



TENANTBASE

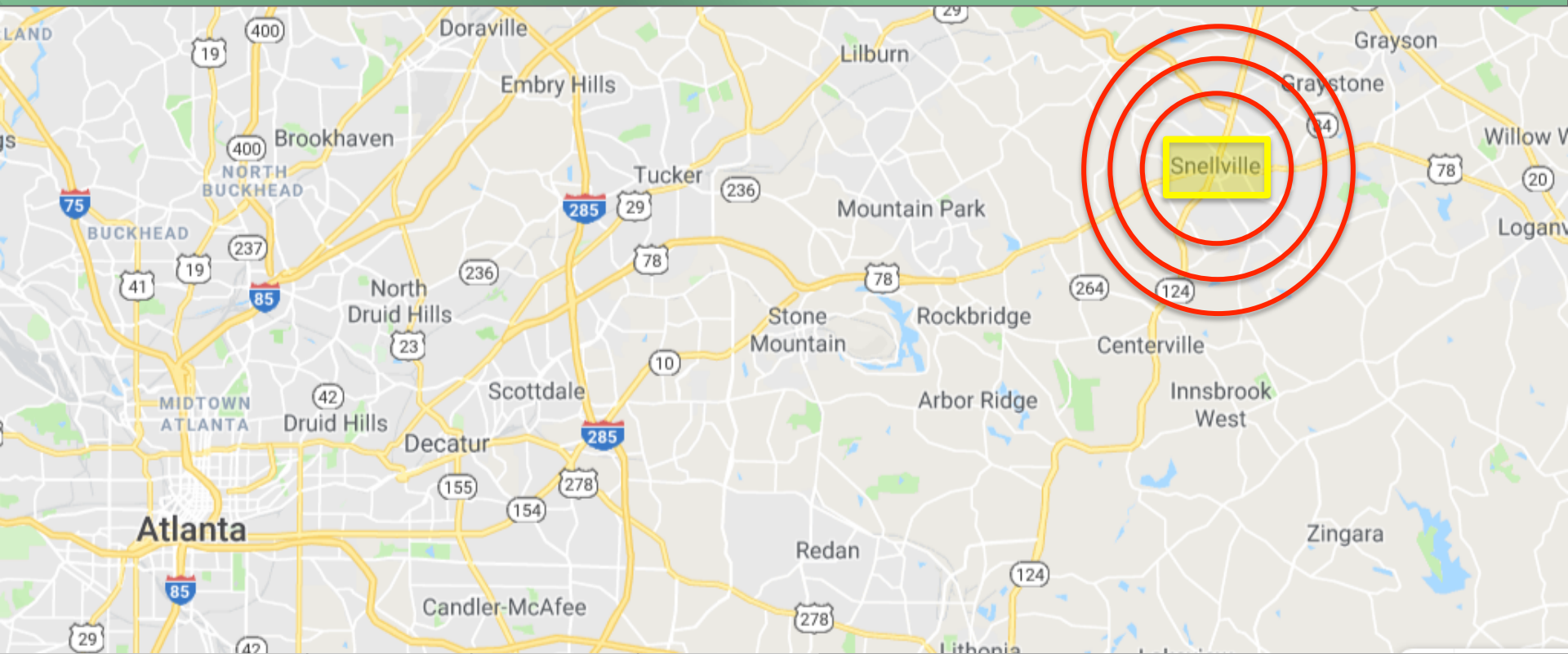
2352 Main Street E, Snellville, GA
Presented by Michael Palazzone - Advisor



