

Medical / Professional Office For Sale or Lease



3865 Medical Park Drive
Austell, GA 30106

3865 Medical Park Drive is a free-standing medical building with all 5,865 SF available. The space would be a great fit for an Orthopedic Surgeon, Physical Therapist, Occupational Therapist, & Family physician.

Property Highlights

- Great accessibility off Medical Park Drive
- 0.19± miles from Wellstar Cobb Hospital
- Strong medical submarket
- Ample parking - 40± spaces
- List Price: \$1,500,000 (\$255.75/sf)
- Lease rate: \$17.00/sf, MG / Term: Negotiable
- Zoning: O&I



Justin Carswell
678.385.2715
jlc@mcwrealty.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

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



McWhirter
Commercial Real Estate Since 1981

3865 Medical Park Drive Austell, GA 30106



Demographics

Population	1-mile	3-mile	5-mile
2026 Projected	10,618	68,150	188,955
2021 Population	10,403	66,559	184,636
2010 Population	9,377	58,795	164,132
Daytime Population	10,728	18,744	42,171
Income	1-mile	3-mile	5-mile
Avg Household Income	\$68,760	\$83,471	\$85,583
Med Household Income	\$55,604	\$66,394	\$64,803

Source: CoStar

Justin Carswell
678.385.2715
jlc@mcwrealty.com

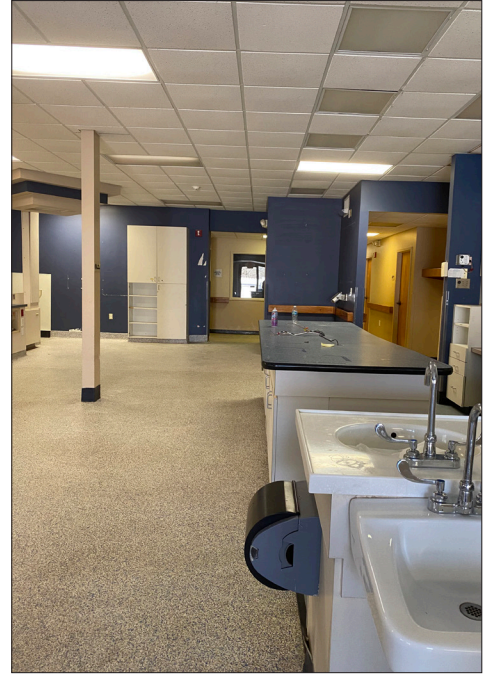
No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

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



McWhirter
Commercial Real Estate Since 1981

3865 Medical Park Drive
Austell, GA 30106



Justin Carswell
678.385.2715
jlc@mcwrealty.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

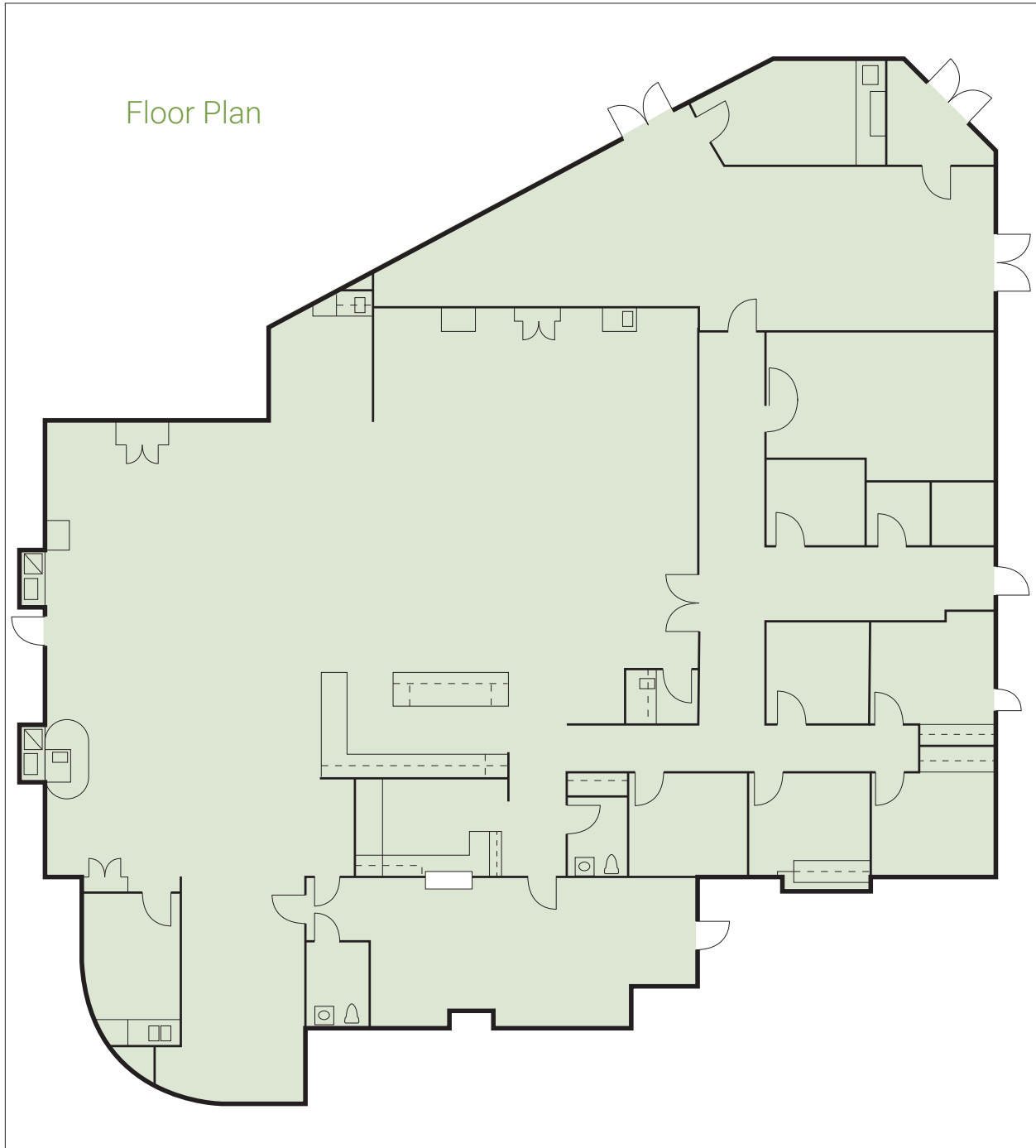
McWhirter Realty Partners, LLC
294 Interstate North Circle, SE
Building 2, Suite 150
Atlanta, GA 30339
770.955.2000
www.mcwrealty.com



McWhirter
Commercial Real Estate Since 1981

3865 Medical Park Drive
Austell, GA 30106

Floor Plan



Justin Carswell
678.385.2715
jlc@mcwrealty.com

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions, imposed by our principals.

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



McWhirter
Commercial Real Estate Since 1981