An aerial photograph of a town square in Acworth, Georgia. The square is centered around a railroad crossing with a brick and steel pedestrian bridge. The bridge has 'ACWORTH' written on its side. The square is surrounded by various buildings, including a large brick building with a gabled roof. A road with a double yellow line curves around the square. In the background, there are more buildings and a dense forest of trees under a clear blue sky.

**SLT** Real Estate

Office for Lease  
+/- 1,800 SF Available | 3950 Cobb Parkway,  
Acworth, Georgia 30101

SLT Real Estate Brokerage has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review all documents independently.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by SLT Real Estate Brokerage or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer to purchase the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Owner. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession thereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of SLT Real Estate Brokerage or Owner/Seller. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents, disks and other information provided in connection therewith.



## EXECUTIVE SUMMARY

+/- 1,800 SF of professional office space available for immediate occupancy located in the Lake Pointe Professional Center in Acworth, Georgia. This office complex is conveniently located on Highway 41 with easy and direct access to the Acworth shopping district consisting of dozens of shopping and dining options. Access to I-75 is a 10 minute drive from this center. Marietta, Kennesaw, Dallas and Cartersville are within 30 minutes.

### AVAILABLE UNITS:

1005 - 1,800 SF. Second floor, 5 private offices, reception area, conference room, small kitchenette and private bathroom. Flooring and paint in move-in ready condition.

ASKING RATE:

\$16 - 18/ SF

TERM:

1-5 years

TENANCY:

Single

# PROPERTY INFORMATION

<b>ADDRESS</b>	<b>3950 Cobb Parkway Acworth, Georgia 30101</b>
<b>COUNTY</b>	<b>Cobb</b>
<b>YEAR BUILT</b>	<b>2004</b>
<b>ACRES</b>	<b>0.12 acre lot</b>
<b>PARCEL ID</b>	<b>Varies by Unit</b>
<b>ZONING</b>	<b>Acworth C2</b>
<b>BUILDING SIZE</b>	<b>+/- 950 - 1,800 SF</b>
<b>BUILDING TYPE</b>	<b>4 sided brick</b>
<b>HOA / POA</b>	<b>Yes (Covers some expenses)</b>
<b># OF TENANTS</b>	<b>Multiple</b>
<b>PARKING</b>	<b>Open Parking Lot</b>



