

ACWORTH MEDICAL OFFICE FOR LEASE

3,000 SF in Well Appointed Building
Near Bentwater & Governors Town Club.
Convenient to Cobb Pkwy & GA-92

3662 CEDARCREST RD
ACWORTH, GA 30101

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Property Description

Well appointed office space located in Acworth / Kennesaw area, convenient to Cobb Pkwy and GA-92. Adjacent to Bentwater and Governors Town Club. Inside, you'll find a welcoming atmosphere, perfect for inspiring creativity and productivity. Each space features large windows, high ceilings and doors, allowing plenty of natural light to flood the room, as well as ample storage space and private offices.

Highlights

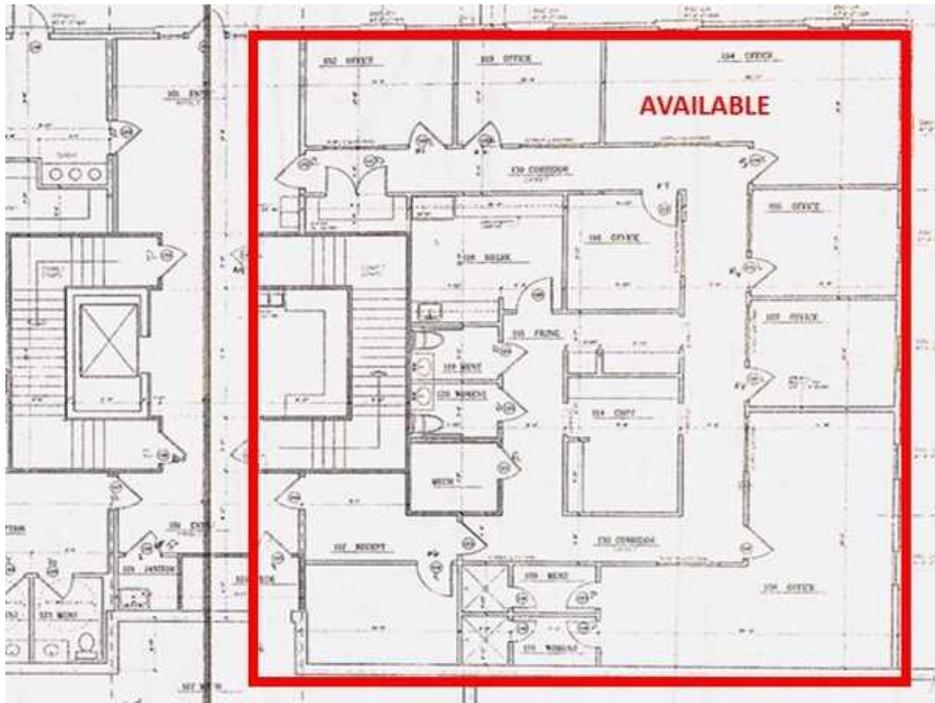
- Large windows, high ceilings & doors
- Convenient to Cobb Pkwy and GA-92
- Attractive lease terms
- Adjacent to Bentwater, Governors Town Club and Primrose daycare



County: GA - Paulding
Lease Rate: \$15.50 per sf/yr
CAM: \$5.75 sf/yr
Sub-market: Acworth/Cobb
Market: NW Atlanta
Year Built: 2009



