

## OFFICE FOR SALE

# MULKEY ROAD MEDICAL CENTER

1810 MULKEY ROAD, Suite 200, Austell, GA 30106



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$250,000
<b>NUMBER OF UNITS:</b>	8
<b>AVAILABLE SF:</b>	
<b>BUILDING SIZE:</b>	0 SF
<b>RENOVATED:</b>	2006
<b>ZONING:</b>	OI
<b>MARKET:</b>	Marietta
<b>SUBMARKET:</b>	Atlanta
<b>PRICE / SF:</b>	-

### PROPERTY OVERVIEW

Great office space, lobby level at The Medical Arts Building at Cobb Hospital.  
Comfortable waiting room with tile flooring.  
Nurses station with additional work stations.  
Two half baths. Kitchen with tile floor & refrigerator.  
Well maintained building with good parking & easy egress/ingress.

### PROPERTY HIGHLIGHTS

**KW COMMERCIAL**  
200 Glenridge Point Pkwy, Suite 100  
Atlanta, GA 30342

**ADRIANA WEST**  
Agent  
O: 678.534.2718  
C: 678.907.7034  
west.adriana@gmail.com

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

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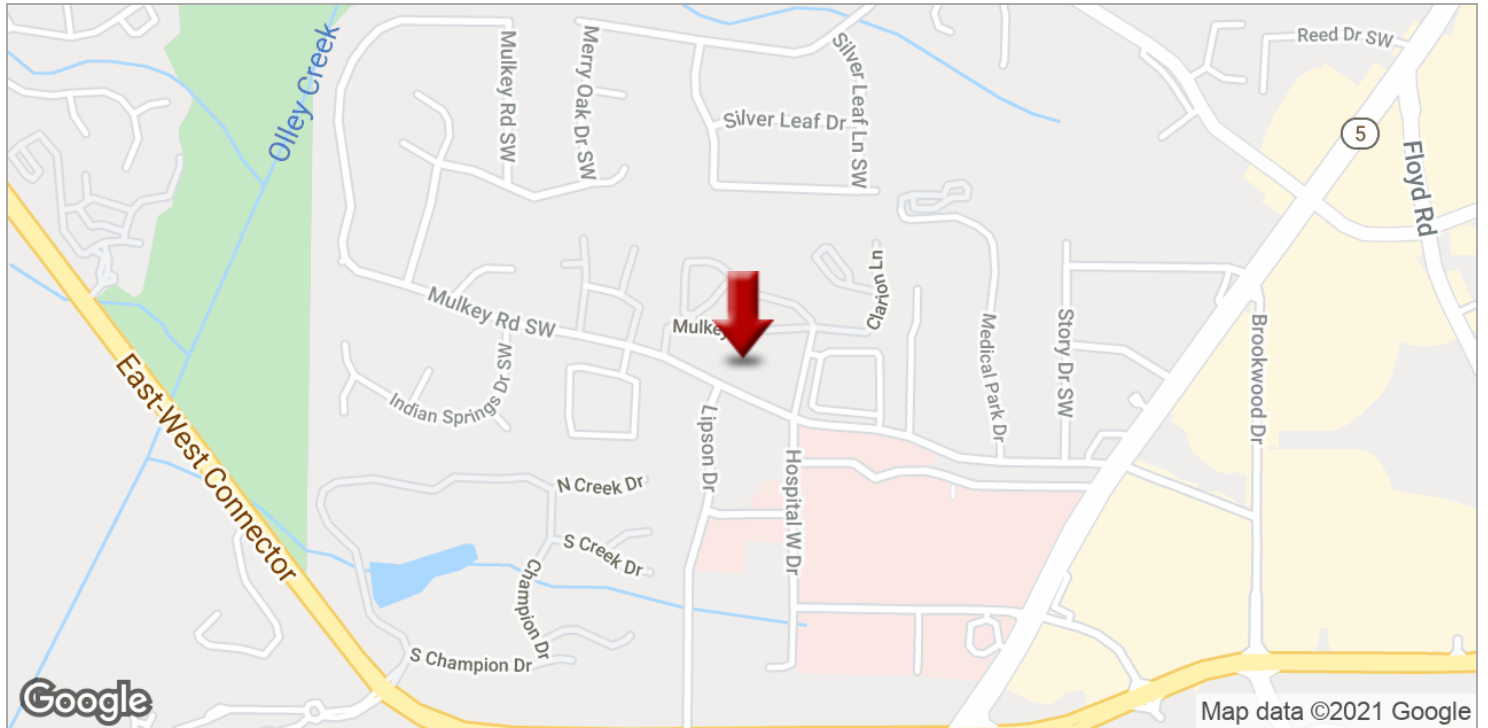
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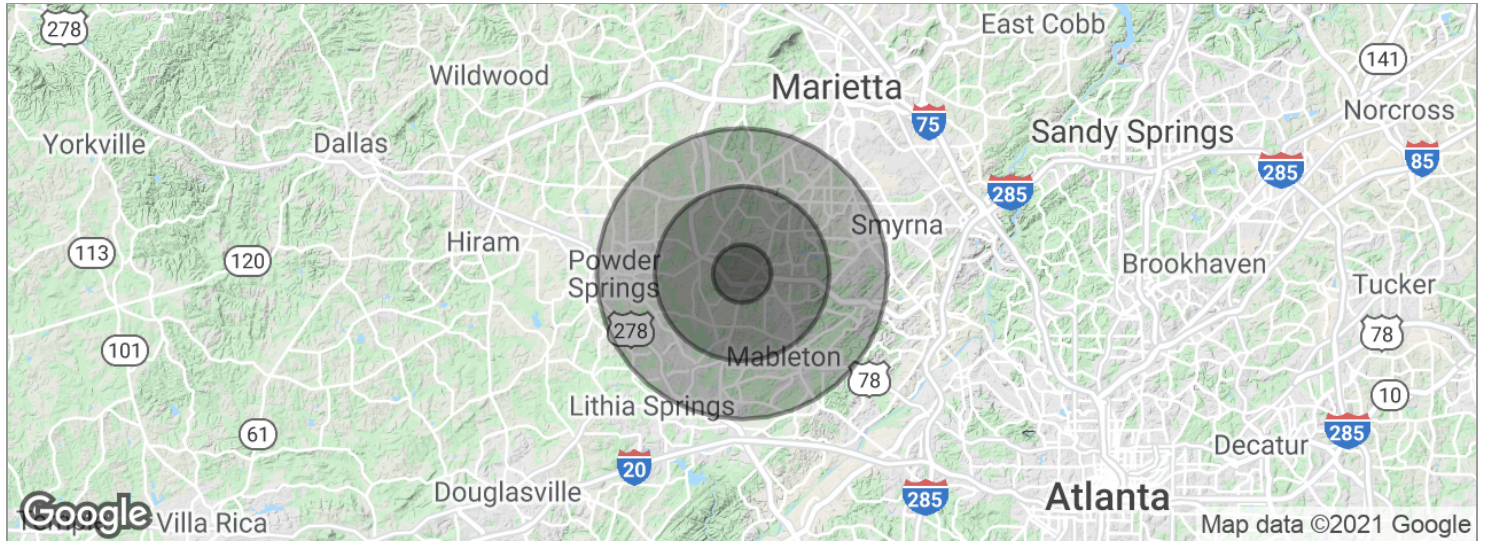
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	8,101	56,937	158,637
Median age	32.7	35.3	34.7
Median age (male)	30.9	33.5	33.5
Median age (Female)	34.6	37.3	35.9

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	3,055	20,393	55,875
# of persons per HH	2.7	2.8	2.8
Average HH income	\$54,418	\$66,610	\$67,984
Average house value		\$193,443	\$206,261

\* Demographic data derived from 2010 US Census

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