

MEDICAL INVESTMENT OPPORTUNITY

3889 N. Cobb Parkway
Acworth, GA 30101



OFFERING MEMORANDUM



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- (3) the recipient shall return or destroy all materials upon request by CRS; and
- (4) the recipient shall rely solely upon its own independent review and investigation of the Property.

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OFFERING SUMMARY

Listing Price	\$2,500,000
Gross Sq. Ft.	5,694 sf
NOI	\$144,000
CAP Rate	5.76%
Lot Size	1.5 Acres

EXCLUSIVELY LISTED BY



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EXECUTIVE SUMMARY

Concord Realty Services, LLC is pleased to present for sale 3889 N. Cobb Parkway, Acworth, Georgia 30101, a stabilized single-tenant medical office investment strategically positioned along Cobb Parkway (US-41), one of northwest Atlanta's primary retail, commuter, and commercial corridors. Situated at the signalized intersection of Highway 41 and Highway 92, the Property benefits from exceptional visibility, direct ingress/egress, and exposure to approximately 33,000 vehicles per day within one of metro Atlanta's fastest-growing suburban markets.

The Property consists of a 5,694 square foot medical office building situated on approximately 1.5 acres and is leased to Bubolo Medical, an established medical practice that has operated at the location for more than 24 years. The tenant occupies the Property pursuant to a Triple Net (NNN) lease structure with annual rental increases, providing investors with stable in-place income and limited management responsibilities. Originally constructed in 1976 and substantially renovated in 2009, the Property features modernized interior finishes, quality medical buildout, ample parking, signalized access, and a new roof installed in 2023.

The surrounding trade area is supported by strong demographic and economic fundamentals throughout Cobb and Cherokee Counties. The five-mile trade area includes approximately 116,000 residents with average household incomes exceeding \$100,000 annually, while approximately 16% of households report incomes greater than \$200,000. The corridor continues to experience substantial residential and commercial growth driven by executive and move-up housing communities, commuter access to Interstate 75, and continued expansion throughout northwest metro Atlanta.

3889 N. Cobb Parkway is positioned within a heavily developed retail and service corridor surrounded by nationally recognized retailers, restaurants, healthcare providers, and professional services. In addition to its strong underlying real estate fundamentals, the Property is strategically located between the existing Wellstar Health Park campus and the new Piedmont medical development currently under construction along Cobb Parkway, further reinforcing long-term healthcare demand within the immediate market area.

In addition to the Property's stable in-place income characteristics, investors may also give consideration to the long-term potential for future redevelopment or adaptive reuse of the site given the broad range of uses permitted under the current General Commercial (GC) District zoning classification. The combination of strong corridor frontage, signalized access, and continued growth throughout the surrounding market provides future flexibility beyond the existing medical office use.

The combination of stable medical tenancy, affluent demographics, strategic corridor positioning, and long-term redevelopment flexibility creates a compelling investment opportunity within one of Atlanta's most desirable suburban growth corridors.



INVESTMENT HIGHLIGHTS

- Strategic Cobb Parkway Location within rapidly expanding northwest Atlanta corridor
- Positioned between existing Wellstar Health Park campus and new Piedmont medical development
- High-visibility frontage along heavily traveled Cobb Parkway
- Strong surrounding demographics with executive housing and affluent residential growth
- Convenient access to Interstate 75 and major regional transportation corridors
- Established medical and professional office corridor with continued healthcare investment
- Attractive single-story medical/professional office layout
- Excellent accessibility and surface parking



- Proximity to retail, dining, and lifestyle amenities within downtown Acworth and surrounding trade area
- Located within one of Cobb County's most desirable suburban
- Well-established medical clinic operating at the Property for more than 24 years
- Long-term NNN lease structure with annual rental increases
- Stable healthcare-oriented tenancy within growing medical corridor





Located at the signalized intersection of Cobb Parkway (U.S. Highway 41) and Highway 92 in Acworth, Georgia, 3889 N. Cobb Parkway is a well-positioned single-tenant medical office investment within one of northwest Atlanta's fastest-growing suburban corridors. The Property consists of a 5,694 square foot medical office building situated on approximately 1.5 acres with excellent visibility, convenient access, and ample surface parking.

