

# Largent Way

3700 Largent Way Suite 100



**Medical Office For Sale In West Cobb**

**|**

**\$810,000**

## **HIGHLIGHTS**

- 3,153 square foot medical office in prime West Cobb location
- Beautiful suite with updated accoutrements
- Currently built out as an orthodontists office
- Located near Dallas Hwy and The Avenue West Cobb

### **David McGinnis**

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### **Jim DeVille**

KW Director  
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Atlanta Commercial Group

2645 Dallas Highway Suite 270 | Marietta, GA 30064 | [www.kwcommercial.com](http://www.kwcommercial.com)

Each Office is Independently Owned and Operated

## OVERVIEW

Largent Way  
3700 Largent Way Suite 100 | Marietta, GA 30064



## Property Overview

Prime location in Verde Point medical and office center in growing West Cobb.

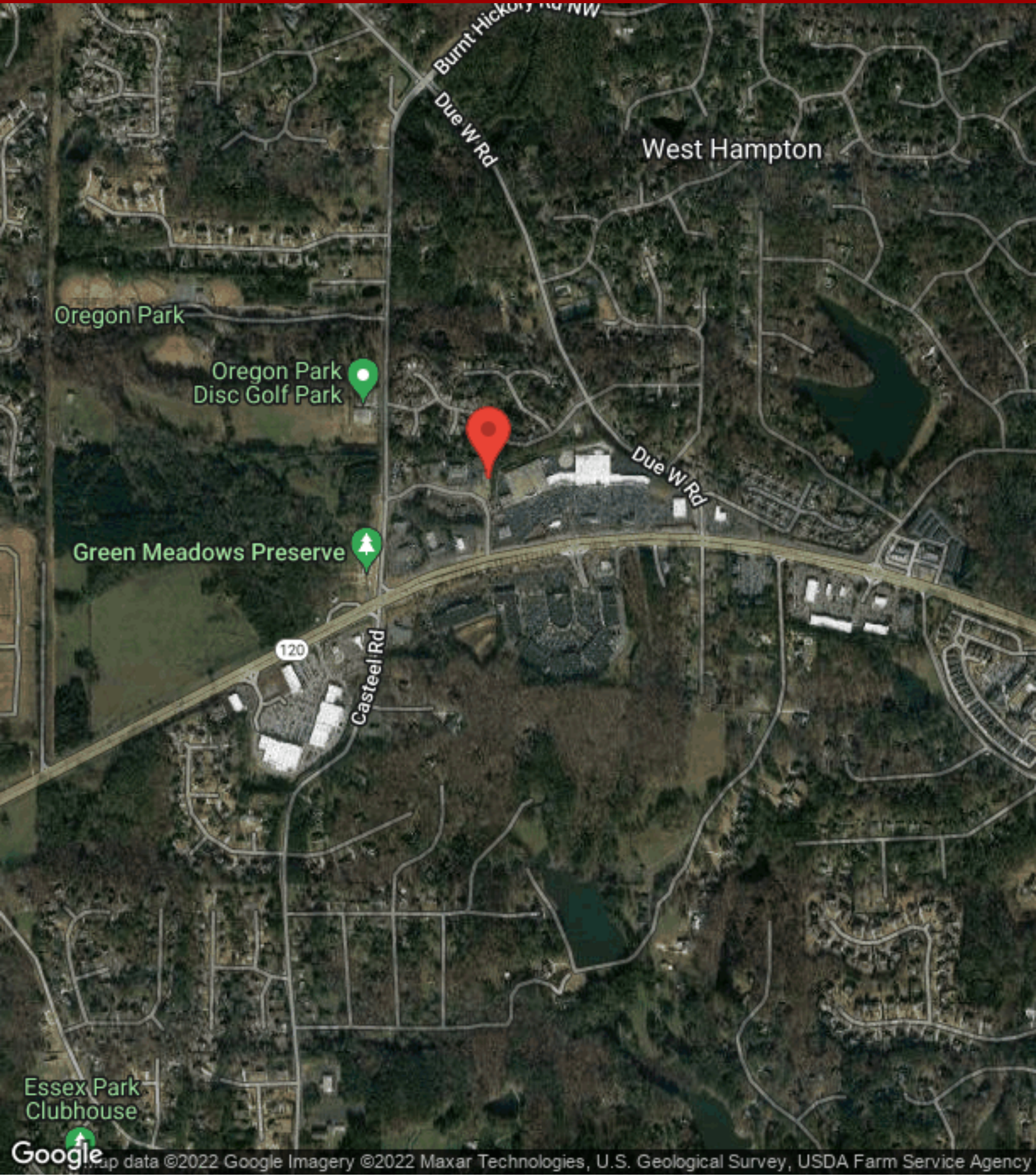


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# REGIONAL MAP

Largent Way  
3700 Largent Way Suite 100 | Marietta, GA 30064



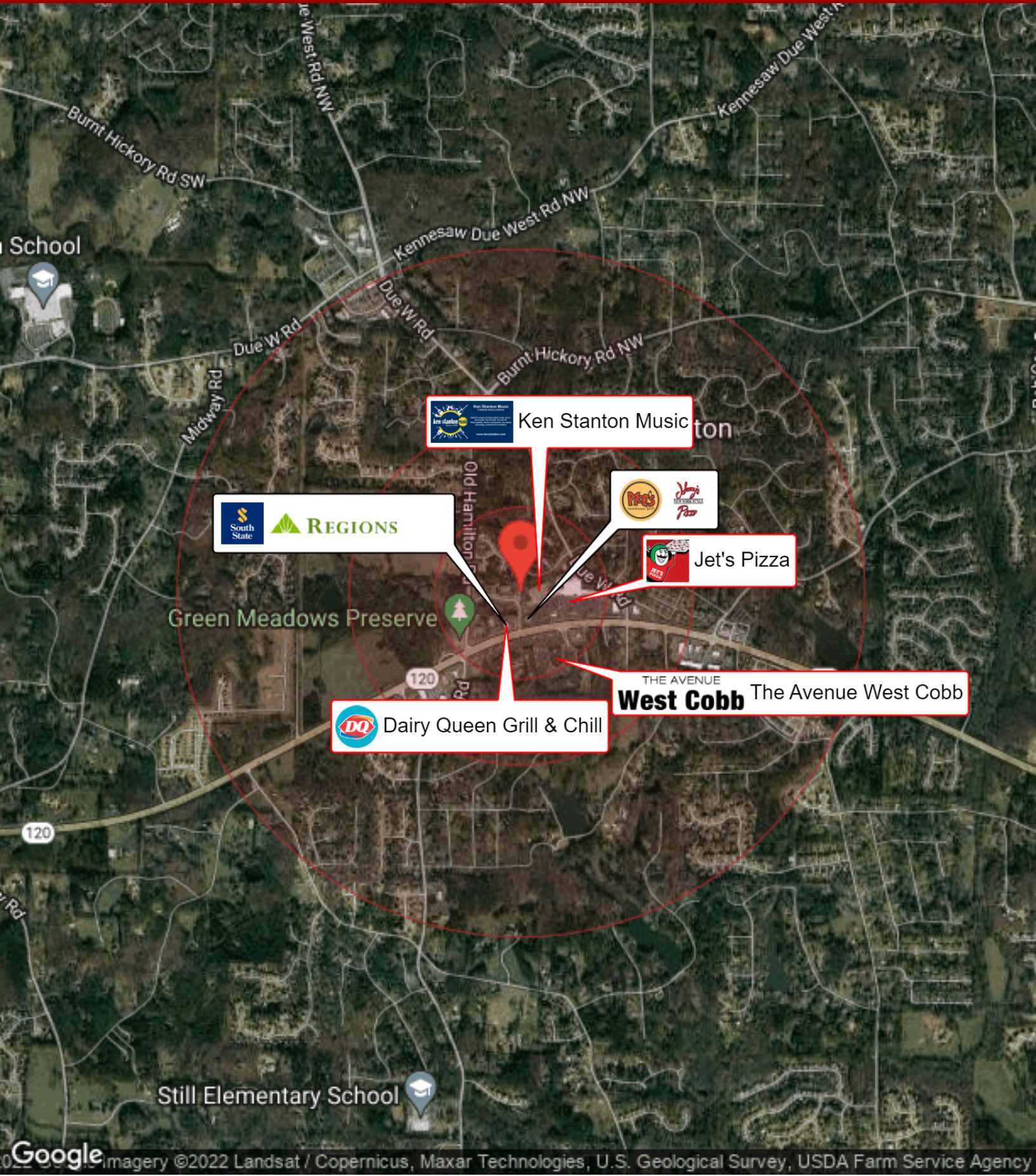
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# BUSINESS MAP