Property Summary

Demographics	1
Market Aerial	2
Floor Plan	3
Photos	4-8
Pricing	9

Demographics

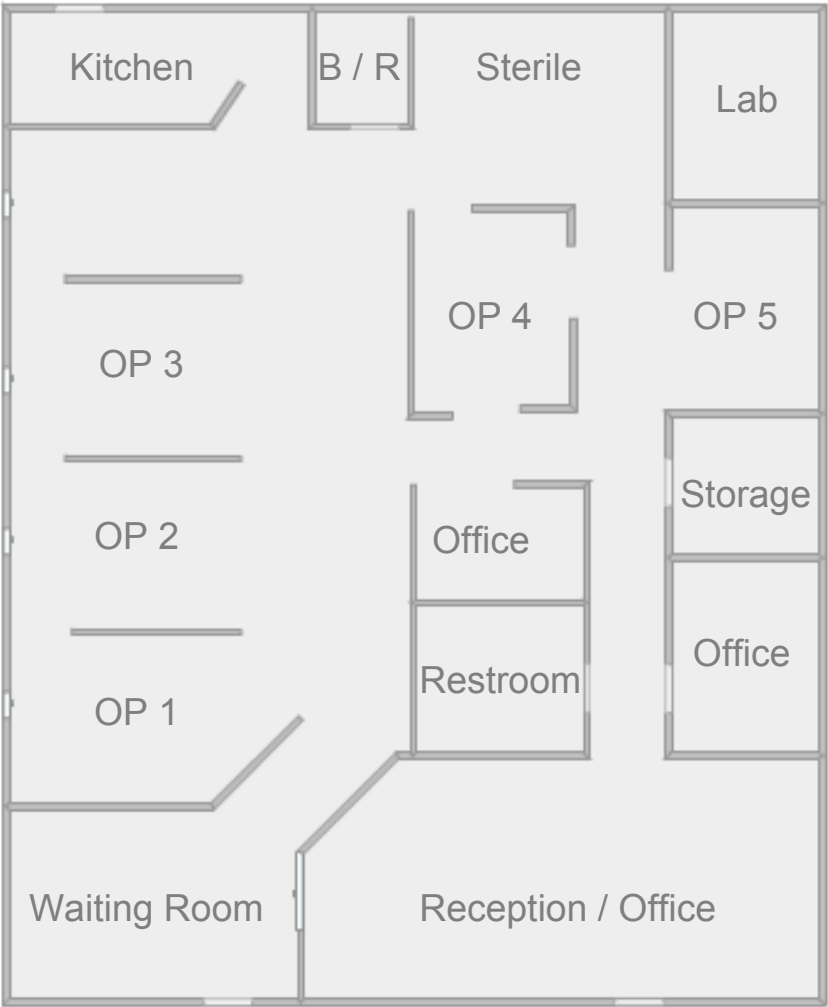


Demographic Info:	1 Mile	3 Mile	5 Mile	Demographic Info:	1 Mile	3 Mile	5 Mile
Population	- 5,680	- 59,562	- 167,025	Caucasian	68%	58%	52%
2021 Population Proj.	- 5,995	- 63,127	- 179,959	African American	19%	29%	33%
Avg. Household Income	- \$72,851	- \$81,825	- \$80,495	Pacific Islander	5%	7%	8%
				Other	8%	6%	8%





1,950 SQFT

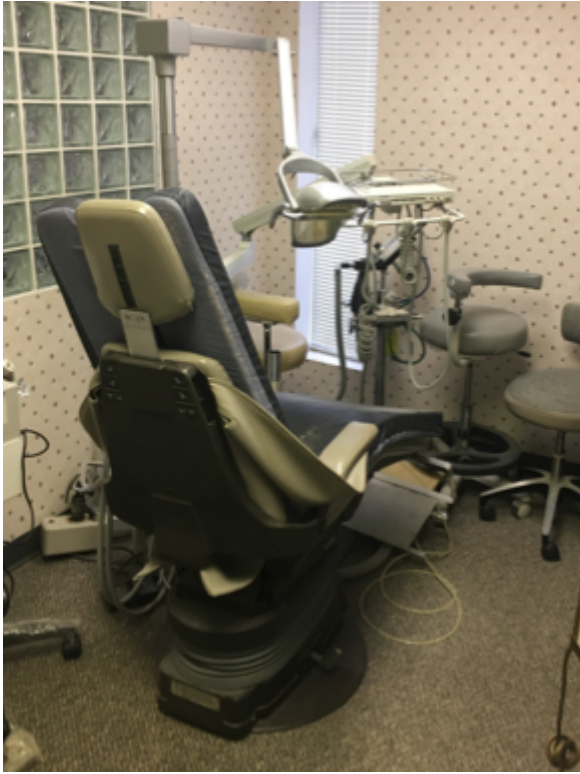




Waiting Room 1

Waiting Room 2

Main Hallway



OP 1



OP 2



OP 3



OP 4



OP 5



Lab



Sterile Room



Reception



Back Office



Private Office



Proposed Terms

SQFT 1,950

Price P/SQFT \$15.00

Taxes & Insurance + CAM est \$2.46

Total P/SQFT \$17.46

Monthly Rent \$2,837

Annual Rent \$34,047

Additional Expenses:

Utilities (Water, Gas, Electric)

HVAC (Quarterly Maintenance)

10 Year Lease Benefits

Tenant Improvement Allowance