



Doraville Medical Office Condo Offering Memorandum

DORAVILLE MEDICAL OFFICE SPACE FOR
SALE

DORAVILLE, GA 30340

Offered at \$575,000

PROPERTY SUMMARY

3042 OAKCLIFF ROAD SUITE 200 | DORAVILLE, GA 30340



Property Summary

Price:	\$575,000
Building SF:	2,200
Price / SF:	\$261
Occupancy:	Vacant at Closing
Signage:	Facade Available
Year Built:	2004
Exam Rooms:	Four (4)
Parking:	Free Surface
Zoning:	T5- Urban Center

Property Overview

After 20 very successful years in practice, the current owner is retiring and this fully built out and operational medical office condo is available for a new physician. The suite is configured for a single physician practice with four exam rooms, an operating room, consult room, sterilization area, patient lobby and nurse station. Furniture and equipment is available at additional cost. At 2,220 square feet, the medical office condo is available for less than the cost to construct a build out in a different building.

Highlights:

- 2,200 square ft built for single physician practice
- Four (4) exam rooms and operating room
- Furniture and equipment available at additional cost

Location Overview

The location has 270,000 residents within a 5 mile radius with a median household income of \$82,000 and \$8,231 in annual medical expenditures (ESRI 2024).

3042 Oakcliff Rd is just north of I-285 on Buford Hwy and is accessible to both intown and suburban patient bases.

PROPERTY PHOTOS

3042 OAKCLIFF ROAD SUITE 200 | DORAVILLE, GA 30340

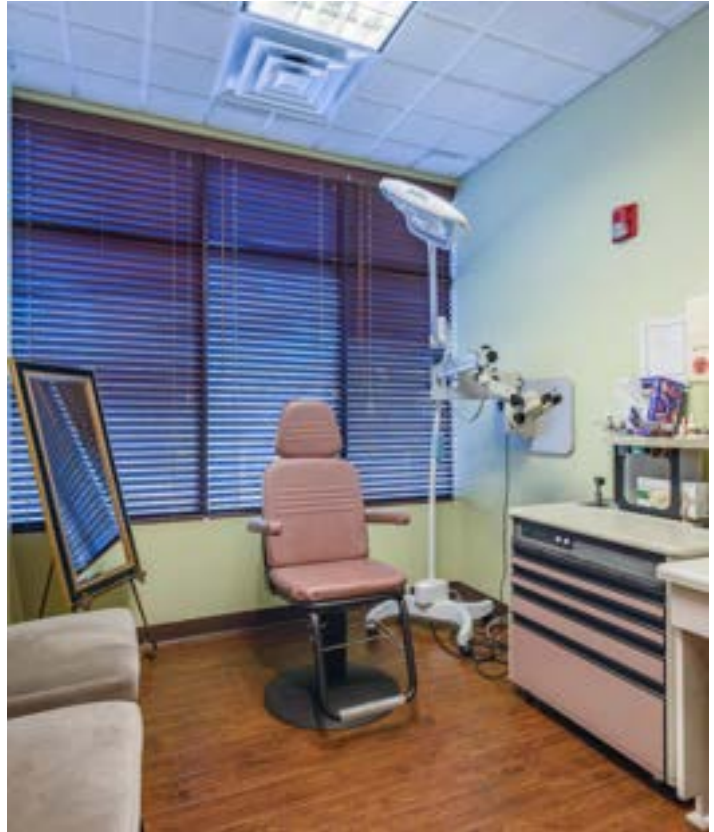


KNAPP COMMERCIAL ADVISORS
1027 Monroe Drive
Atlanta, GA 30306

NICK FITZPATRICK, CCIM
Vice President, Brokerage
C: (404) 441-7896
nick@mariettacre.com

