



# Offered Exclusively By

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# DaVita, Inc.

2155 Main Street East | Snellville, Georgia 30078

[Click here for more information & to download the full Offering Memorandum](#)



Subject Property

Northmarq is pleased to offer for sale the opportunity to acquire the fee simple interest in the land and building of

a single-tenant dialysis clinic located at 2155 Main Street East, Snellville, Georgia, in Gwinnett County within the Atlanta MSA. The property consists of approximately 0.748 acres improved with an 8,260-square-foot, one-story medical building completed in 2024 as a build-to-suit for Honey Dialysis, LLC, a subsidiary of DaVita Inc., with a corporate guaranty from DaVita Inc.

The 16-station clinic is the replacement for DaVita's Snellville operation and is leased on a triple net basis through March 2040. The lease includes fixed rent escalations of 10% every five years, two five-year renewal options, limited landlord responsibilities, and a five-mile dialysis radius restriction. The property is an outparcel of Snellville Oaks fronting Main Street East / US-78 and is supported by strong demographics in the Atlanta MSA.



## \$4,513,274

Offering Price



## 5.65%

Cap Rate