



Powder Springs Medical

1064 Richard D sailor parkway powder, Springs, Georgia



DEMOGRAPHICS

1 MILE

6,202
Estimated population

2,089
Estimated daytime population

\$103,102
Average household income

2,276
Households

3 MILE

46,233
Estimated population

7,500
Estimated daytime population

\$106,294
Average household income

15,705
Households

5 MILE

118,787
Estimated population

29,857
Estimated daytime population

\$106,294
Average household income

41,579
Households

DRIVE TIME POPULATION

5 Min 15,988

10 Min 79,281

15 Min 210,119

Information contained in this marketing brochure has been obtained by the owner of the property or other sources that we deem reliable, however we cannot guarantee the accuracy of it. You should conduct an independent investigation of the shopping center to verify all information in determining the suitability of the property.

SITE PLAN

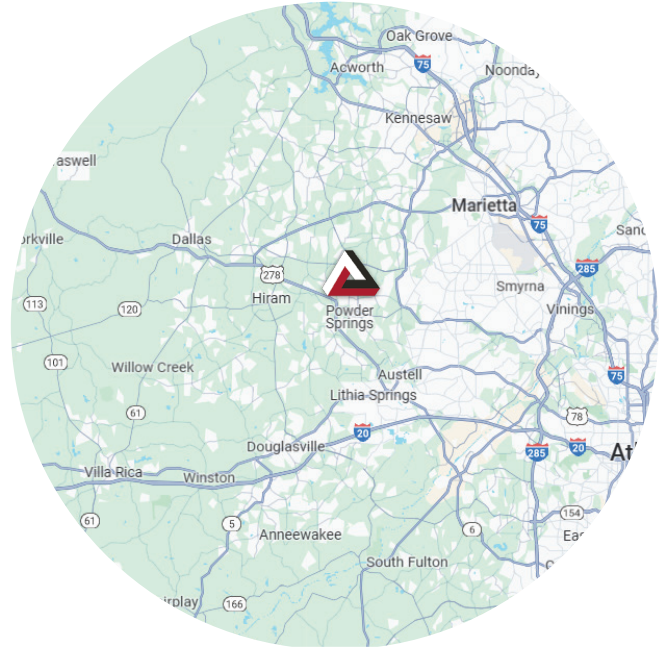
SUITE	TENANT	SIZE
Building	Available	4,120 SF



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HIGHLIGHTS

- Successful Home Depot shadow-anchored standalone former medical building for lease.
- Located less than a mile from Historic Downtown Powder Springs.
- Turnkey office/medical space available.
- The property is on a major high-traffic retail corridor and thoroughfare connecting Cobb and Paulding counties.
- Surrounding Retailers Include Publix, AutoZone, Walgreens, Advance Auto Parts, PNC Bank, and Wells Fargo.
- Located in an active community, home to many recreational parks and trails, including the high-traffic Silver Comet Trail.
- Strong Demographics over 118,000 Residents Within a 5-Mile Radius with an Average Household Income of \$106,524.



26,100 on Richard D Sailors Pkwy
9,600 on New MacLand Rd



Full Access along Richard D Sailors Pkwy,
Cross Access from Home Depot Parking
Lot to New MacLand Rd



Signage options available



Megann Poe | 470-210-6880
meg@dartretail.com

Mark Hoffmann | 919-449-5596
mark@dartretail.com