PROPERTY PHOTOS

3042 OAKCLIFF ROAD SUITE 200 | DORAVILLE, GA 30340

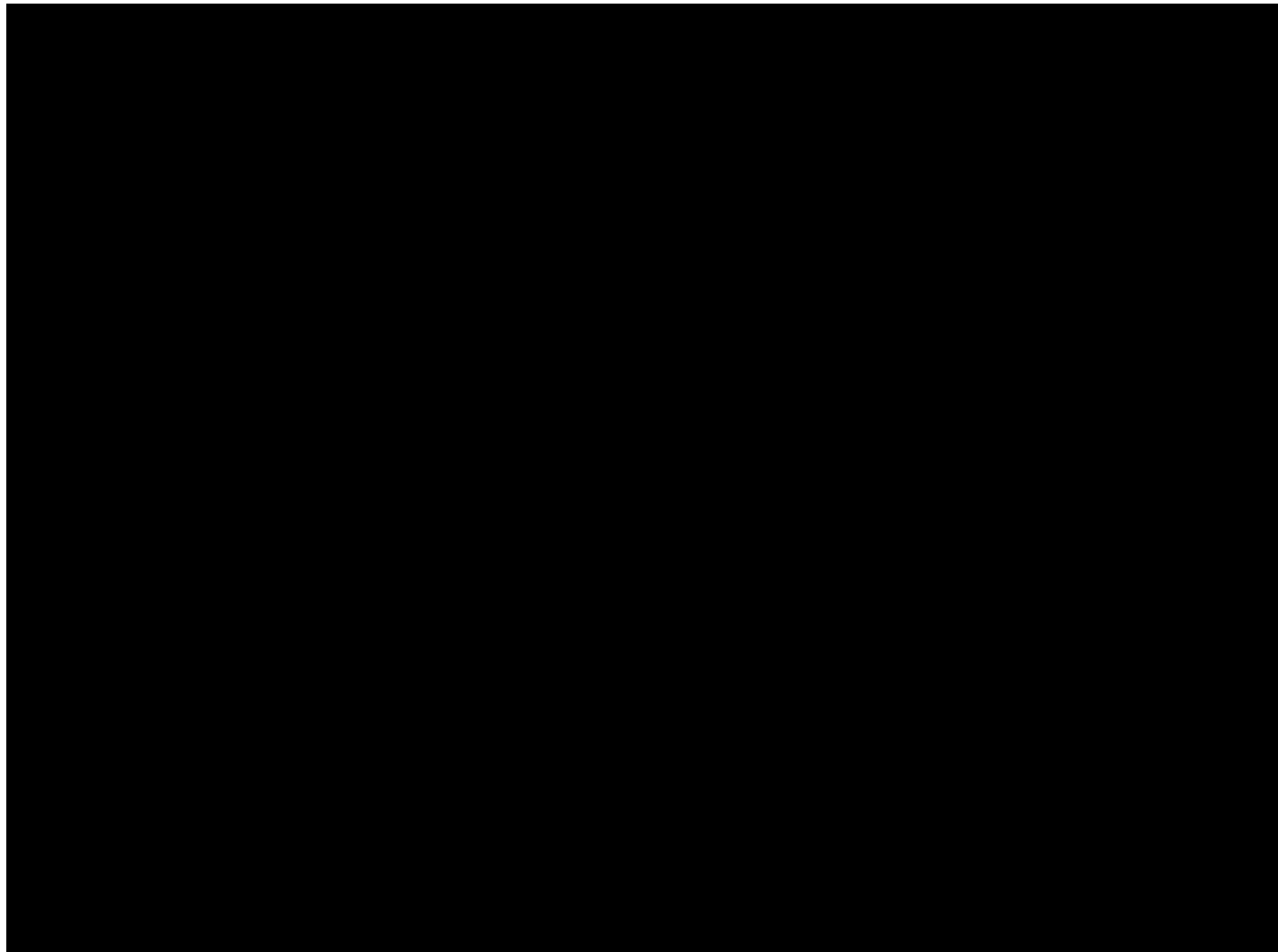


KNAPP COMMERCIAL ADVISORS
1027 Monroe Drive
Atlanta, GA 30306

NICK FITZPATRICK, CCIM
Vice President, Brokerage
C: (404) 441-7896
nick@mariettacre.com

DEMOGRAPHICS

3042 OAKCLIFF ROAD SUITE 200 | DORAVILLE, GA 30340



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	7,690	53,693	133,057	Median	\$36,932	\$39,708	\$53,155
Female	7,784	53,915	134,538	< \$15,000	922	4,633	10,468
Total Population	15,474	107,608	267,595	\$15,000-\$24,999	871	5,170	10,343
				\$25,000-\$34,999	778	6,448	11,998
Age	1 Mile	3 Miles	5 Miles	\$35,000-\$49,999	1,005	6,954	15,082
Ages 0-14	4,118	26,694	61,754	\$50,000-\$74,999	892	7,755	18,270
Ages 15-24	1,897	12,173	30,620	\$75,000-\$99,999	409	3,963	11,197
Ages 25-54	6,891	48,499	113,127	\$100,000-\$149,999	136	2,751	11,730
Ages 55-64	1,422	10,171	28,628	\$150,000-\$199,999	73	1,211	5,631
Ages 65+	1,146	10,071	33,466	> \$200,000	51	987	6,937
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	6,064	46,787	141,260	Total Units	5,349	44,904	112,275
Black	2,307	21,768	44,866	Occupied	4,836	39,380	100,782
Am In/AK Nat	164	972	1,563	Owner Occupied	1,556	14,604	49,136
Hawaiian	N/A	52	63	Renter Occupied	3,280	24,776	51,646
Hispanic	9,661	53,531	100,590	Vacant	513	5,524	11,493
Multi-Racial	10,058	58,292	113,862				

PROFESSIONAL BIO

3042 OAKCLIFF ROAD SUITE 200 | DORAVILLE, GA 30340

NICK FITZPATRICK, CCIM About Knapp Commercial Advisors

Vice President, Brokerage



Knapp Commercial Advisors is a boutique Commercial Real Estate Firm. Our mission is simple: to use relevant, actionable market intelligence to advise commercial property owners and the companies that use and occupy space. Our insights, strategies and brokerage services transform your real estate from the second or third largest P&L expense to a tool that helps you better serve customers, grow your business and hire and retain talent.

About Nick Fitzpatrick

Knapp Commercial Advisors
1027 Monroe Drive
Atlanta, GA 30306
C: (404) 441-7896
nick@mariettacre.com

Nick is a commercial real estate broker serving Cobb and Fulton Counties. He advises commercial real estate investors and business owners in all facets of the commercial property lifecycle, from acquisition to leasing and operation to disposition. We use relevant, actionable market intelligence to advise Owners and Occupiers on the best approach to their space needs - be it office space, warehouse space or medical space. Our insights, strategies and brokerage services transform your real estate from the second or third largest P&L expense to a tool that helps you better serve customers, grow your business and hire/retain talent.

He provides best in industry brokerage services for office, medical office and industrial owners, investors, and users. Nick has a bias for action and a track record of success.

GA License # 358347
CCIM Designee
Member, Atlanta Commercial Board of Realtors
Member, NAIOP
Member, Cobb Chamber
Investor, Select Cobb