Largent Way  
3700 Largent Way Suite 100 | Marietta, GA 30064




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# DEMOGRAPHICS

Largent Way  
3700 Largent Way Suite 100 | Marietta, GA 30064

## Demographic Summary Report

Verde Pointe Professional Offices						
3698-3700 Largent Way, Marietta, GA 30064						
Building Type: <b>Class B Office</b>	Total Available: <b>0 SF</b>					
Class: <b>B</b>	% Leased: <b>100%</b>					
RBA: <b>20,000 SF</b>	Rent/SF/Yr: <b>-</b>					
Typical Floor: <b>10,000 SF</b>						
Radius	1 Mile		3 Mile		5 Mile	
<b>Population</b>						
2026 Projection	4,569		40,422		129,752	
2021 Estimate	4,467		39,443		126,905	
2010 Census	3,972		34,635		114,919	
Growth 2021 - 2026	2.28%		2.48%		2.24%	
Growth 2010 - 2021	12.46%		13.88%		10.43%	
<b>2021 Population by Hispanic Origin</b>	149		1,558		9,209	
<b>2021 Population</b>	4,467		39,443		126,905	
White	3,584	80.23%	31,314	79.39%	92,875	73.18%
Black	612	13.70%	5,915	15.00%	25,702	20.25%
Am. Indian & Alaskan	8	0.18%	80	0.20%	438	0.35%
Asian	166	3.72%	1,388	3.52%	5,151	4.06%
Hawaiian & Pacific Island	1	0.02%	8	0.02%	52	0.04%
Other	96	2.15%	738	1.87%	2,688	2.12%
U.S. Armed Forces	5		57		198	
<b>Households</b>						
2026 Projection	1,595		13,742		44,526	
2021 Estimate	1,559		13,409		43,551	
2010 Census	1,390		11,789		39,487	
Growth 2021 - 2026	2.31%		2.48%		2.24%	
Growth 2010 - 2021	12.16%		13.74%		10.29%	
Owner Occupied	1,450	93.01%	12,378	92.31%	36,908	84.75%
Renter Occupied	110	7.06%	1,032	7.70%	6,643	15.25%
<b>2021 Households by HH Income</b>	1,559		13,410		43,550	
Income: <\$25,000	67	4.30%	627	4.68%	2,895	6.65%
Income: \$25,000 - \$50,000	174	11.16%	1,230	9.17%	5,514	12.66%
Income: \$50,000 - \$75,000	173	11.10%	1,515	11.30%	6,033	13.85%
Income: \$75,000 - \$100,000	196	12.57%	1,962	14.63%	6,043	13.88%
Income: \$100,000 - \$125,000	179	11.48%	1,418	10.57%	4,858	11.15%
Income: \$125,000 - \$150,000	136	8.72%	1,269	9.46%	4,046	9.29%
Income: \$150,000 - \$200,000	314	20.14%	2,593	19.34%	7,009	16.09%
Income: \$200,000+	320	20.53%	2,796	20.85%	7,152	16.42%
<b>2021 Avg Household Income</b>	\$146,463		\$147,451		\$130,928	
<b>2021 Med Household Income</b>	\$123,672		\$124,170		\$106,638	



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# DEMOGRAPHICS

Largent Way  
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## Demographic Trend Report