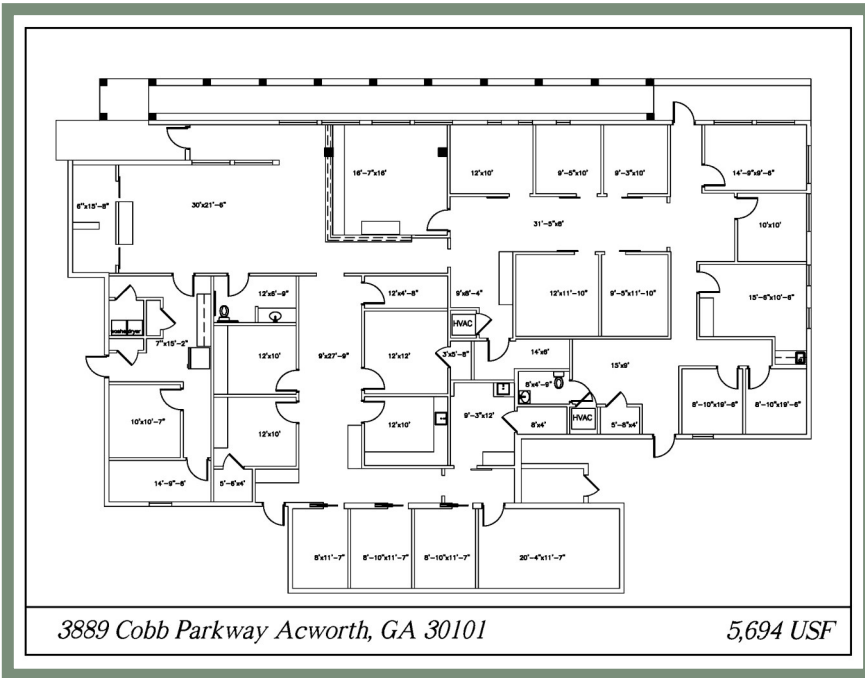
The Property benefits from its strategic location along a heavily traveled retail and commercial corridor featuring numerous nationally recognized retailers, restaurants, and service providers. Highway 92 provides direct connectivity to Interstate 75, further strengthening regional accessibility throughout the northwest Atlanta metropolitan area. The surrounding market is supported by strong demographics, executive and move-up housing communities, and continued residential and commercial growth throughout the Acworth and northern Cobb County area.

Originally constructed in 1976 and substantially renovated in 2009, the Property is currently occupied by Bubolo Medical, an established medical practice that has operated at the location for more than 24 years. The tenant occupies the building pursuant to a NNN lease structure featuring annual rental increases, providing investors with stable cash flow within a growing suburban market.

In addition to its strong retail and demographic positioning, the Property is located between the existing Wellstar Health Park campus and the new Piedmont medical development currently under construction along Cobb Parkway, further reinforcing the long-term healthcare demand drivers supporting the corridor.

- **Property Address:** 3889 N. Cobb Parkway, Acworth, GA 30101
- **Parcel Number:** 20008100280
- **Building Size:** 5,694 Square Feet
- **Land Area:** Approximately 1.5 Acres
- **Year Built / Renovated:** Built 1976; Renovated 2009
- **Zoning:** Cobb County GC (General Commercial)
- **Parking:** 24 Surface Parking Spaces
- **Traffic Counts:** Approximately 33,000 Vehicles Per Day
- **Lease Type:** NNN
- **Tenant:** EGAC Enterprises, LLC d/b/a Bubolo Medical
- **Occupancy:** Single Tenant
- **Asset Type:** Medical Office Building