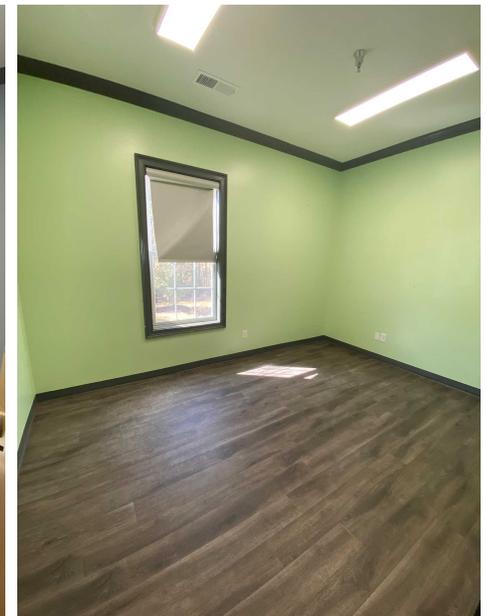
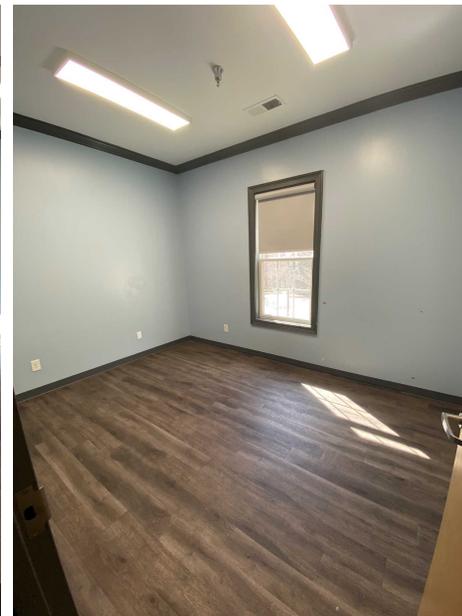
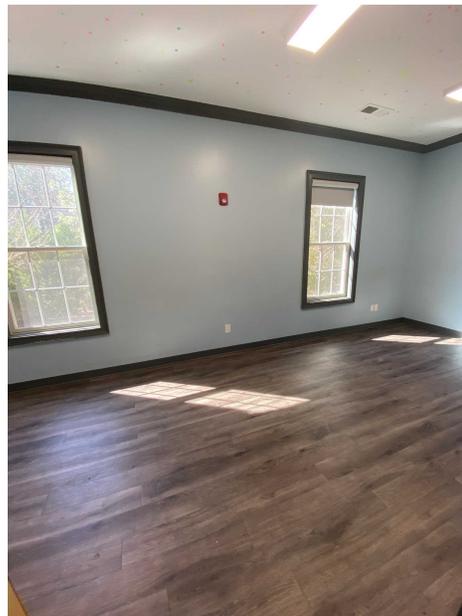
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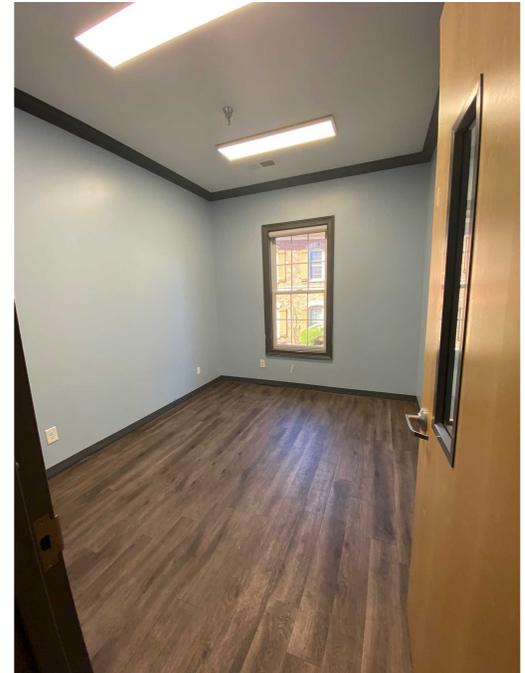
Suite 220

This 3,000 sq ft space is located on the main level featuring 2 entrances, breakroom, work areas, private offices and 2 private restrooms. Beautifully finished and ready for a new tenant.

