



FOR LEASE
2,027 SF - 4,057 SF

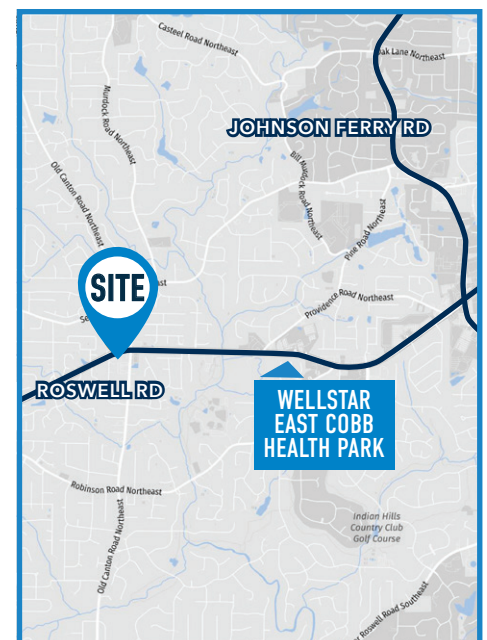
3020 ROSWELL RD

Medical/Office Space
East Cobb
30062



OVERVIEW:

- » **Retail exposure to over 43,000 VPD**
- » Medical/Office space available for lease in East Cobb
- » New ownership/management
- » New owner will occupy 5,000 SF for OBGYN Practice
- » Current Medical tenants include Pediatric Dentist and Implant Dentist
- » Median Household income of \$153,000 within 1 mile radius
- » Monument Signage available
- » Building Signage opportunities
- » Approximately 1 mile from Wellstar East Cobb Health



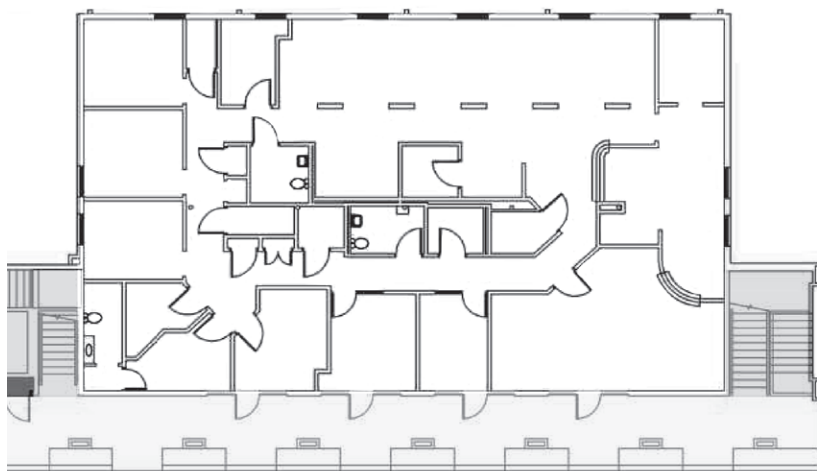
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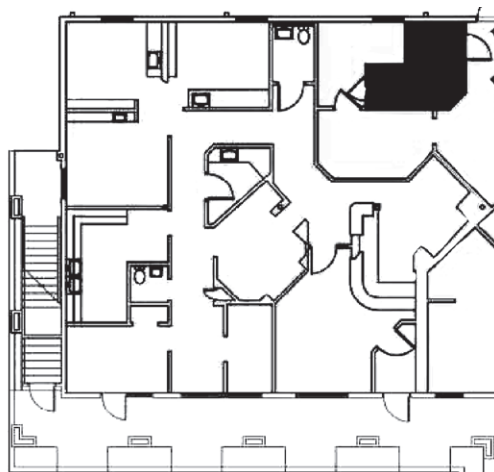
SUITE 100 **4,057 SF**

- » First floor
- » Dental space
- » Available
January 2027



SUITE 130 **2,027 SF**

- » First floor
- » 2nd generation
medical space
- » Recently renovated



SUITE 230 **3,998 SF**

- » Second Floor space
- » Elevator accessible
- » Standard
office buildout

