

MEDICAL OFFICE

840 Kennesaw Ave., Suite 2, Marietta, GA

FOR SALE OR LEASE

2,500 Sq. Ft.

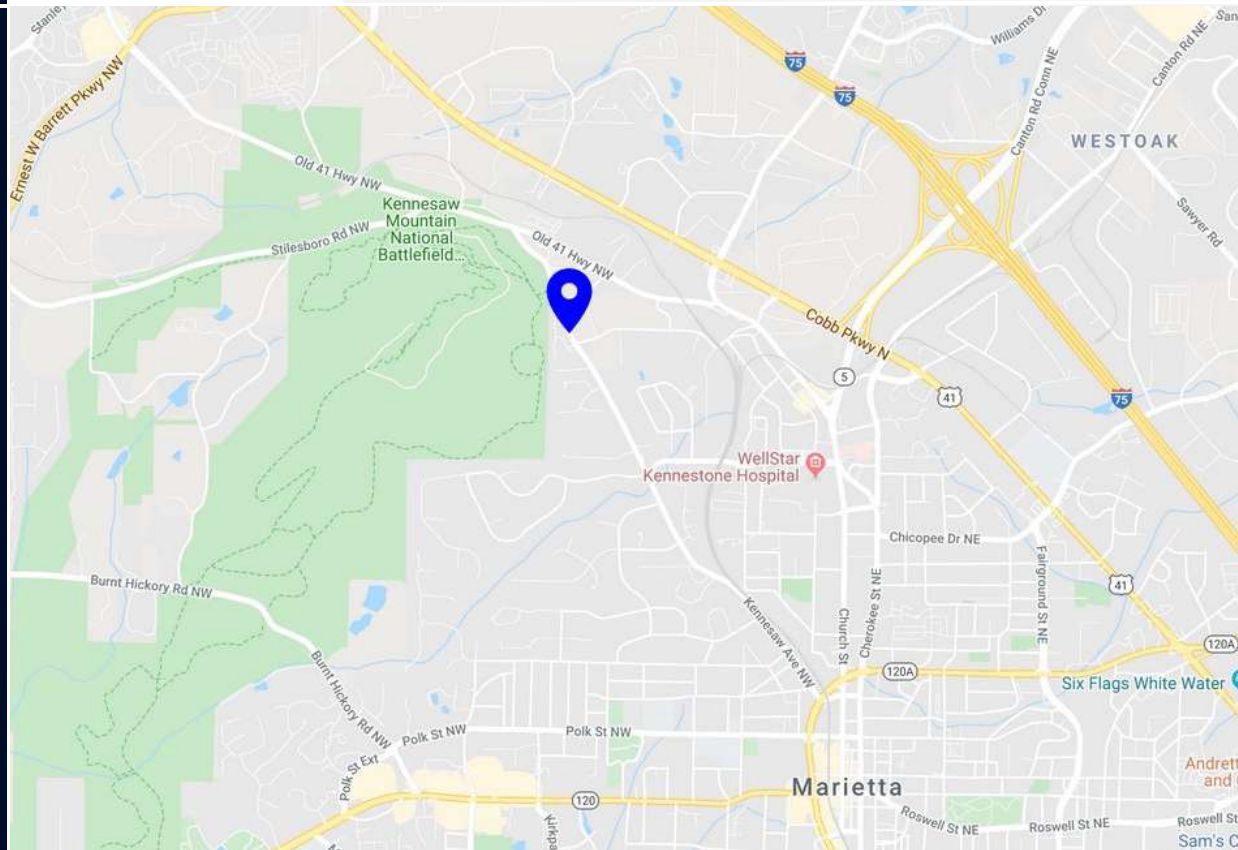
Sale Price:

\$400,000

Lease Price:

\$4,000/month

Fully Furnished
& Equipped
Orthodontic
Office



Property Highlights:

- Close to Marietta Square and Kennesaw
- Ample employee and patient parking
- Reception and waiting areas, X-ray and lab areas, exam stations, and six treatment stations
- Lots of natural light and newly painted
- Lease includes dental and orthopedic equipment
- Tenants can lease w/o equipment for \$2,800/month (ideal for attorneys, therapists, or other professionals)

For more information on this opportunity, **contact Tracey Viars**



Tracey@KennesawBroker.com



678.467.1326

MEDICAL OFFICE

840 Kennesaw Ave., Suite 2, Marietta, GA

FOR SALE OR LEASE

2,500 Sq. Ft.

Sale Price:
\$400,000

Lease Price:
\$4,000/month

Fully Furnished
& Equipped
Orthodontic
Office



Demographics:

Population	1 Mile	3 Mile	5 Mile
2019 Total Population:	7,212	53,196	172,661
2024 Population:	7,462	55,660	181,259
Pop Growth 2019-2024:	3.47%	4.63%	4.98%
Average Age:	35.70	36.60	36.40
Households			
2019 Total Households:	3,176	22,387	65,222
HH Growth 2019-2024:	3.56%	4.61%	4.95%
Median Household Inc:	\$74,614	\$63,279	\$63,728
Avg Household Size:	2.20	2.30	2.50
2019 Avg HH Vehicles:	2.00	2.00	2.00



For more information on this opportunity, contact **Tracey Viars**



Tracey@KennesawBroker.com



678.467.1326