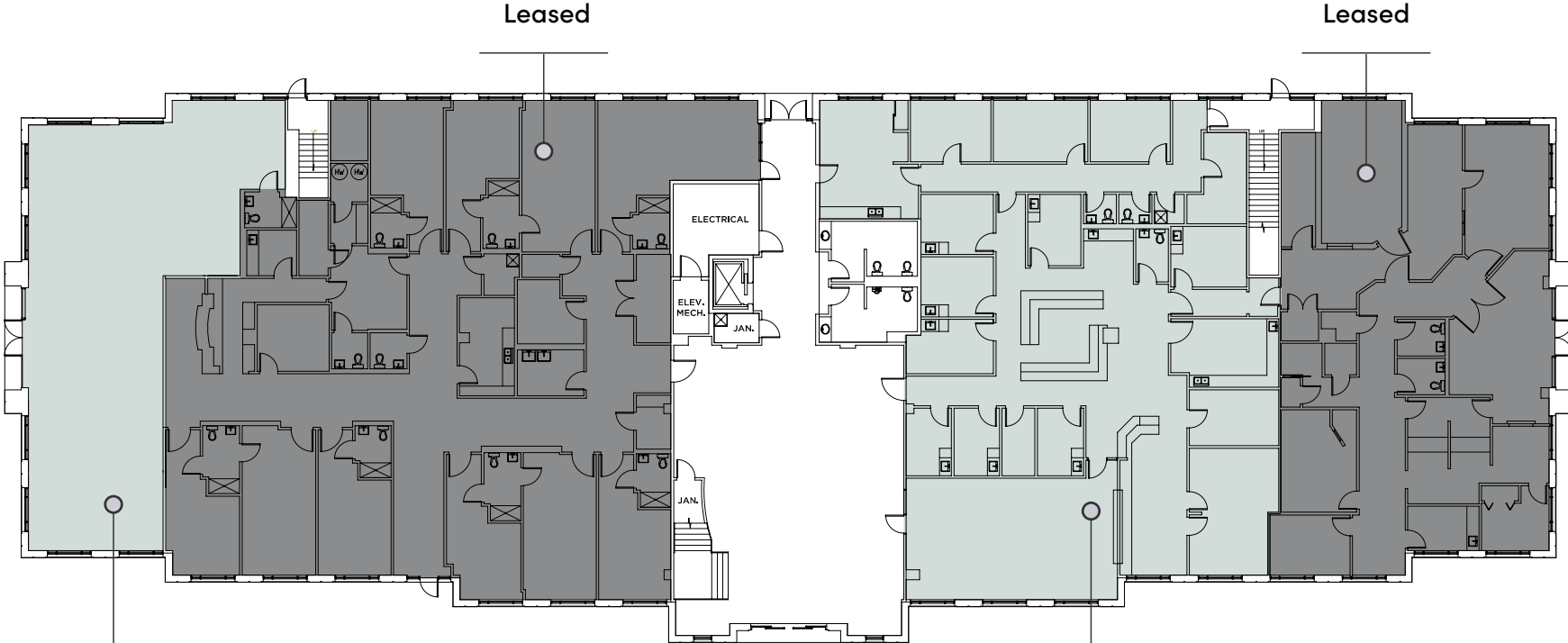


*Regional access & exceptional
medical connectivity*

Less than 1 mile from I-75 and right across the street from Southern Regional Medical Center, 34 Upper Riverdale provides exceptional connectivity to Atlanta MSA (20 minutes to Downtown) and the medical community.

