

LOST MOUNTAIN PROFESSIONAL CENTER

MEDICAL OFFICE FOR LEASE

5041 DALLAS HWY POWDER SPRINGS, GA 30127– Suite G



PROPERTY OVERVIEW

Lost Mountain Professional Center (Building 100) offers a premier medical leasing opportunity at **5041 Dallas Hwy, Suite G (1982 SF)** Located within a highly trafficked and affluent corridor of Cobb County, this specialized medical office park provides an unparalleled synergistic environment for healthcare providers.

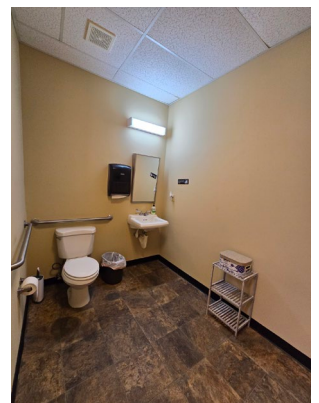
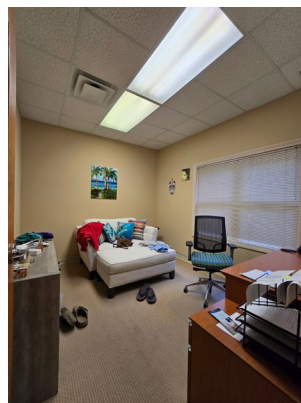
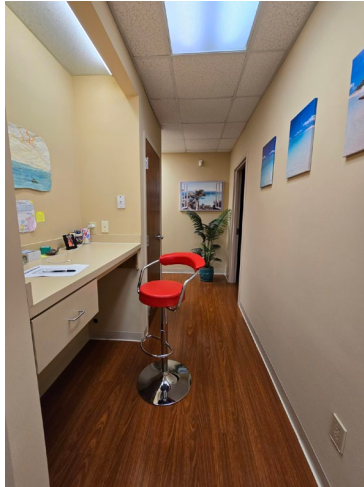
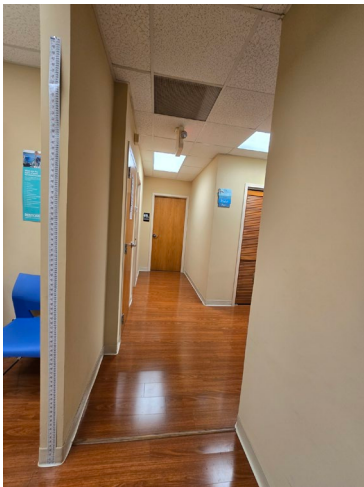
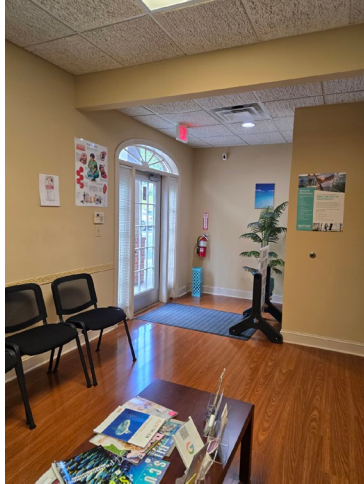
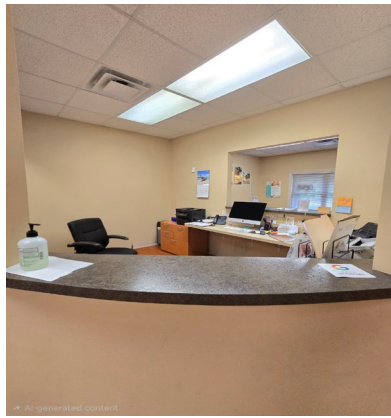
Why Choose This Location?

- **Built-In Medical Network:** Benefit from instant cross-referrals due to an established medical co-tenancy. Building and park tenants include specialists in **obstetrics and gynecology, primary care, vein treatment, physical therapy, and podiatry.**
- **Prime Transit Corridor:** Enjoy exceptional brand exposure along **Highway 120**, a high-traffic, four-lane thoroughfare.
- **Affluent Patient Demographics:** Tap into a wealthy local customer base. The average household income within a 3-mile radius is an impressive **\$147,413**, which is nearly double the national average.
- **Submarket Momentum:** Secure a position in a rapidly expanding Powder Springs suburb with high asset value and strong long-term growth.

