

58 Shawnee Trail SE



Marietta

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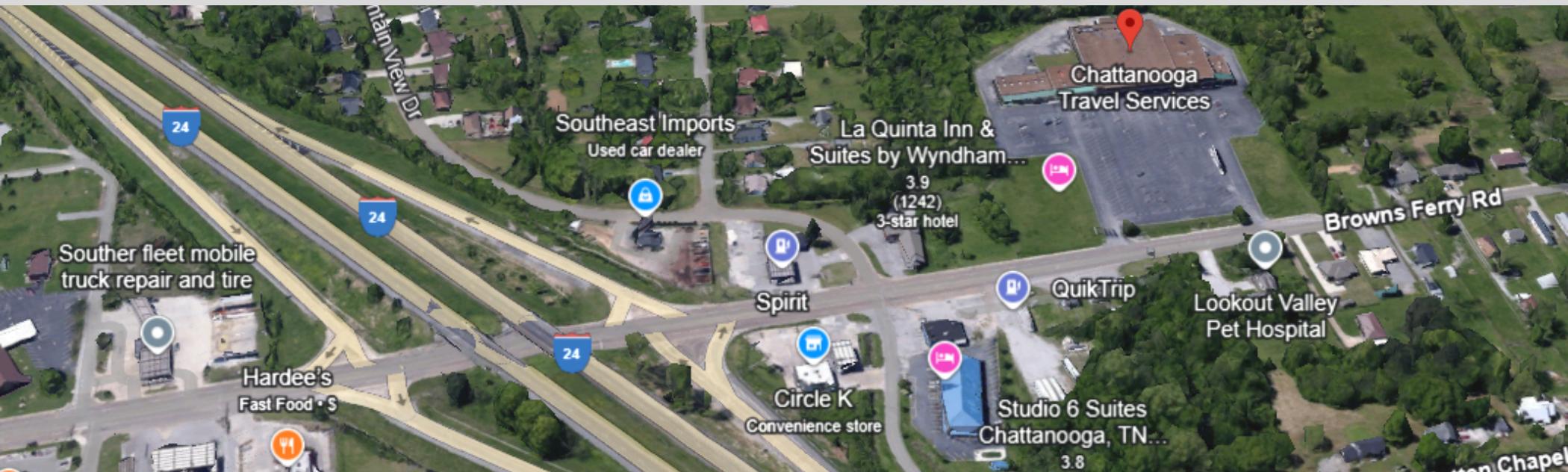
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THE OFFERING

- Address 58 Shawnee Trail SE
Marietta, GA 30067
- Sale Price \$1,700,000.00
- Property Type Retail | Office, Multi Tenant, Commercial
- Lot Size +/- .73 Acres
- Square Footage +/- 6,771 SF



Executive Summary

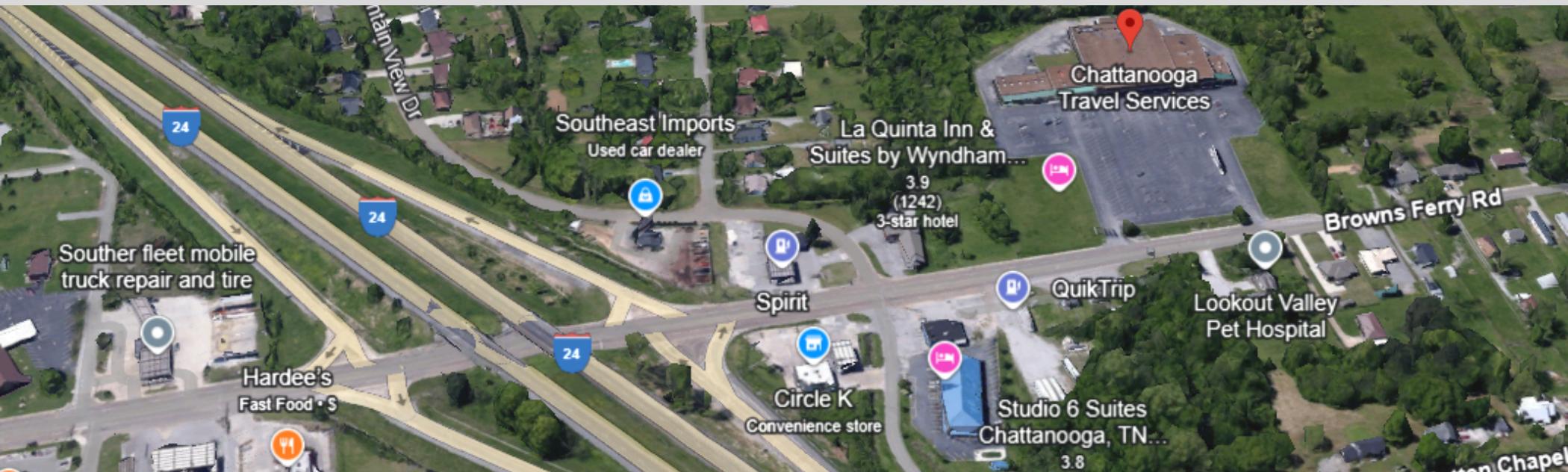
- Investment Opportunity:

58 Shawnee Trail SE, Marietta, GA

58 Shawnee Trail SE is a fully leased, multi-tenant medical and professional office property located in East Cobb, just minutes from I-75 and the Cumberland–Galleria corridor. The ± 6,771 SF single-story building sits on approximately 0.73 acres with ample surface parking and strong visibility. The asset is 100% occupied, generating a reported 7.00% cap rate at the current \$119,000 NOI, offering investors a turnkey, income-producing property in a high-demand suburban Atlanta submarket with strong demographics and limited medical office supply.

Key Deal Points

- Asking price:
- \$1,700,000
- Property type:
- Multi-Tenant Medical / Office
(dental and professional office tenants)



THE PROPERTY



Prime location, high traffic,
unmatched visibility and frontage



Fantastic Investment Opportunity



+/-135 Ft of Frontage



For Sale

58 Shawnee Trail SE

Marietta

58 Shawnee Trail SE. Marietta, GA 30067

- Investment highlights (bullet form):
- 100% leased multi-tenant medical/professional office
- Reported 7.00% cap rate at current NOI
- East Cobb location in the Cumberland–Galleria market, minutes from I-75 and Truist Park
- ±6,771 SF single-story building on ±0.73 AC with ±30 parking spaces
- Established dental and medical/professional tenant mix with multiple suites
- Strong Cobb County income demographics and population growth
- Turnkey, income-producing asset with immediate cash flow
- Potential long-term upside via rent growth in the Cumberland–Galleria submarket

MARKET OVERVIEW

58 Shawnee Trail is positioned within Marietta's East Cobb area, part of the thriving Cumberland–Galleria submarket. This corridor benefits from strong residential density, high household incomes, and consistent medical and professional office demand. The property is located minutes from I-75 and I-285, providing convenient access to Atlanta, Truist Park, The Battery Atlanta, major employment centers, shopping, and amenities.

Market Highlights:

- Cobb County population: Approx. 769,000
- Median household income: Approx. \$98,700
- Strong professional and healthcare employment base
- Highly desirable residential communities surrounding the property
- Regional connectivity to I-75, I-285, and US-41

This submarket is supported by ongoing development activity, stable tenant demand, and a limited supply of quality small to mid-sized medical/office buildings.

FINANCIAL ANALYSIS

Asking Price: \$1,700,000

NOI: ±\$119,000

Cap Rate: 7.00%

Occupancy: 100%

Pro Forma Notes:

NOI is represented as in-place based on current leases

Operating expenses include standard building costs (taxes, insurance, maintenance, management)

Upside potential through rent escalations and long-term tenant retention

6. Suitable Uses

General medical Dental

Therapy, chiropractic, imaging, or wellness

Insurance, legal, or financial services

Professional office users





58 Shawnee Trail SE
Marietta, GA 30076

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