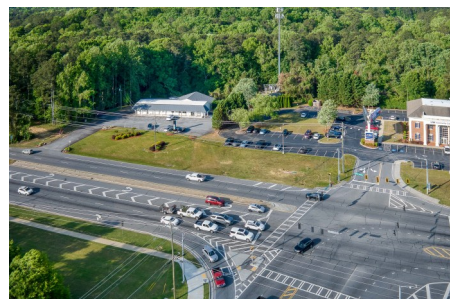


- Roof Replaced in 2023
- Property Serviced by Four Separate HVAC Systems
- Existing Telecommunications Easement Located on Property
- Signalized Access from Cobb Parkway / Highway 92 Corridor
- Excellent Visibility Along Major Commercial Corridor
- Ample Surface Parking

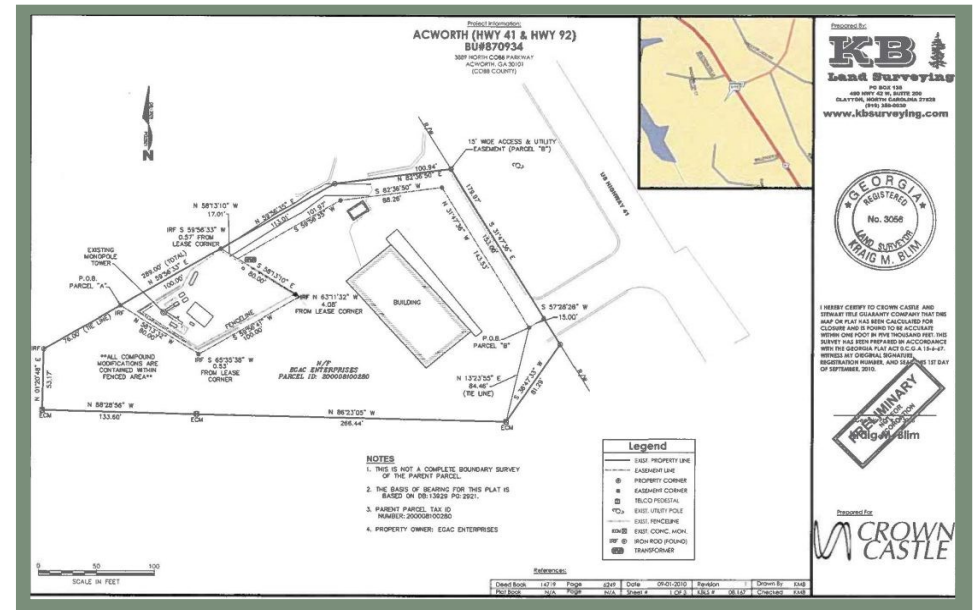
Future Redevelopment Potential



Modernized medical office with upscale finishes



Existing ingress/egress on US 41 at signalized intersection



PHOTOGRAPHS



FINANCIAL SUMMARY

ITEM	AMOUNT
Scheduled Base Rent	\$144,000
Tenant Reimbursements	\$ 30,250
Effective Gross Revenue	\$174,250
Operating Expenses	(\$ 30,250)
Net Operating Income	\$144,000

INCOME	Year 1	PER SF	Year 2	PER SF
Scheduled Base Rent Income	\$144,000	\$25.29	\$148,329	\$26.05
Expense Reimbursement Income				
Common Area Maintenance	11,167	1.96	10,915	1.92
Real Estate Taxes	17,025	2.99	17,025	2.99
Property Insurance	2,058	.36	2,058	.36
Total Reimbursement Income	\$30,250	\$5.31	\$30,250	\$ 5.31
Effective Gross Revenue	\$174,250	\$30.60	\$178,579	\$31.36

EXPENSE RATIO

17.4% of Effective Gross Income

TOTAL OPERATING EXPENSES	Year 1	PER SF	Year 2	PER SF
Total Expenses	\$30,250	\$5.31	\$30,250	\$5.31
Expenses as a % of EGR	17.4%		16.9%	
Net Operating Income	\$144,000	\$25.29	\$148,329	\$26.05

Lease Structure: NNN Lease with fixed annual Base Rent increases.