1 Mile Radius

### Verde Pointe Professional Offices

3698-3700 Largent Way, Marietta, GA 30064

Building Type: **Class B Office**  
Class: **B**  
RBA: **20,000 SF**  
Typical Floor: **10,000 SF**

Total Available: **0 SF**  
% Leased: **100%**  
Rent/SF/Yr: **-**



Description	2010	2021	2026
<b>Population</b>	<b>3,972</b>	<b>4,467</b>	<b>4,569</b>
Age 0 - 4	196 4.93%	199 4.45%	233 5.10%
Age 5 - 9	279 7.02%	220 4.93%	220 4.82%
Age 10 - 14	338 8.51%	285 6.38%	243 5.32%
Age 15 - 19	331 8.33%	332 7.43%	287 6.28%
Age 20 - 24	164 4.13%	310 6.94%	313 6.85%
Age 25 - 29	127 3.20%	292 6.54%	312 6.83%
Age 30 - 34	161 4.05%	213 4.77%	276 6.04%
Age 35 - 39	237 5.97%	201 4.50%	235 5.14%
Age 40 - 44	311 7.83%	230 5.15%	221 4.84%
Age 45 - 49	379 9.54%	307 6.87%	252 5.52%
Age 50 - 54	369 9.29%	344 7.70%	298 6.52%
Age 55 - 59	336 8.46%	378 8.46%	336 7.35%
Age 60 - 64	280 7.05%	347 7.77%	344 7.53%
Age 65 - 69	178 4.48%	286 6.40%	316 6.92%
Age 70 - 74	128 3.22%	230 5.15%	264 5.78%
Age 75 - 79	79 1.99%	145 3.25%	193 4.22%
Age 80 - 84	47 1.18%	82 1.84%	122 2.67%
Age 85+	33 0.83%	65 1.46%	104 2.28%
<b>Age 15+</b>	<b>3,160 79.56%</b>	<b>3,762 84.22%</b>	<b>3,873 84.77%</b>
<b>Age 20+</b>	<b>2,829 71.22%</b>	<b>3,430 76.79%</b>	<b>3,586 78.49%</b>
<b>Age 65+</b>	<b>465 11.71%</b>	<b>808 18.09%</b>	<b>999 21.86%</b>
<b>Median Age</b>	<b>43</b>	<b>44</b>	<b>44</b>
<b>Average Age</b>	<b>38.70</b>	<b>41.30</b>	<b>42.50</b>
<b>Population By Race</b>	<b>3,972</b>	<b>4,467</b>	<b>4,569</b>
White	3,356 84.49%	3,584 80.23%	3,607 78.95%
Black	434 10.93%	612 13.70%	663 14.51%
Am. Indian & Alaskan	9 0.23%	8 0.18%	9 0.20%
Asian	111 2.79%	166 3.72%	183 4.01%
Hawaiian & Pacific Islander	1 0.03%	1 0.02%	1 0.02%
Other	62 1.56%	96 2.15%	105 2.30%



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# DEMOGRAPHICS

Largent Way  
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## Demographic Trend Report

1 Mile Radius

<b>Verde Pointe Professional Offices</b>			
<b>3698-3700 Largent Way, Marietta, GA 30064</b>			
<b>Description</b>	<b>2010</b>	<b>2021</b>	<b>2026</b>
<b>Population by Race (Hispanic)</b>	<b>123</b>	<b>148</b>	<b>159</b>
White	109 88.62%	130 87.84%	139 87.42%
Black	7 5.69%	10 6.76%	10 6.29%
Am. Indian & Alaskan	3 2.44%	3 2.03%	3 1.89%
Asian	0 0.00%	0 0.00%	1 0.63%
Hawaiian & Pacific Islander	0 0.00%	0 0.00%	0 0.00%
Other	4 3.25%	6 4.05%	6 3.77%
<b>Household by Household Income</b>	<b>1,391</b>	<b>1,559</b>	<b>1,597</b>
<\$25,000	185 13.30%	67 4.30%	69 4.32%
\$25,000 - \$50,000	171 12.29%	174 11.16%	178 11.15%
\$50,000 - \$75,000	274 19.70%	173 11.10%	158 9.89%
\$75,000 - \$100,000	231 16.61%	196 12.57%	190 11.90%
\$100,000 - \$125,000	123 8.84%	179 11.48%	186 11.65%
\$125,000 - \$150,000	138 9.92%	136 8.72%	136 8.52%
\$150,000 - \$200,000	137 9.85%	314 20.14%	336 21.04%
\$200,000+	132 9.49%	320 20.53%	344 21.54%
<b>Average Household Income</b>	<b>\$103,110</b>	<b>\$146,463</b>	<b>\$149,752</b>
<b>Median Household Income</b>	<b>\$82,088</b>	<b>\$123,672</b>	<b>\$128,217</b>



