



LOST MOUNTAIN PROFESSIONAL CENTER

5041 DALLAS HWY // POWDER SPRINGS, GA 30127



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EXECUTIVE SUMMARY

SK Commercial Realty (SKCR) is pleased to present Building 100 of Lost Mountain Professional Center, a rare opportunity to acquire a fully-leased medical office building in the growing suburb of Powder Springs, Georgia. This 15,723 square foot medical office building is located in a highly trafficked and affluent corridor of Cobb County. Average household income within a three mile radius is an impressive \$147,413, nearly double the national average.

The asset boasts an impressive mix of successful medical office tenants providing various services such as obstetrics and gynecology, primary care, vein treatment, physical therapy and podiatry. The building itself is part of a multi-building medical office park with an even wider variety of medical office tenants creating a synergistic environment. The property is highly visible to a major thoroughfare (Highway 120), a well-traveled, four-lane highway in Cobb County, GA.

Lost Mountain Professional - 100 is highlighted by a number of factors, including a credit tenant roster, asset and submarket momentum and limited rollover risk. This fully-leased medical office building will serve as a great addition to any investor's medical office portfolio.



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GENERAL INFORMATION



BUILDING TYPE: Two-story Medical Office Building

OCCUPANCY: 100%

WEIGHTED AVERAGE LEASE TERM (WALT): 77 Months

EOY 2025 NOI: \$298,472.39

ESTIMATED CAP RATE: 7.25%

SQUARE FOOTAGE: 15,723 SF

ACRES: 1.58 AC

YEAR BUILT: 2002

PARKING RATIO: ±4.5/1000

CONSTRUCTION Brick Exterior on Wood Frame

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INVESTMENT HIGHLIGHTS

- » Outstanding WALT with the two largest tenants just starting 10 year lease terms
- » Low vacancy and rising rental rates in submarket/product type due to rapid growth
- » Diversified tenant mix ensures long-term stability
- » No tenant renewal options exist beyond current lease terms
- » High visibility along Highway 120 with traffic counts of approximately 26,222 VPD
- » Property situated amidst the “rooftops” offering patients convenient access
- » Minimal Landlord responsibilities
- » Complimentary uses within the building/park provide a strong network of referral sources
- » Average Household Income in the immediate area \$147,413



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AERIAL OVERVIEW

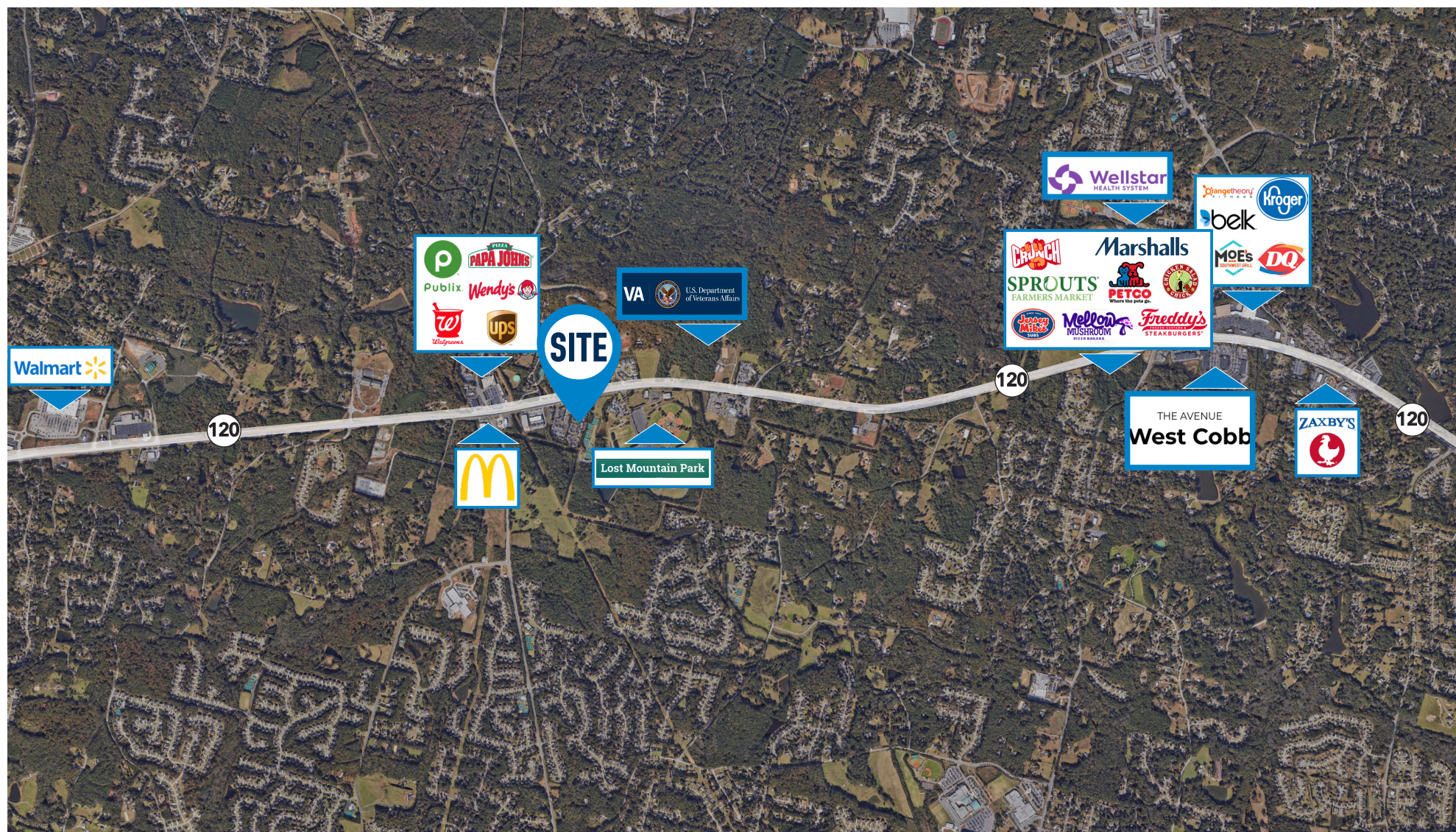


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NEARBY AMENITIES



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SK COMMERCIAL REALTY

PHOTOS



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DEMOGRAPHICS

	3 MILES	5 MILES
POPULATION 2024	35,162	115,108
PROJECTED POPULATION 2029	36,353	120,119
PROJECTED GROWTH RATE: 2024-2029	0.7%	0.9%
# OF HOUSEHOLDS 2024	11,647	38,641
PROJECTED # OF HOUSEHOLDS 2029	12,057	40,408
MEDIAN HOME VALUE	\$385,002	\$367,844
AVERAGE HOUSEHOLD INCOME	\$147,413	\$140,770
MEDIAN AGE	42.9	41.9

**Information gathered via CoStar market data*



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SK COMMERCIAL REALTY

NEARBY COMMUNITIES

POWDER SPRINGS, GA

<https://www.cityofpowdersprings.org/>



MARIETTA, GA

<https://www.mariettaga.gov/>



KENNASAW, GA

<https://www.kennesaw-ga.gov/>



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For more information on this opportunity, or for access to a financial summary and rent roll, please contact the brokerage team:

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THANK YOU



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