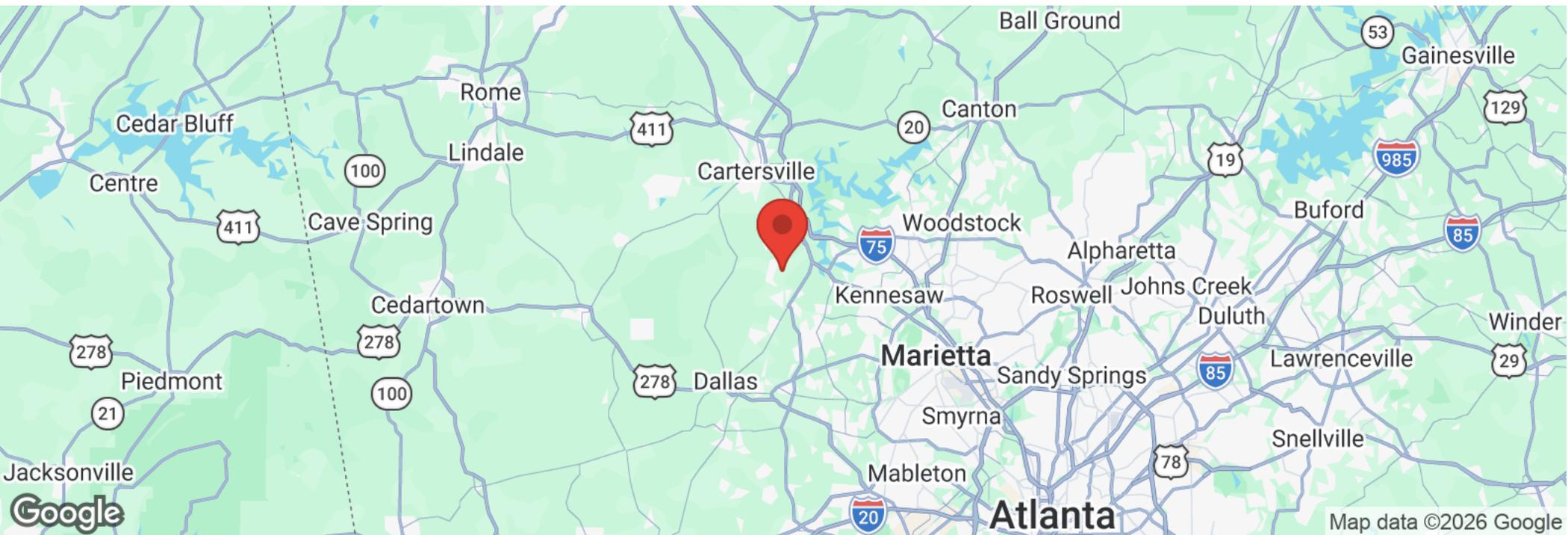
3,000 sq ft, Modified Gross Lease
\$15.50 psf/yr+ \$5.75 CAM = \$5,312.50 monthly



SUITE 220 PHOTOS



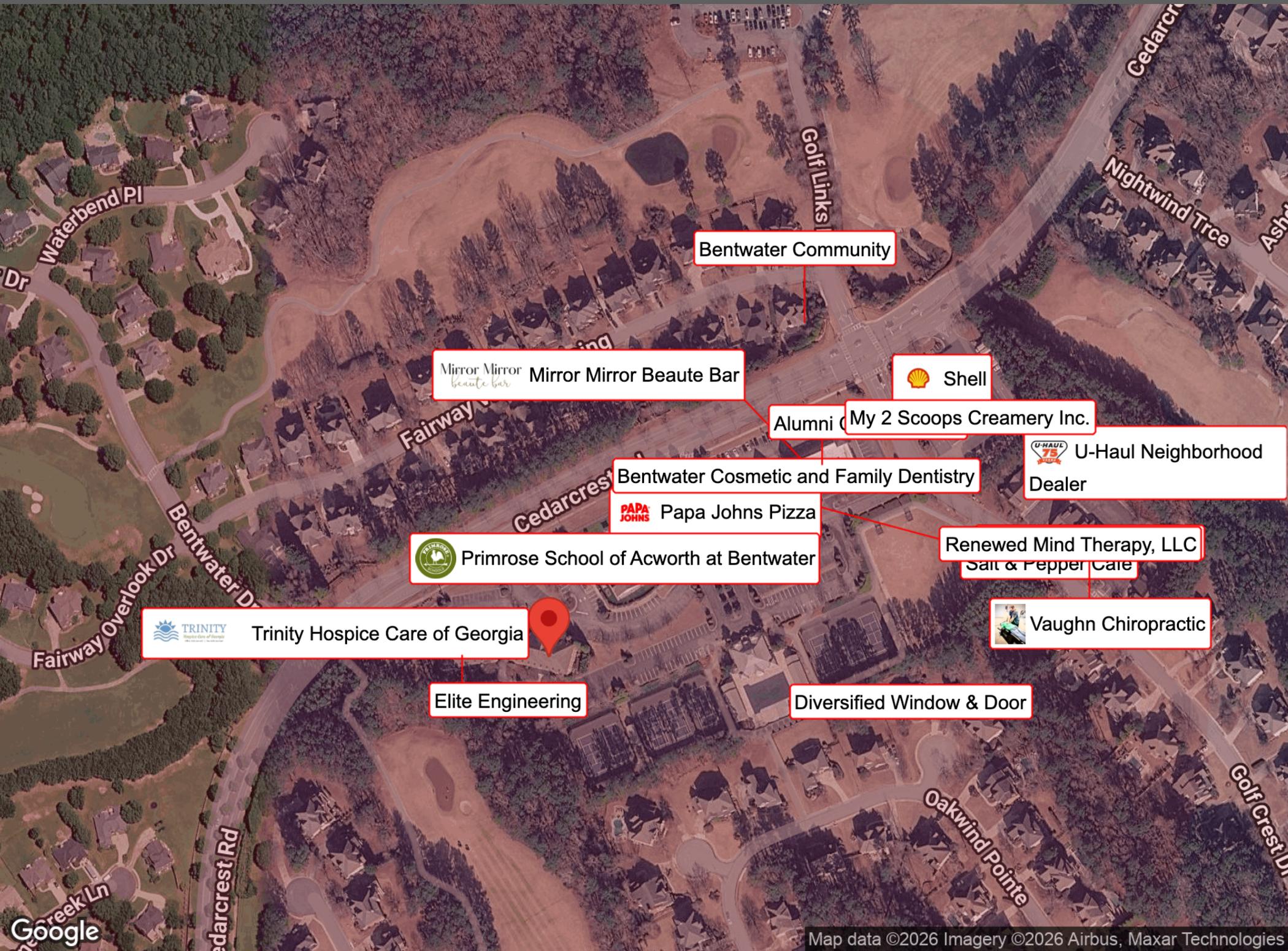
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Acworth, GA