Floor Plans

FIRST FLOOR

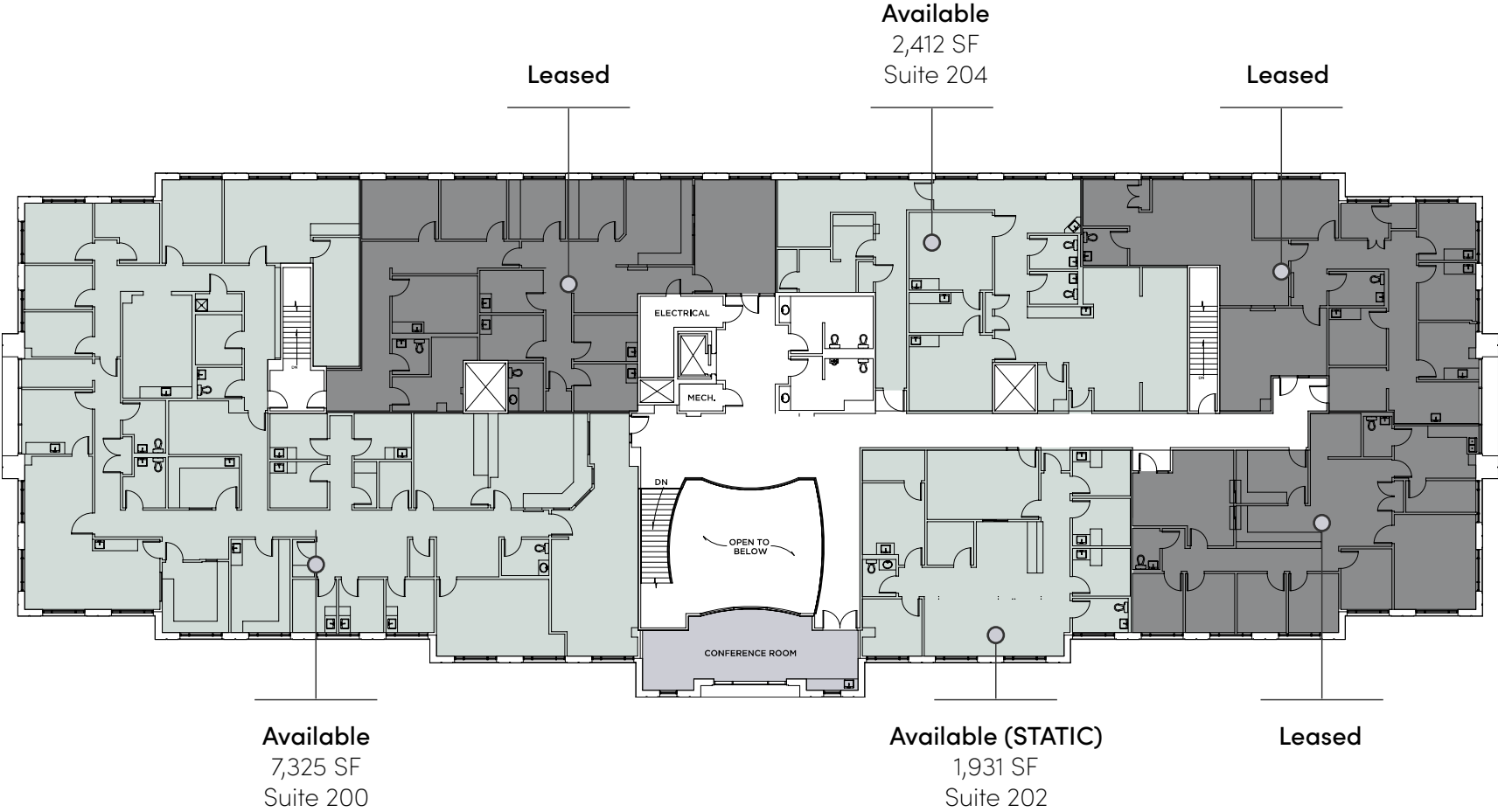


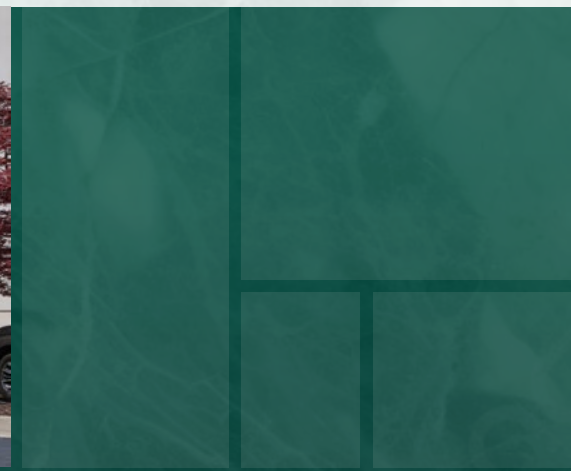
Available (SHELL)
2,463 SF
Suite 103

Available
6,138 SF
Suite 100

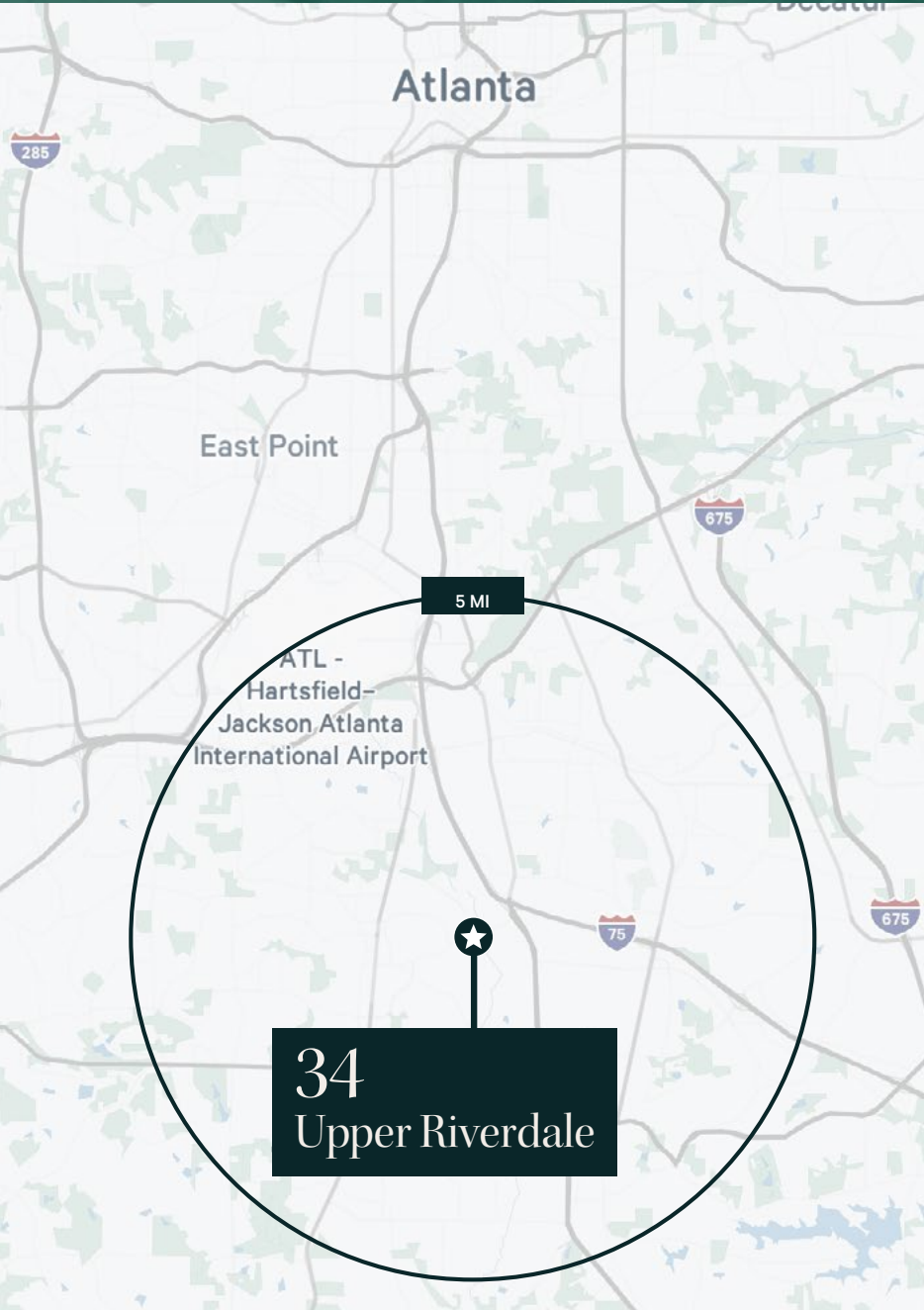
Floor Plans

SECOND FLOOR





Your Patient Profile | Demographics



RESIDENTS