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# DEMOGRAPHICS

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## Daytime Employment Report

1 Mile Radius

### Verde Pointe Professional Offices

3698-3700 Largent Way, Marietta, GA 30064

Building Type: **Class B Office**      Total Available: **0 SF**  
 Class: **B**      % Leased: **100%**  
 RBA: **20,000 SF**      Rent/SF/Yr: **-**  
 Typical Floor: **10,000 SF**



Business Employment by Type	# of Businesses	# Employees	#Emp/Bus
<b>Total Businesses</b>	<b>392</b>	<b>3,319</b>	<b>8</b>
Retail & Wholesale Trade	70	785	11
Hospitality & Food Service	31	649	21
Real Estate, Renting, Leasing	26	777	30
Finance & Insurance	24	99	4
Information	9	78	9
Scientific & Technology Services	25	98	4
Management of Companies	0	0	0
Health Care & Social Assistance	120	408	3
Educational Services	9	63	7
Public Administration & Sales	1	6	6
Arts, Entertainment, Recreation	10	36	4
Utilities & Waste Management	7	19	3
Construction	15	45	3
Manufacturing	6	65	11
Agriculture, Mining, Fishing	1	2	2
Other Services	38	189	5



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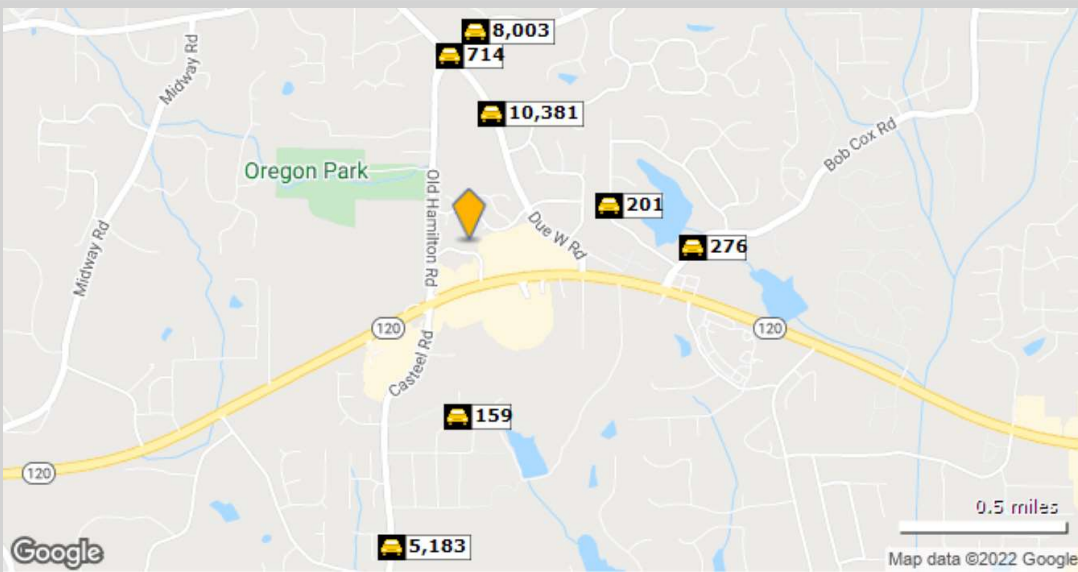
Largent Way  
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## Traffic Count Report