As part of the NW Atlanta Metro area, Acworth is nicknamed The Lake City, thanks to the beautiful Lake Allatoona and Lake Acworth. The city is also known for its outdoor recreation with the Kennesaw Mountain National Battlefield Park and Red Top Mountain State Park both nearby. The city boasts a rich history, a charming downtown, abundant outdoor activities, a vibrant restaurant scene and an active festival and event calendar.





Bentwater Community

Mirror Mirror Beaute Bar

Shell

Alumni My 2 Scoops Creamery Inc.

U-Haul Neighborhood Dealer

Bentwater Cosmetic and Family Dentistry

Papa Johns Pizza

Renewed Mind Therapy, LLC
Salt & Pepper Care

Primrose School of Acworth at Bentwater

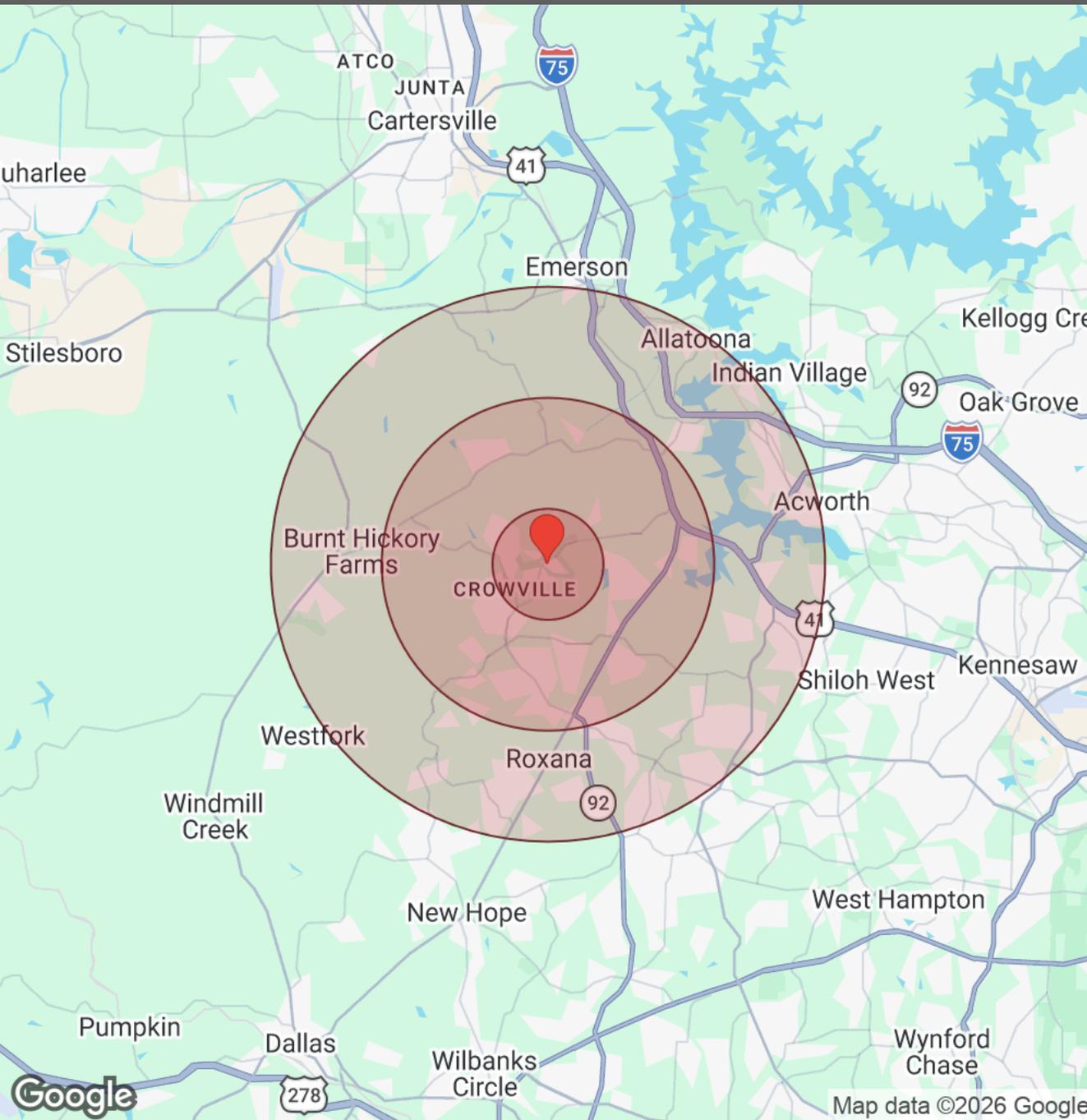
Vaughn Chiropractic

Trinity Hospice Care of Georgia

Elite Engineering

Diversified Window & Door

DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles
Male	3,325	15,557	32,882
Female	3,412	16,036	34,044
Total Population	6,737	31,593	66,926

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	3,891	19,149	42,712
Black	1,841	7,431	13,994
Am In/AK Nat	5	35	74
Hawaiian	1	9	20
Hispanic	575	3,147	6,432
Asian	253	976	1,921
Multiracial	156	790	1,666
Other	15	60	114

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,145	10,477	22,897
Occupied	2,089	10,143	21,954
Owner Occupied	1,918	8,969	19,120
Renter Occupied	171	1,174	2,834
Vacant	56	333	943

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,371	6,480	13,336
Ages 15 - 24	962	4,184	8,783
Ages 25 - 54	2,860	13,113	26,996