197,101

AGED 60+ POPULATION



34,949

MEDIAN HOME VALUE



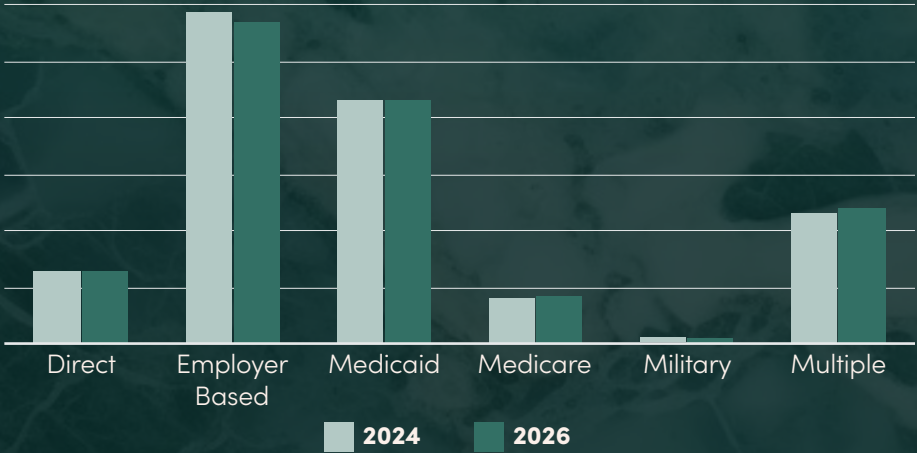
\$251,250

POP. GROWTH IN THE LAST 2 YEARS 65+



7.1%

Insurance Mix





Contact Us

For leasing inquiries or more information, please reach out.

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