OFFERING SUMMARY

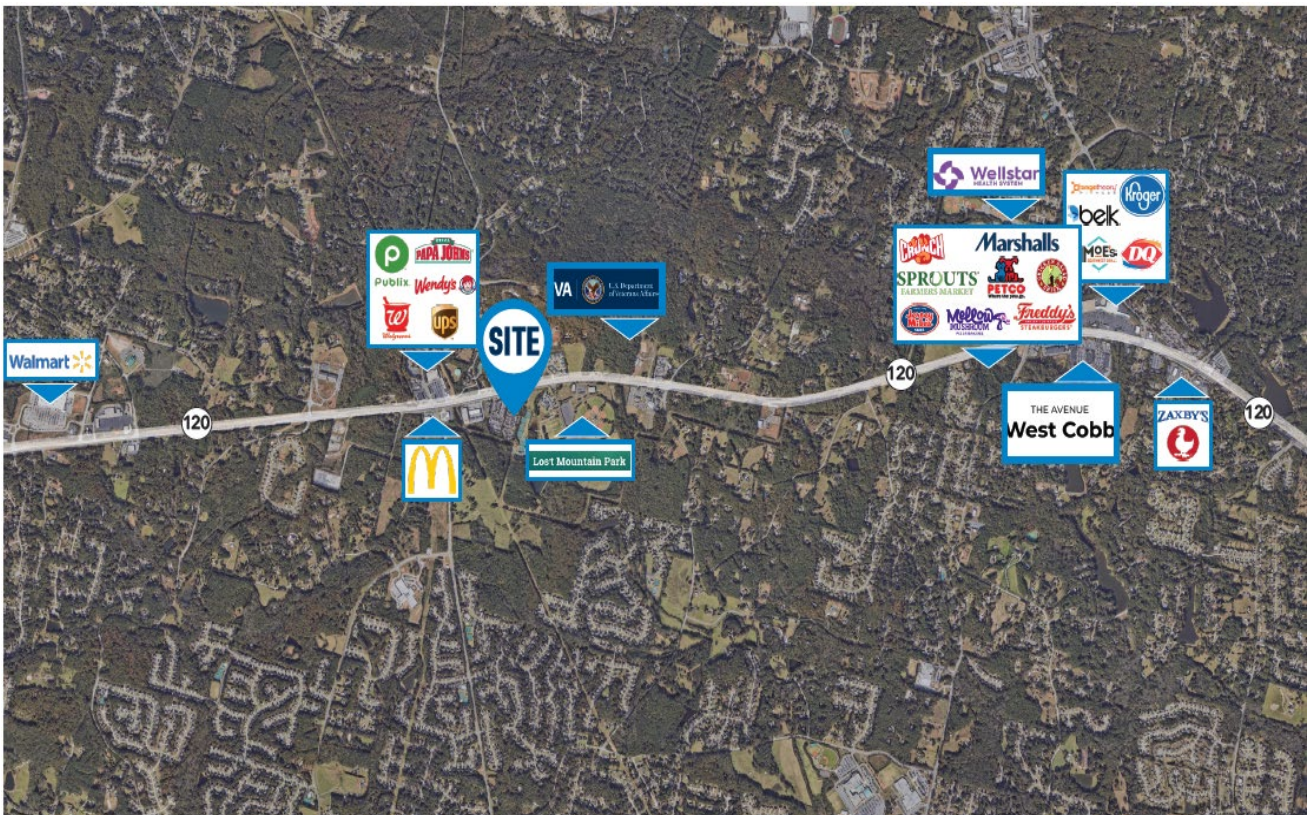
Lease Rate:	\$16.50 SF/yr (NNN)
CAM Fee:	\$5.5/SF
Building Size	15,723 SF
Available SF	1,982 SF
Lot Size	1.58 AC
Year Built	2002
Median HH Income	\$147,413