Ages 55 - 64	795	3,808	8,666
Ages 65+	750	4,007	9,143

Income	1 Mile	3 Miles	5 Miles
Median	\$147,610	\$128,737	\$128,251
Under \$15k	4	243	742
\$15k - \$25k	8	181	411
\$25k - \$35k	N/A	195	565
\$35k - \$50k	30	455	912
\$50k - \$75k	289	1,208	2,559
\$75k - \$100k	357	1,492	2,711
\$100k - \$150k	390	2,506	5,746
\$150k - \$200k	450	1,657	3,544
Over \$200k	561	2,208	4,764

Distance: ● 1 Mile ● 3 Miles ● 5 Miles

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DONALD B EDWARDS JR

Commercial Director and Associate Broker

Raised in Atlanta Georgia and licensed in 1984, my first transaction was an industrial lease for a Canadian firm seeking space in the Atlanta area. Since then I have done industrial, retail, office, multifamily, land and residential sales, as well as landlord and tenant rep, property management and site selection for national franchises. As head of the trust real estate, department for all the South Trust Banks, I was responsible for a staff and a \$750M portfolio of diverse assets including retail, office, land, mining, timber, farms, leases, mortgages, property inspections and asset management from coast to coast. In addition, I have over 18 years of commercial and residential construction experience. My land deals have included assemblages, out parcels, mini warehouses and zoning. As a past president of the Association of Georgia Real Estate Exchangors, I have experience in 1031 exchanges. In addition, I have passed all the CCIM course work.



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