

Investment Opportunity - Dental Office Condo

3535 Roswell Rd. Marietta, GA 30062



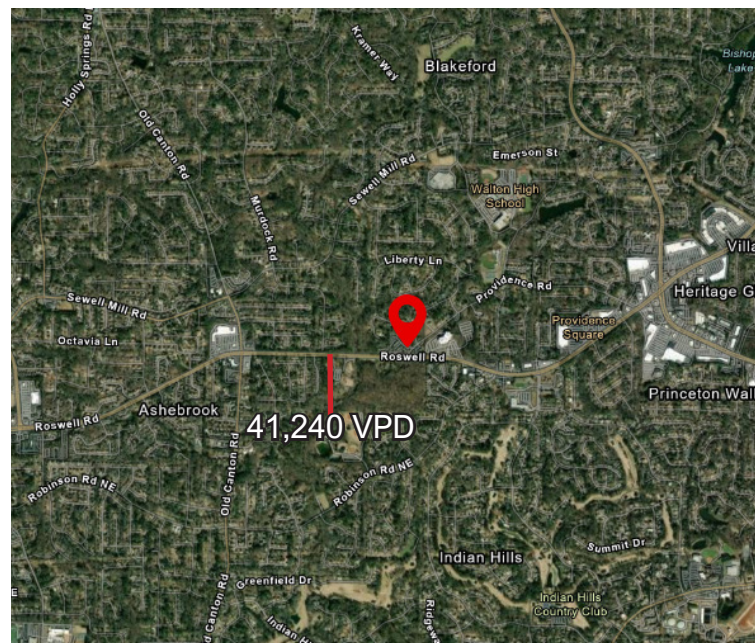
Features

Investment Opportunity

- Prime investment opportunity — stable income-producing dental office condo in affluent East Cobb
- Listed at \$499,000
- Lease runs through October 31, 2031 with annual rent escalations
- Long-term tenant continuously in place since 2018 — 7+ years of proven occupancy
- Both renewal options exercised demonstrating exceptional commitment to location

Property

- Fully built-out dental office condo — purpose-built infrastructure in place
- Two combined ground floor condominium units totaling 2,324 SF
- Providence Park Office Condo | East Cobb | LRO Zoning
- Affluent East Cobb submarket - avg. household income over \$209,000 within 1 mile



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Office Interior

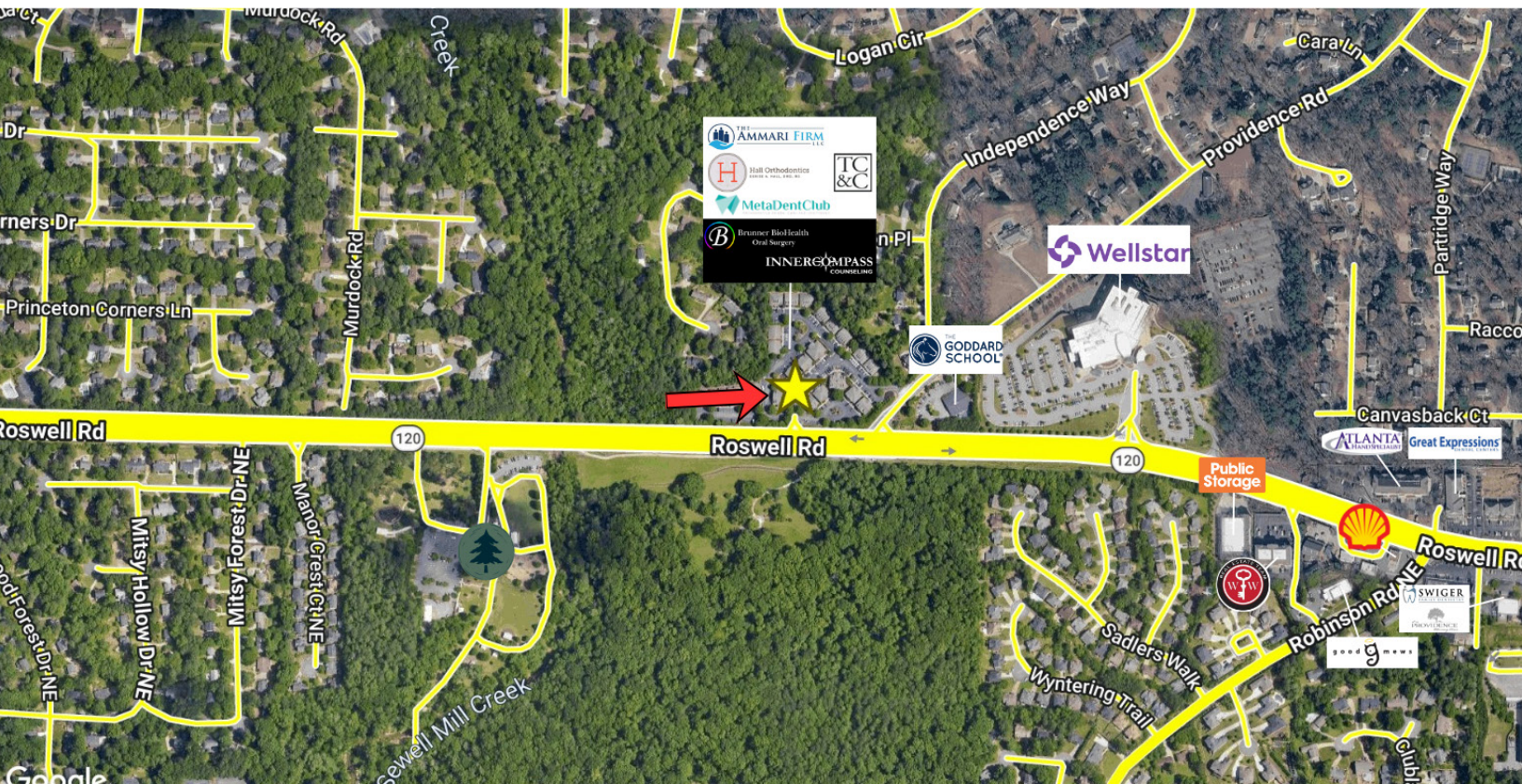


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Aerial



Demographics	1 Mile	3 Miles	5 Miles
Population	7,456	57,542	118,954
Households	2,592	22,354	51,093
Avg. HH Income	\$209,238	\$204,314	\$157,676

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