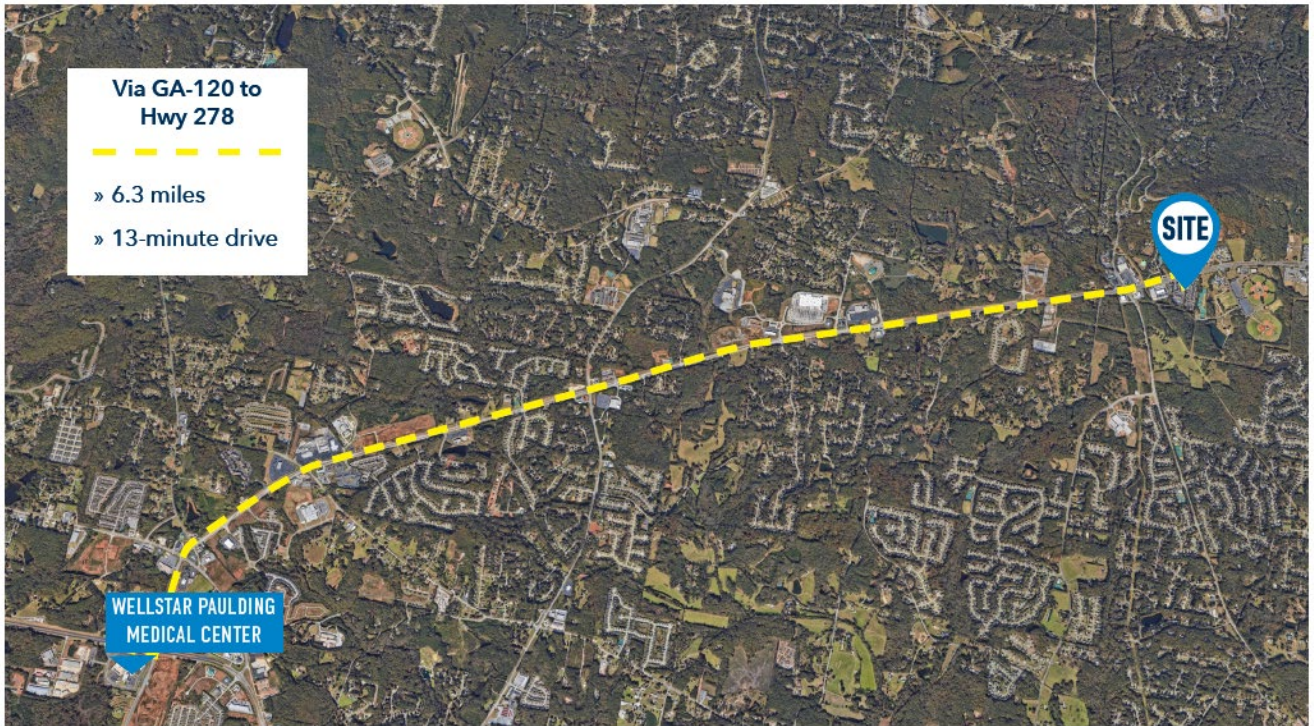


Aerial Map

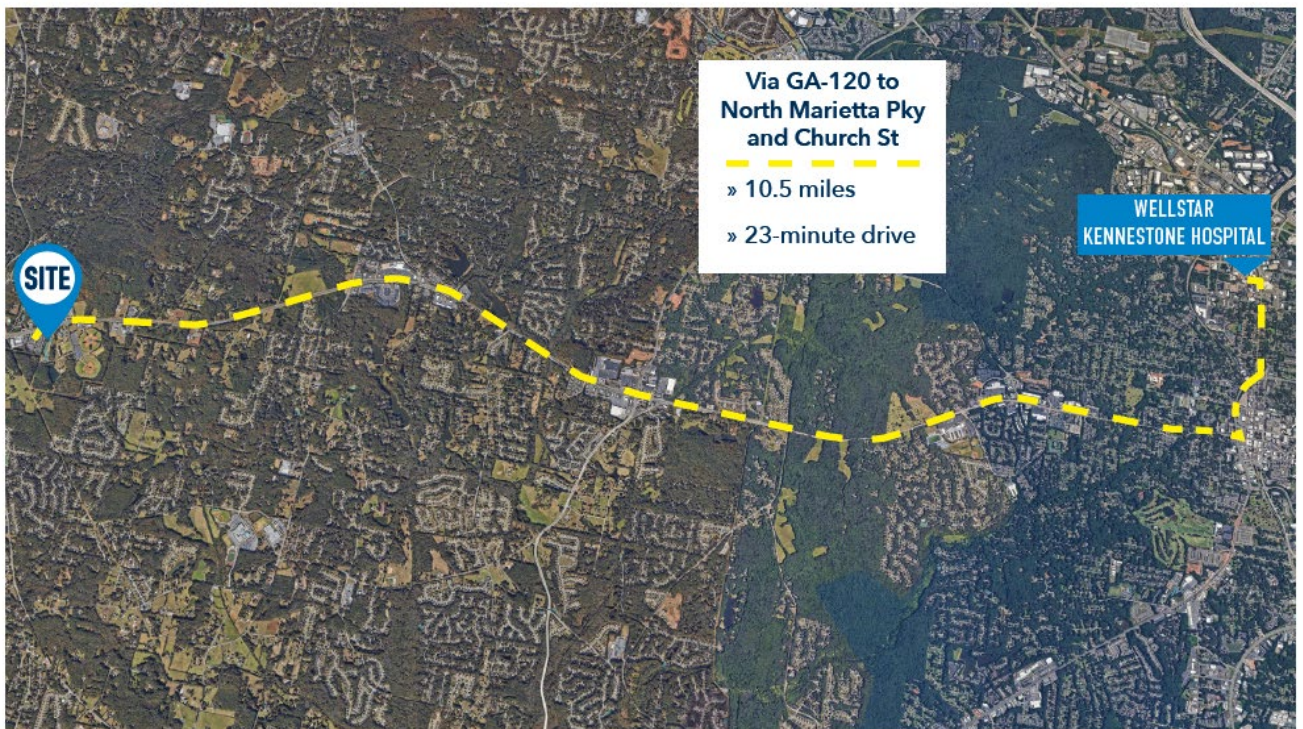


Aerial Map

ROUTE TO WELLSTAR PAULDING MEDICAL CENTER



ROUTE TO WELLSTAR KENNESTONE HOSPITAL



NEARBY COMMUNITIES

POWDER SPRINGS, GA

<https://www.cityofpowdersprings.org/>



MARIETTA, GA

<https://www.mariettaga.gov/>



KENNESAW, GA

<https://www.kennesaw-ga.gov/>



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