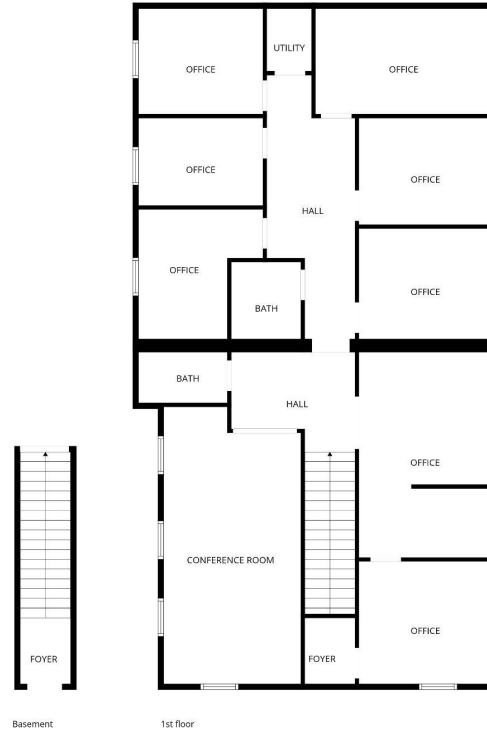
# PROPERTY PHOTOS



1005 PHOTOS



# 1005 FLOOR PLAN



# DEMOGRAPHICS

## POPULATION:

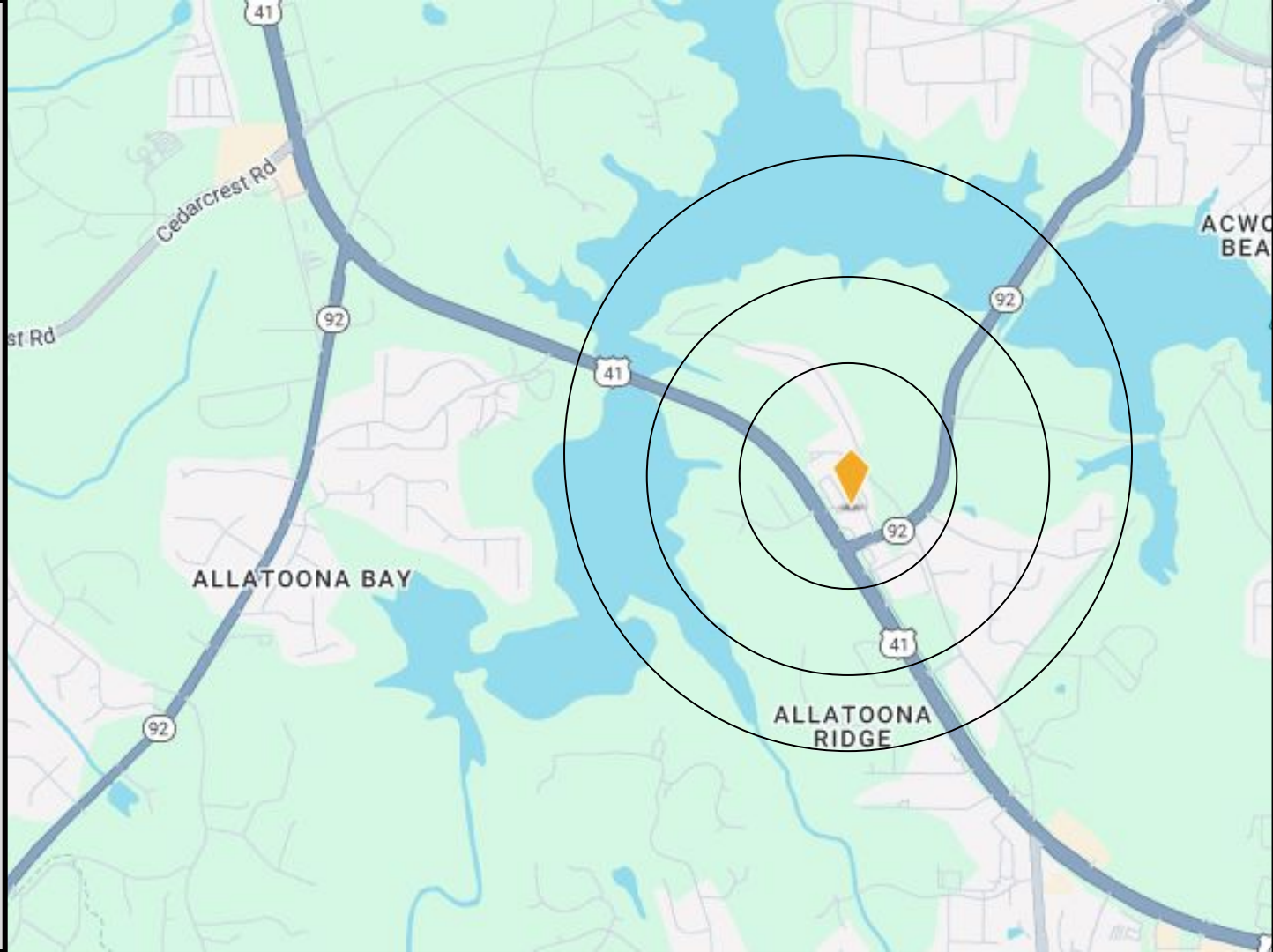
2 MILE	10,760
5 MILE	115,804
10 MILE	385,166

## NUMBER OF HOUSEHOLDS:

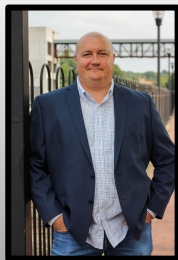
2 MILE	4,089
5 MILE	39,939
10 MILE	136,497

## AVERAGE HH INCOME:

2 MILE	\$84,300
5 MILE	\$101,483
10 MILE	\$99,164



EXCLUSIVELY LISTED BY



Geoff Nagy

Commercial Real Estate Specialist /  
Managing Broker

770-624-4562(m)

geoff@sltre.com | www.sltre.com

**SLT**

Real Estate