



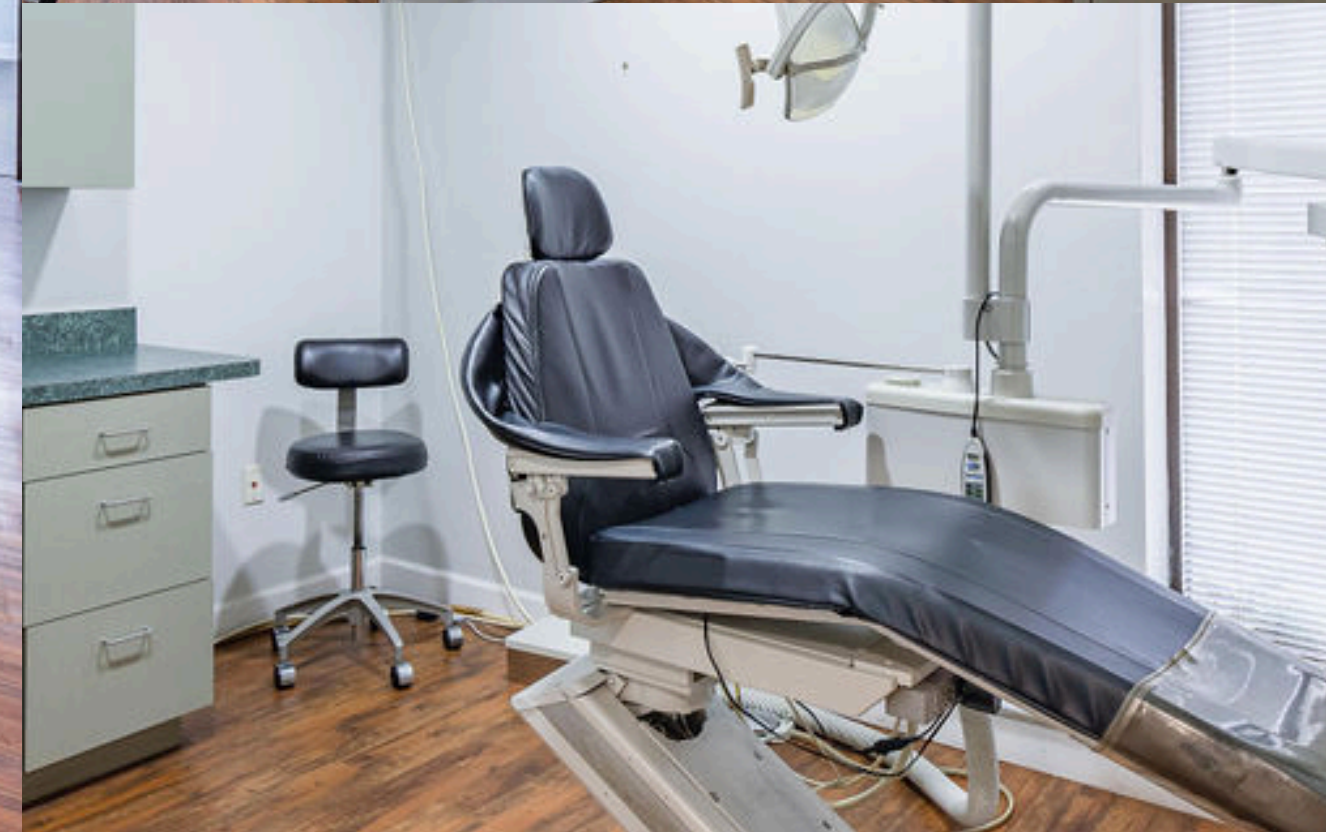
FOR LEASE
361 N Marietta Parkway
Marietta, GA 30060

Second Generation Dental/ Medical Office

FOR LEASE

361 N Marietta Parkway
Marietta, GA 30060

KNAPP
COMMERCIAL
REAL ESTATE ADVISORS



Knapp Commercial Advisors

Nick Fitzpatrick
Vice President, Brokerage
Knapp Commercial Advisors

Contact
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Key Facts and Figures:

5,000 square foot floor plate

Single or Multi-Tenant Configurations

1,800 - 5,000 square feet available

3,200 square feet second generation of
medical/ dental space

5 operatories

Procedure room - previously used for oral
surgery

Plans for expansion to 15 operatories

30+ free surface parking spots

Signage Opportunities including monument

Close to Marietta Square + Wellstar

Kennestone Hospital

Rate: \$30 RSF NNN

BUILDING SPECIFICS:

10,000 Sq Ft

.76 Acre Site

Ability to Multi Tenant

Office/Admin space upstairs

30+ parking spots

Three opportunities for signage

TRADE AREA

5 Minute Drive Time Demographics

Population: 12,314

Households: 5,153

Median HHI: \$75,900

Average Dental Spend: \$544.63

Prominent Address on 120 Loop near the
Marietta Square

Medical uses within 5 minutes include Wellstar
Kennestone Hospital

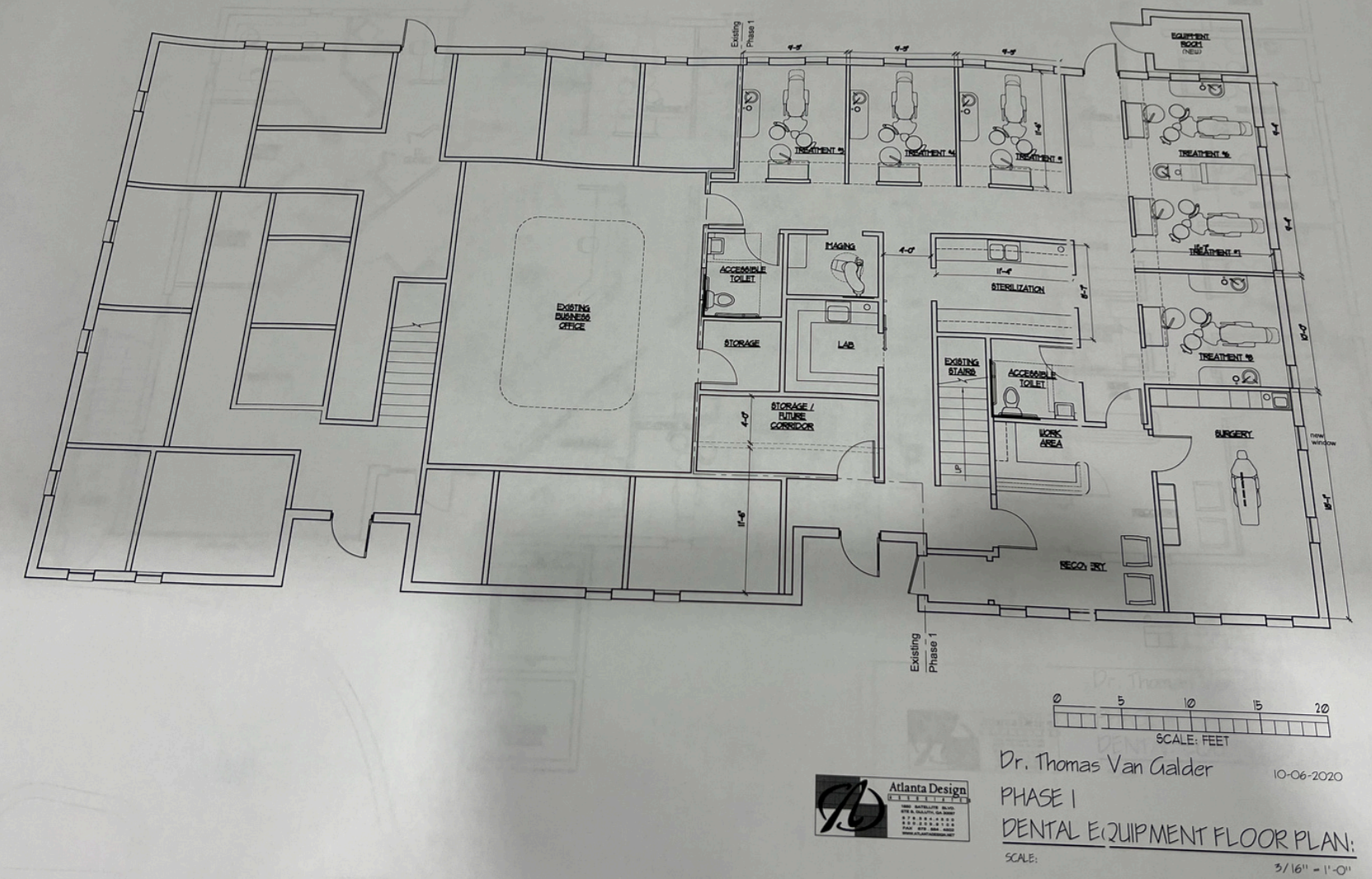
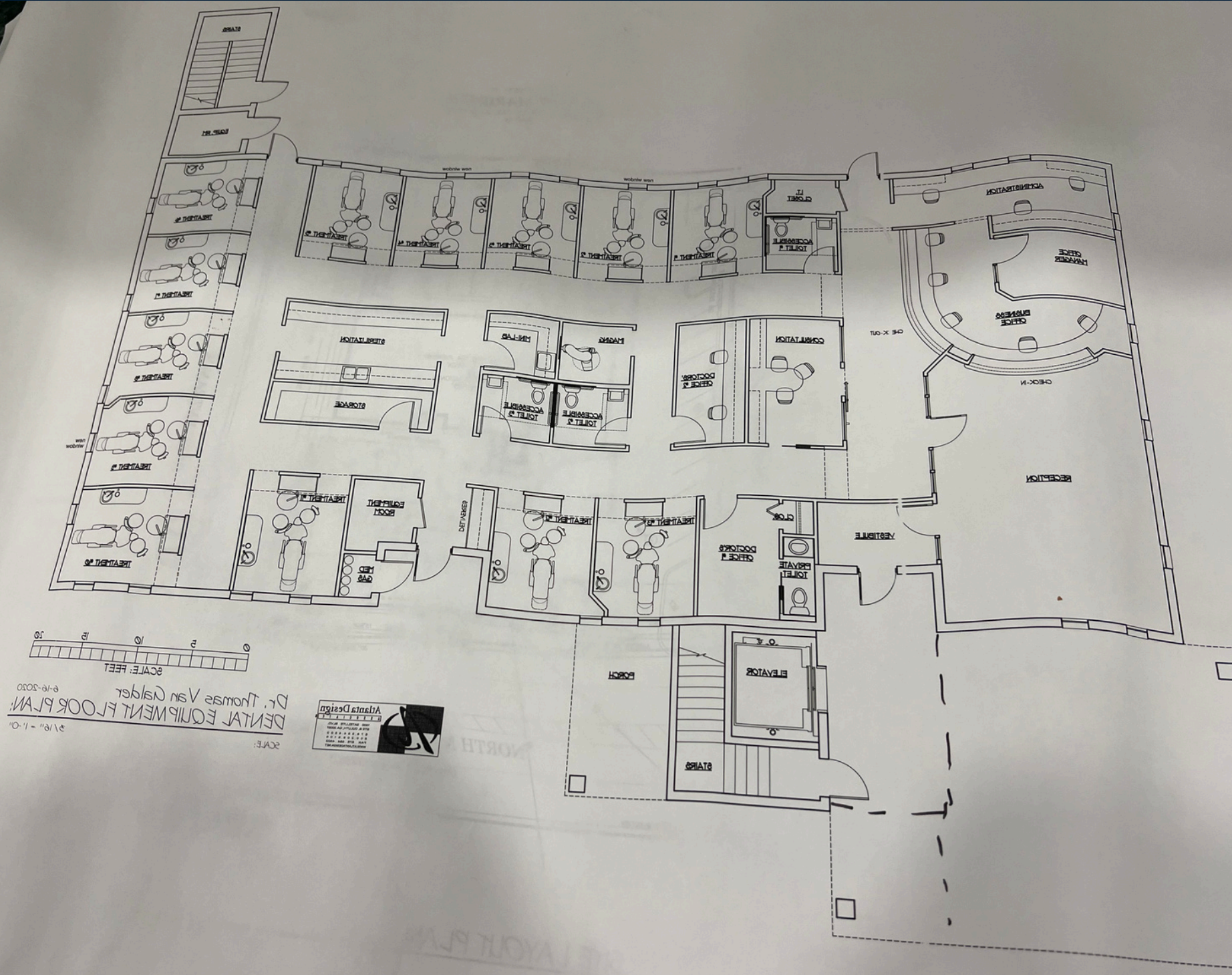




361

100 C

Atlanta
Departures



Dr. Thomas Van Galder
10-06-2020
PHASE I
DENTAL EQUIPMENT FLOOR PLAN:
SCALE: 3/16" = 1'-0"

Floor Plan





EXTERIOR



INTERIOR



INTERIOR