



## For Sublease

Rate  
Negotiable

### Contact us:

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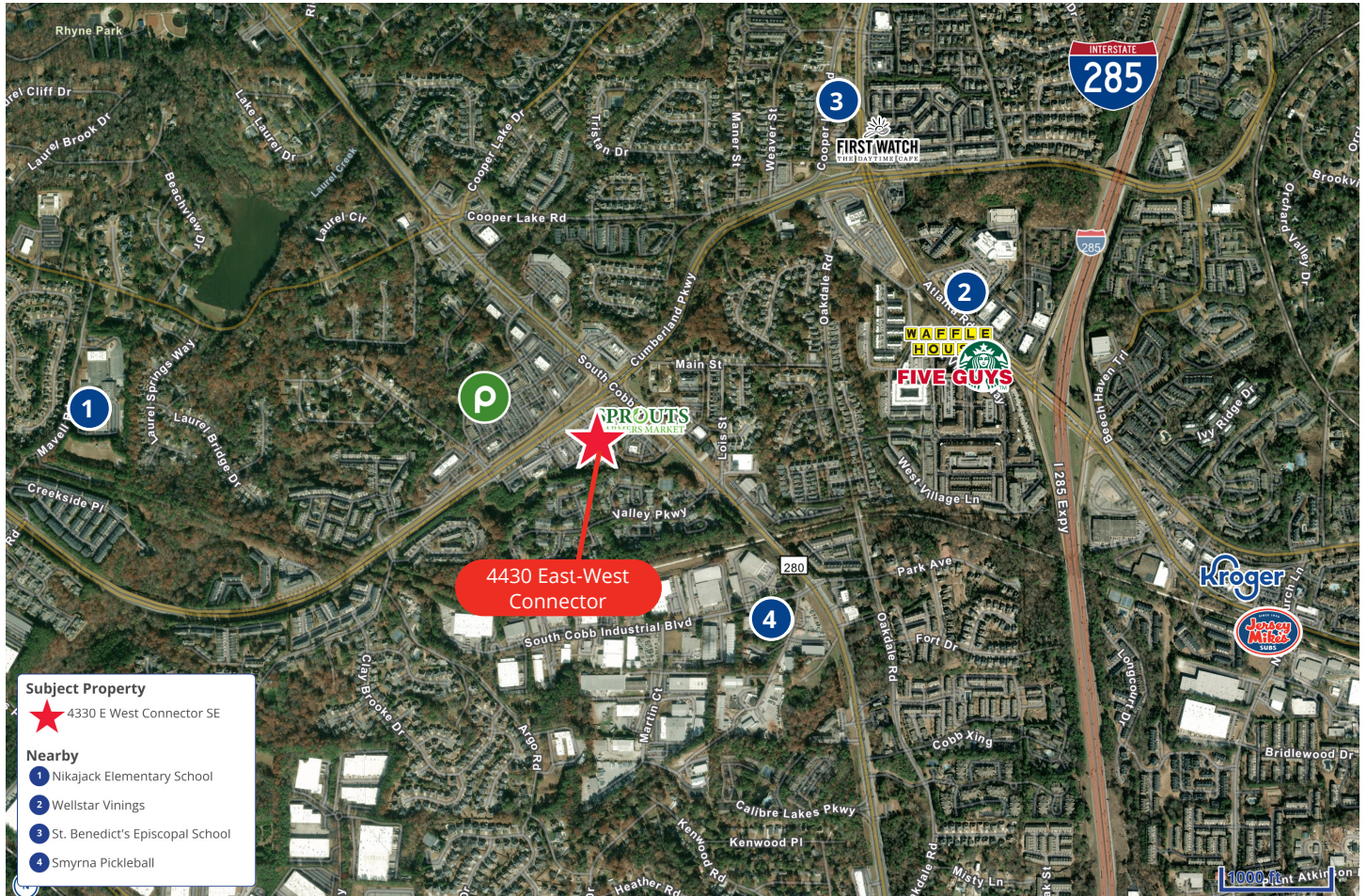
1230 Peachtree St NE  
Suite 800  
Atlanta, GA 30309  
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# 4330 East-West Connector Smyrna, GA 30082

## Features

- Suite 301 | 1,417 SF
- Sublease Expiration: May 31, 2029
- Excellent visibility and signage opportunities
- Easy access to I-285 and South Cobb Drive
- Surrounded by dense residential communities
- Ample surface parking
- Prime corridor location
- Newly delivered, plug and play medical office space
- Efficient layout and high finishes
- Directly adjacent to Sprouts

# Location & Access



## 1 Mile

10,931  
POPULATION

5,171  
HOUSEHOLDS

\$183,623  
AVERAGE HH INCOME

\$10,994.88  
AVERAGE HH  
HEALTHCARE SPENDING

## 3 Miles

78,887  
POPULATION

35,932  
HOUSEHOLDS

\$169,845  
AVERAGE HH INCOME

\$10,415.14  
AVERAGE HH  
HEALTHCARE SPENDING

## 5 Miles

215,446  
POPULATION

96,793  
HOUSEHOLDS

\$145,464  
AVERAGE HH INCOME

\$9,030.68  
AVERAGE HH  
HEALTHCARE SPENDING

# Property Gallery

