

# For Sale or Lease

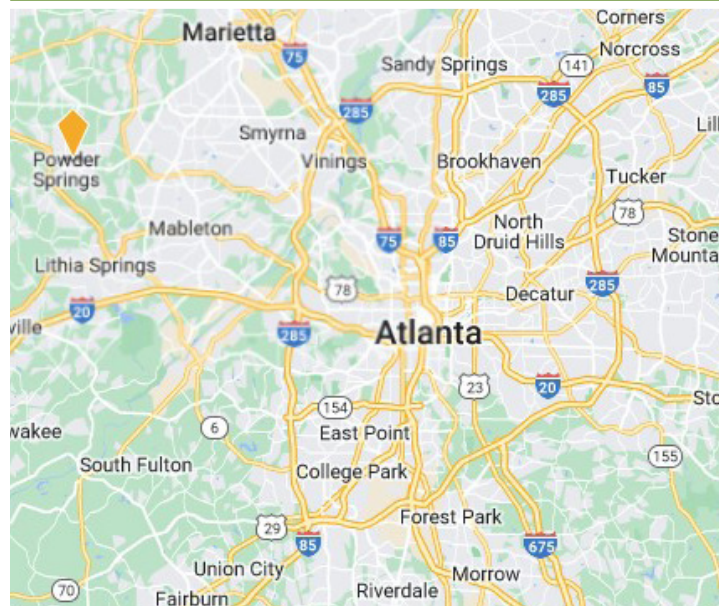
## Freestanding Medical Office Building



1064 Richard D Sailors Parkway  
Powder Springs, GA 30127

### Property Details

- 4,120± sf freestanding medical office building on 1.02± acre lot.
- Speed to market! Excellent opportunity for Urgent Care, Primary Care, or other Specialty Practices.
- Strategically located between Wellstar Cobb Hospital (5.4± mi east) and Wellstar Paulding Hospital (7.1± mi west).
- The building was recently converted to a medical clinic. Move-in ready condition with new LVP, millwork, fixtures, etc. throughout.
- Original layout provides for both X-Ray and C-Arm equipment.
- The property is in close proximity to Historic Downtown Powder Springs on a major high-traffic retail corridor (26,300 cars per day on Richard D Sailors Pkwy), near recreational amenities, including the Silver Comet Trail
- Lease rate: \$38/sf, NNN
- Sale price: \$2,995,000



**Justin Carswell**  
678.385.2715  
jlc@mcwrealty.com

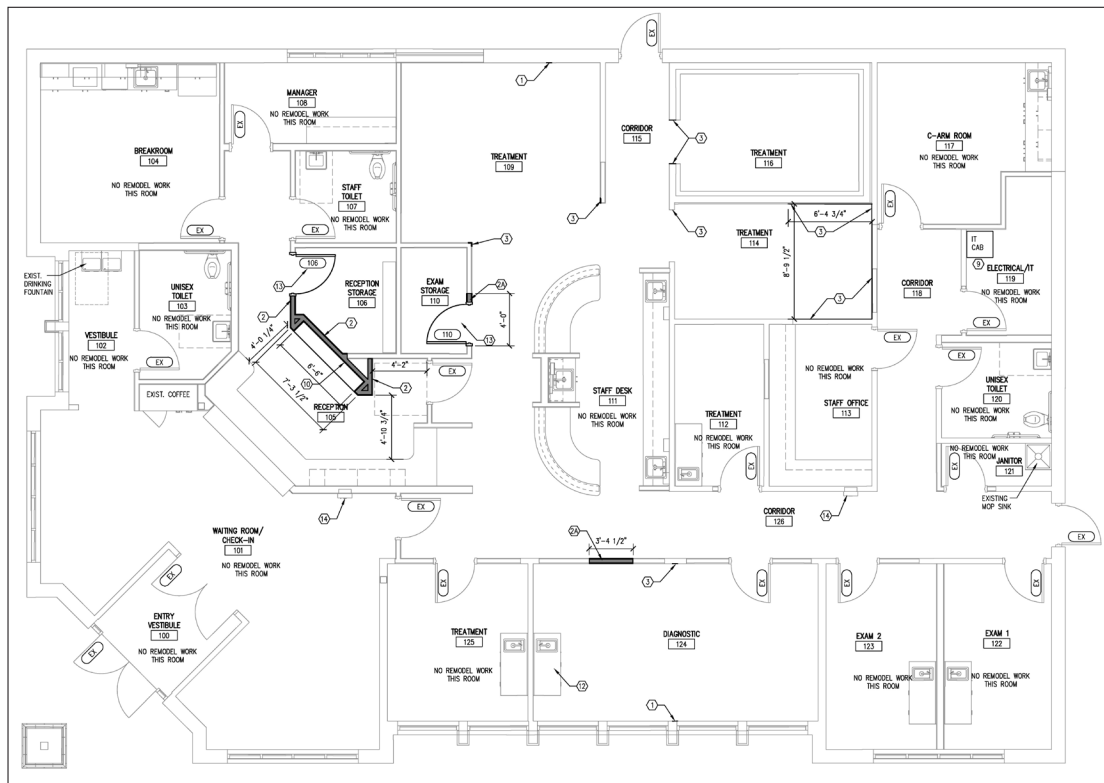
**Dan Buyers**  
770.596.2629  
tdb@mcwrealty.com

**McWhirter Realty Partners, LLC**  
294 Interstate North Circle, SE  
Building 2, Suite 150  
Atlanta, GA 30339  
770.955.2000  
www.mcwrealty.com



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## Floor Plan



## Aerial View



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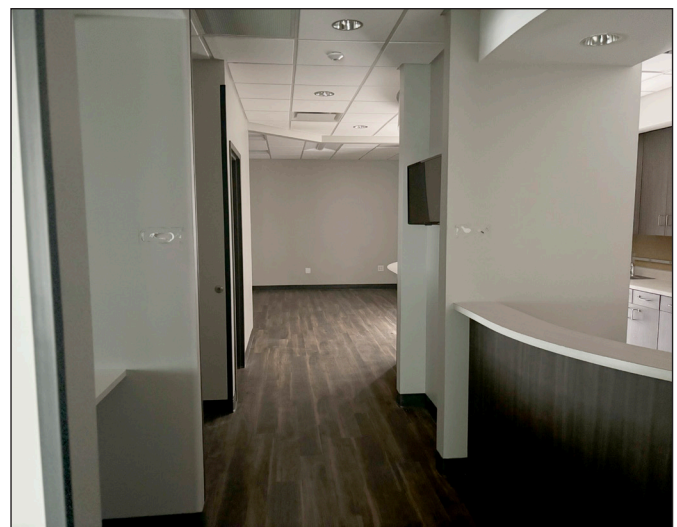
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## Property Photos



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