**Verde Pointe Professional Offices**  
 3698-3700 Largent Way, Marietta, GA 30064

Building Type: **Class B Office**  
 Class: **B**  
 RBA: **20,000 SF**  
 Typical Floor: **10,000 SF**  
 Total Available: **0 SF**  
 % Leased: **100%**  
 Rent/SF/Yr: -





	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	Due West Rd NW	Scott Rd	0.12 NW	2018	8,594	MPSI	.40
2	Due West Road Northwest	Scott Rd	0.12 NW	2020	10,381	MPSI	.40
3	Lake Somerset Crest	Steve Dr	0.08 W	2020	201	MPSI	.45
4	Bedford Street	Cambridge Dr SW	0.13 SW	2020	120	MPSI	.53
5	Bedford St SW	Cambridge Dr SW	0.13 SW	2018	159	MPSI	.53
6	Due West Road Northwest	Old Hamilton Rd	0.00 E	2020	714	MPSI	.57
7	Burnt Hickory Road Northwest	Harrison Way	0.07 N	2020	8,003	MPSI	.65
8	Bob Cox Rd	Lake Somerset Crst	0.08 SW	2020	276	MPSI	.69
9	Casteel Road	Ballard Dr	0.04 N	2020	5,183	MPSI	.96



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# EXECUTIVE SUMMARY

Largent Way  
3700 Largent Way Suite 100 | Marietta, GA 30064

## Acquisition Costs

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Purchase Price, Points and Closing Costs	\$810,000
Investment - Cash	\$810,000

## Investment Information

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Purchase Price	\$810,000
Price per SF	\$256.90

## Income, Expenses & Cash Flow

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<b>Gross Scheduled Income</b>	<b>\$59,654</b>
Total Vacancy and Credits	\$0
Operating Expenses	(\$2,983)
<b>Net Operating Income</b>	<b>\$56,671</b>
Debt Service	\$0
<b>Cash Flow Before Taxes</b>	<b>\$56,671</b>

## Financial Indicators

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Cash-on-Cash Return Before Taxes	7.00%
Debt Coverage Ratio	N/A
Capitalization Rate	7.00%
Gross Income / Square Feet	\$18.92
Gross Expenses / Square Feet	(\$0.95)
Operating Expense Ratio	5.00%



David McGinnis leads a high-level, client focused real estate experience. David has extensive background in professional and executive level sales focused on sales growth and successful contract negotiation through building relationships and providing value. Previous corporate roles involved finding and executing long term lease agreements for sales team expansions across N. America.

Beginning in 2020, David has defined himself as a genuine development partner with Keller Williams Realty. With over 30 years of leading-edge business experience in sales and executive roles, David recognizes the importance of paying attention to details, relationships and positioning for win-win outcomes. His strong work ethic highlights honest and open communication, collaborative teamwork, and engaged customer service.



Jim Deville became involved in Atlanta real estate in 1981, first as a builder, then as a developer where he built a reputation for honesty and integrity. Jim has maintained his home, business, and the majority of his community involvement was in Cobb County which allowed him to accumulate a wealth of local area knowledge and experience. Over the years he has built homes in virtually of all amenity residential communities in West Cobb, while developing others, as well as building and developing commercial office and mixed use projects during the time. Over time, his construction and development business expanded into Paulding, Bartow, Cherokee and Douglas counties. This experience has given Jim a superior understanding of government workings and the real estate market in the North West Corridor of Atlanta. Since 2009 Jim has been a realtor with the Keller Williams. "I Chose Keller Williams others as it has a friendly, cooperative environment, cutting edge technology, and over two hundred commercial realtors in the metro area and hundreds of other throughout the southeast." Upon joining KW, Jim has focused on an organized commercial division at the West Cobb Office. In 2016, along with his partner Dan Edwards, formed the Atlanta Commercial Group, an organization built with experienced Realtors with the knowledge base on specific aspects of the industry and a focus on providing professional service to its clients. "Real Estate, residential or commercial, is often the largest and the most significant monetary investment most clients will make.

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