



FOR SALE

1686 Roswell Rd | Marietta, GA 30062

Move-In Ready Medical Office Space
18,180 SF on ±1.31 AC

MATT ORVILLE
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 **LEE &
ASSOCIATES**

PROPERTY HIGHLIGHTS

Located in a prime East Cobb corridor, 1686 Roswell Road offers an exceptional opportunity for medical or professional office users. The property is ideally positioned along Roswell Road, providing excellent visibility, prominent signage, and convenient access to Wellstar Kennestone Hospital, major healthcare facilities, and other established medical practices. Designed for patient convenience, the site features easy ingress and egress with abundant on-site parking. The space is medical build-out ready, offering a seamless path to occupancy in a highly visible location.

- ° **Available SF** | 18,180 SF
- ° **Lot Size** | 1.31 AC
- ° **Year Built** | 1986
- ° **Stories** | 3 stories
- ° **Typical Floor** | 6,000 SF
- ° **Building Class** | C
- ° **Sale Price** | \$2,650,000



MATT ORVILLE

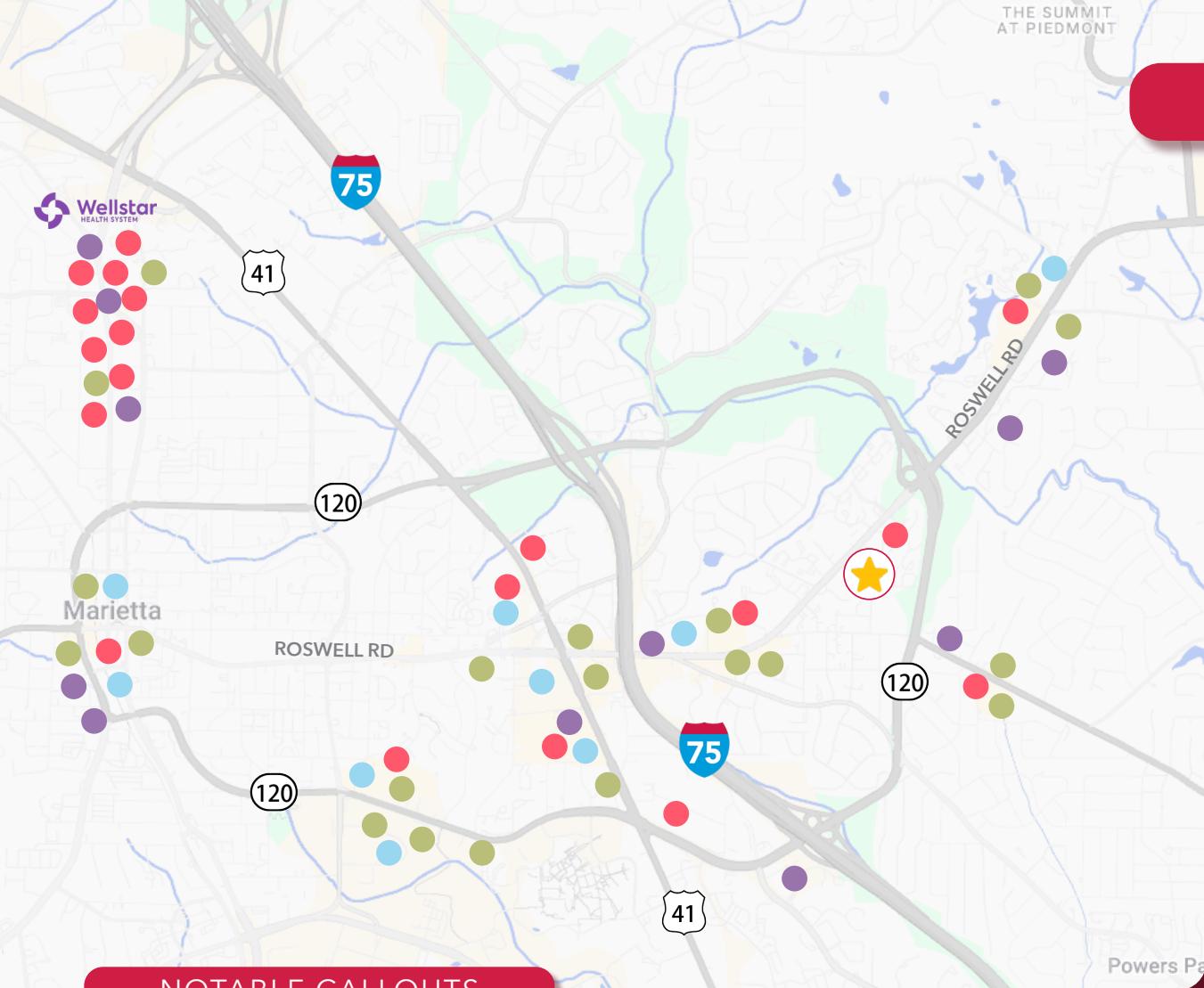
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LOCATION OVERVIEW



NOTABLE CALLOUTS

- Medical Offices / Hospitals
 - Wellstar Kennestone Hospital
 - Marietta Medical Center
 - Marietta Premier Dental
 - Marietta Dermatology
- Retail / Shopping Centers
 - Sam's Club
 - Walmart
 - UPS Store
 - Office Depot
- Restaurants / Fast Food
 - Chick-fil-A
 - Marietta Burger Bar
 - Starbucks
 - Marietta Square Market
- Convenience Stores / Pharmacy
 - QuikTrip
 - CVS
 - Kroger Pharmacy
 - Walgreens



POPULATION

	2024	2029
1 mile	9,224	9,393
3 miles	80,464	82,354
5 miles	217,009	221,006



HOUSEHOLDS

	2024	2029
1 mile	3,953	4,023
3 miles	32,022	32,782
5 miles	88,044	89,648

AVG. HOUSEHOLD
INCOME

	2024
1 mile	\$73,494
3 miles	\$100,210
5 miles	\$106,725