



# MEDICAL OFFICE SPACE- FOR LEASE

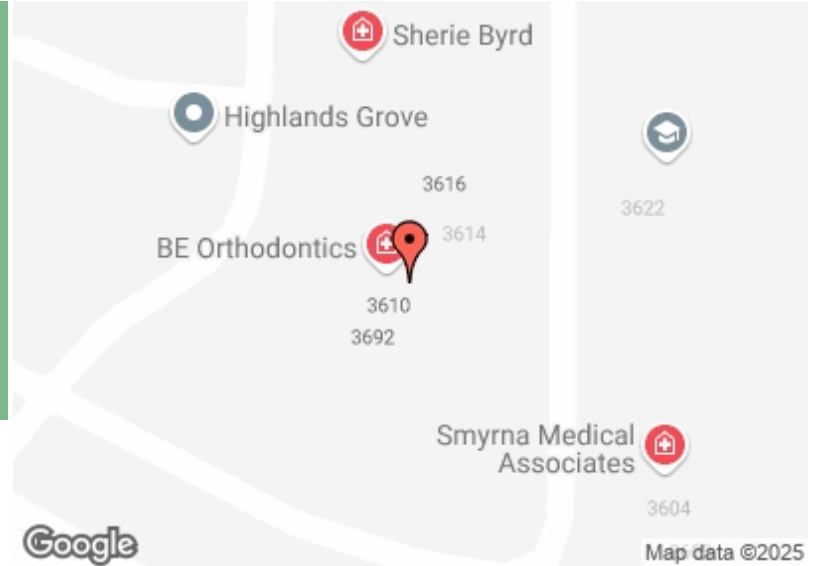
3692 HIGHLANDS PKWY SE # 2 SMYRNA, GA 30082



## PROPERTY SUMMARY

- Turn Key Medical Office with five (5) exam rooms. Shared reception area with adjacent Tenant.
- Great ingress/egress from I-285.
- Professionally managed office park.
- Medical node with many neighboring referral opportunities.
- Close proximity to Wellstar and Northside Hospitals.

Building SqFt	1,353 SqFt
Year Built	2006
Zoning Type	Commercial
County	Cobb
Frontage	0.00 Ft



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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE(SF)	TERM
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#Suite B	Medical	\$ 30.00 SF/Yr	FSG	1,353 SF	Negotiable
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Pineland  
Road  
Partners

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Pineland Road Partners

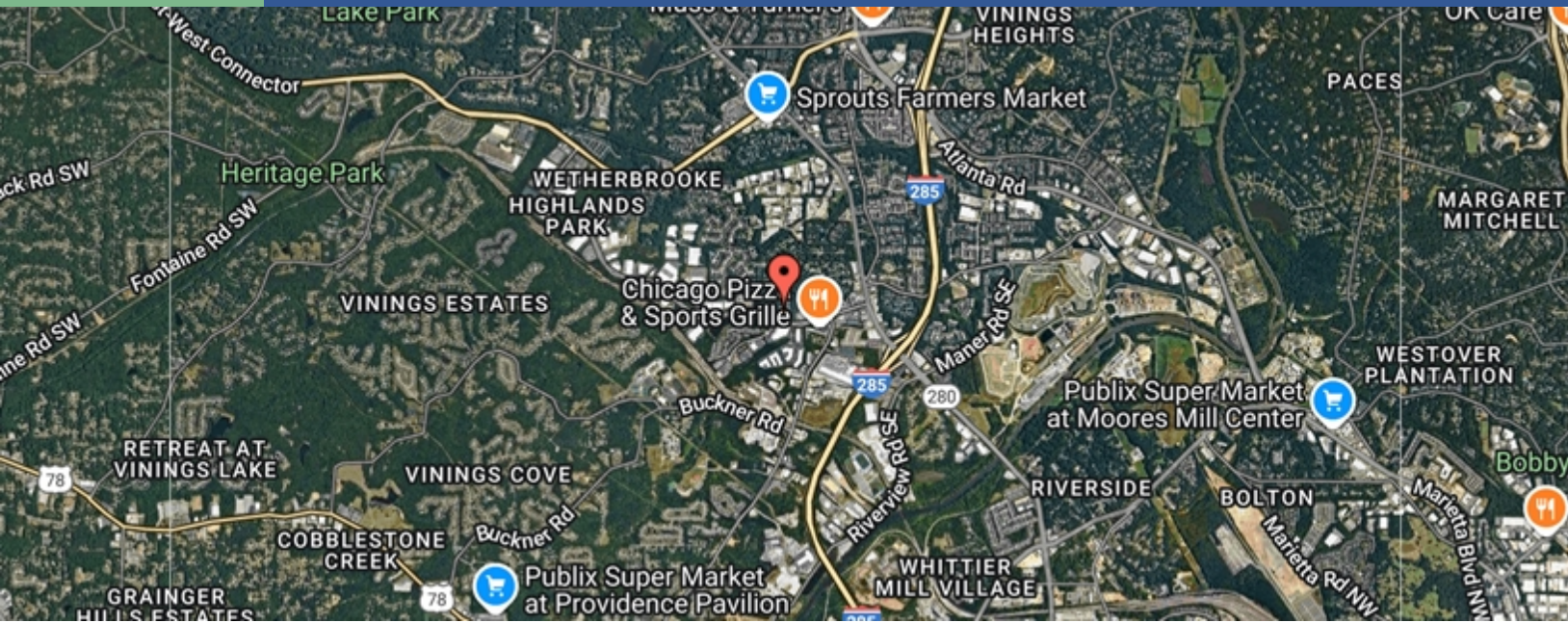
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POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,800	44,362	150,776
2010 Population	6,371	55,351	166,915
2025 Population	7,944	71,359	205,434
2030 Population	8,014	73,491	213,298
2025-2030 Growth Rate	0.18 %	0.59 %	0.75 %
2025 Daytime Population	10,035	77,773	229,078

2025 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15000	157	1,590	5,645
\$15000-24999	36	889	4,179
\$25000-34999	101	970	3,679
\$35000-49999	128	1,978	6,690
\$50000-74999	489	3,853	13,801
\$75000-99999	921	3,869	11,727
\$100000-149999	483	4,965	15,820
\$150000-199999	586	4,066	10,394
\$200000 or greater	942	9,061	19,807
Median HH Income	\$ 106,385	\$ 119,188	\$ 100,318
Average HH Income	\$ 152,860	\$ 169,647	\$ 149,589

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Households	2,006	18,822	63,499
2010 Total Households	3,209	24,536	72,311
2025 Total Households	3,844	31,241	91,741
2030 Total Households	3,866	32,353	96,110
2025 Average Household Size	2.07	2.27	2.23
2025 Owner Occupied Housing	1,947	19,220	49,690
2030 Owner Occupied Housing	2,047	19,972	52,023
2025 Renter Occupied Housing	1,897	12,021	42,051
2030 Renter Occupied Housing	1,819	12,381	44,087
2025 Vacant Housing	174	2,128	8,092
2025 Total Housing	4,018	33,369	99,833