Initial Lease Term: 12/1/2025 through 11/30/2030. **Option to Extend:** 12/1/2030 through 11/30/2033.

Tenant: EGAC Enterprises, LLC d/b/a Bubolo Medical. This is an established medical practice serving the Acworth market for over 24 years.

Roof and HVAC Equipment: A new roof was installed in 2023. The building is serviced by four separate heating/HVAC units.

Zoning: General Commercial (GC) as designated by Cobb County.

Redevelopment Potential: Long-term underlying land value supported by flexible GC zoning and strategic traffic and healthcare corridor location.

Key Features and Highlights

- Located in Cobb County, Georgia
- Direct Access to Cobb Parkway & I-75
- Positioned Between Two Major Healthcare Campuses
- Strong Northwest Atlanta Growth Corridor
- Executive Housing & Affluent Demographics
- Historic Downtown & Lake Amenities
- Expanding Retail & Dining Base
- Part of Metro Atlanta MSA



ACWORTH, GEORGIA

Connected Growth, Healthcare Expansion & Lifestyle Appeal

Located in northwest metro Atlanta within rapidly expanding Cobb County, Acworth has emerged as one of the region's most desirable suburban communities, combining strong residential growth, expanding healthcare infrastructure, and an exceptional quality of life.

Positioned along the Cobb Parkway corridor with convenient access to Interstate 75, Acworth offers direct connectivity to Atlanta's major employment centers while maintaining the character and amenities of an established suburban community. The area has experienced continued population and commercial growth driven by executive housing development, expanding retail and dining options, and ongoing investment throughout the northwest Atlanta corridor.

Acworth's appeal extends beyond demographics alone. The community is widely recognized for its vibrant historic downtown district, diverse restaurant scene, recreational amenities, and proximity to Lake Acworth and Lake Allatoona, creating a highly desirable live-work-play environment that continues to attract residents, businesses, and healthcare providers alike.

The Property is strategically positioned within a rapidly expanding medical corridor along Cobb Parkway, located between the existing Wellstar Health Park campus and the new Piedmont medical facility currently under development approximately one mile south of the Property. Continued institutional healthcare investment throughout the corridor is expected to further strengthen long-term demand fundamentals for medical office and healthcare-related services within the surrounding trade area.



DEMOGRAPHICS & TRADE AREA ANALYSIS



SUBJECT PROPERTY

3889 N COBB PARKWAY
ACWORTH, GA 30101

ATLANTA MSA | COBB COUNTY

Strategically located along Cobb Parkway (US-41), one of Northwest Atlanta's strongest retail and healthcare corridors.



Source: Esri 2024 Demographics, GDOT 2023 Traffic Counts

TRAFFIC COUNTS (VPD)

I-75 (South)	95,100
Cobb Pkwy (US-41)	33,000
Hwy 92	20,600

Approx. 111,000 vehicles per day at the intersection of Cobb Pkwy & Hwy 92.

TRADE AREA DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	6,800	44,900	116,250
Households	2,480	15,890	41,180
Avg. Household Income	\$112,456	\$112,696	\$114,064
Med. Household Income	\$95,311	\$96,423	\$104,064
Population Growth 2024-2029	9.2%	10.8%	11.5%
Bachelor's Degree or Higher	47.6%	49.1%	51.3%

TRADE AREA HIGHLIGHTS

- Affluent Northwest Atlanta Trade Area – Average household income exceeds \$112,000 within 3 miles.
- Strong Growth – Population projected to grow 10.8% within 3 miles over the next 5 years.
- Highly Educated – Over 49% of residents within 3 miles hold a Bachelor's degree or higher.
- Excellent Access & Visibility – Over 111,000 vehicles per day at the intersection of Cobb Pkwy (US-41) & Hwy 92.
- Premier Retail & Healthcare Corridor – Surrounded by national retailers, established medical facilities, and new developments driving continued growth.