

OFFICE FOR LEASE

MEDICAL OFFICE AVAILABLE

5462 Memorial Drive, Stone Mountain, GA 30083



PRICE PER UNIT:	-
AVAILABLE SF:	Up To 5,350 SF
LEASE RATE:	N/A
LOT SIZE:	1.0 Acres
BUILDING SIZE:	14,100 SF
BUILDING CLASS:	B
YEAR BUILT:	1987
ZONING:	C1
MARKET:	Atlanta
SUB MARKET:	Northlake
TRAFFIC COUNT:	34,000

PROPERTY OVERVIEW

Medical Office space for lease. Two spaces available asking \$18.50 Modified Gross.

PROPERTY FEATURES

- High population within 5-mile radius.
- Frontage to Memorial Road with signage opportunity.
- Ample handicap parking.
- Handicap access to both floors.
- Easy access to major Interstates.

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

ROCKY KAUFMANN
Broker/ Director
0: 770.992.3356
rockyk@kw.com
GA #248712

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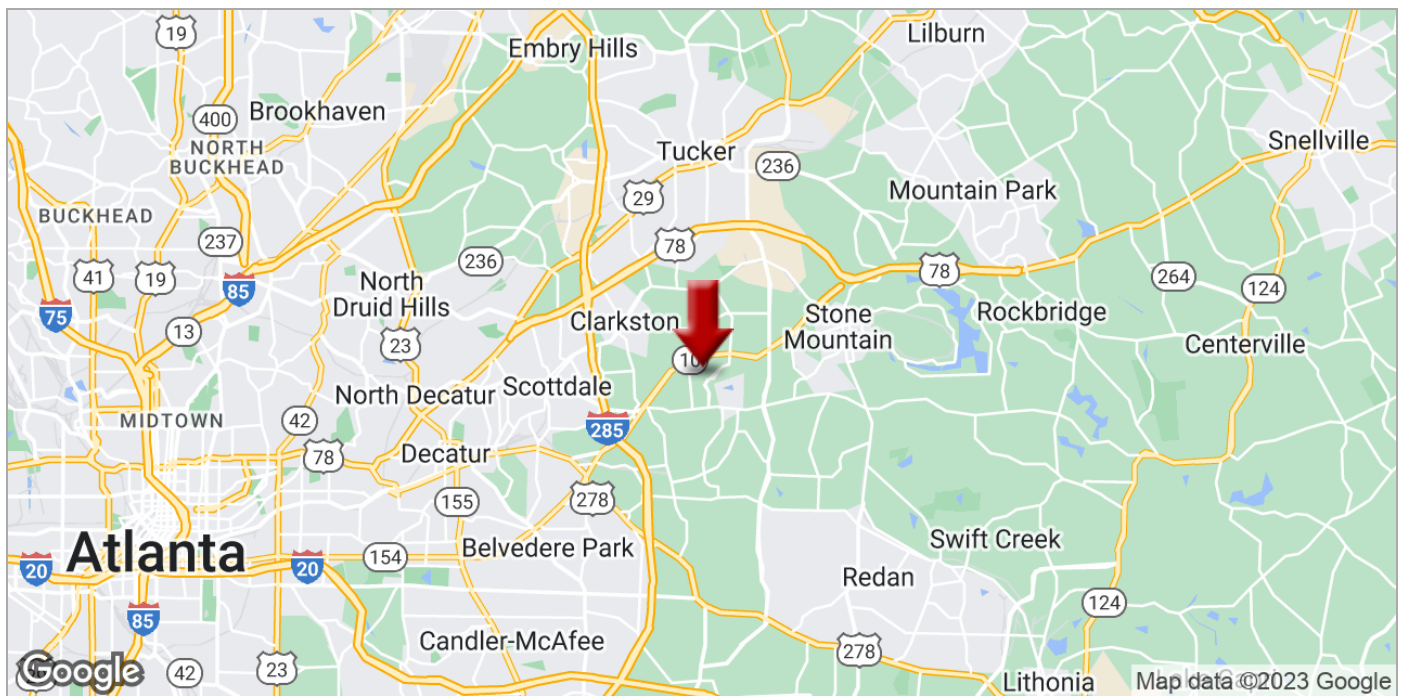
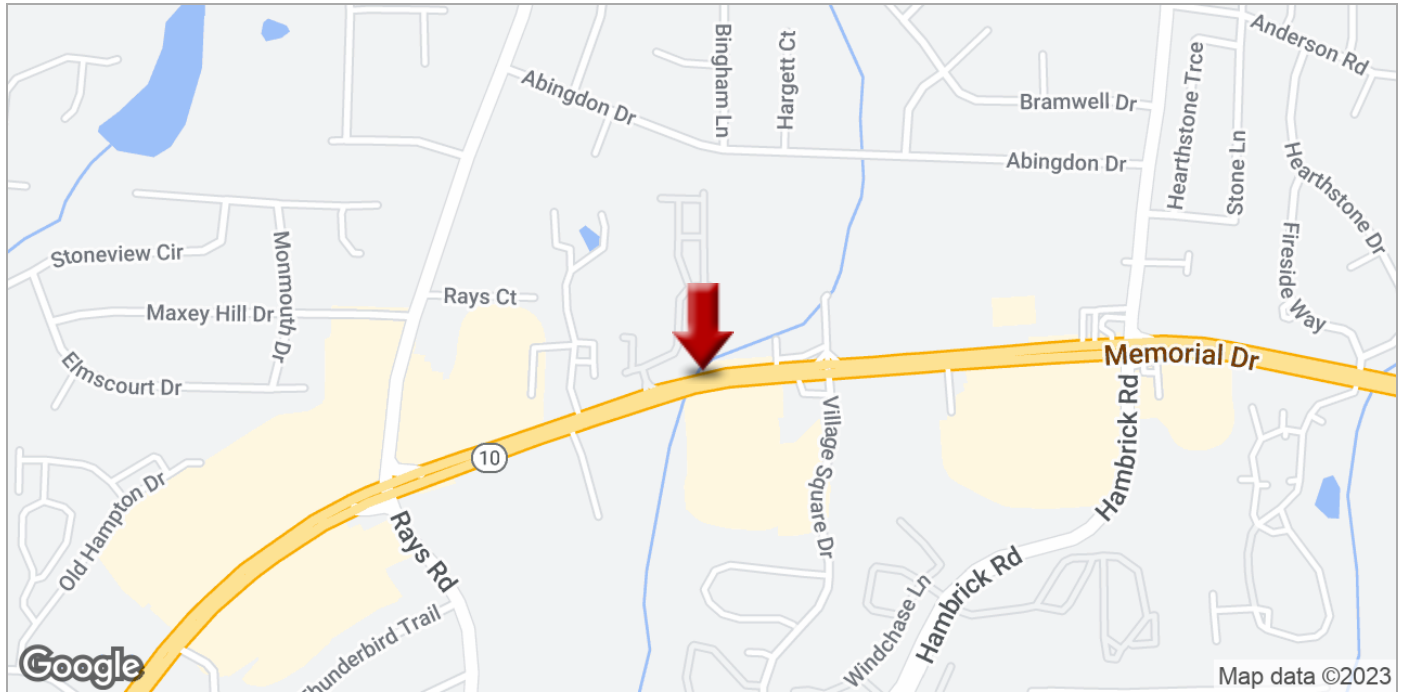
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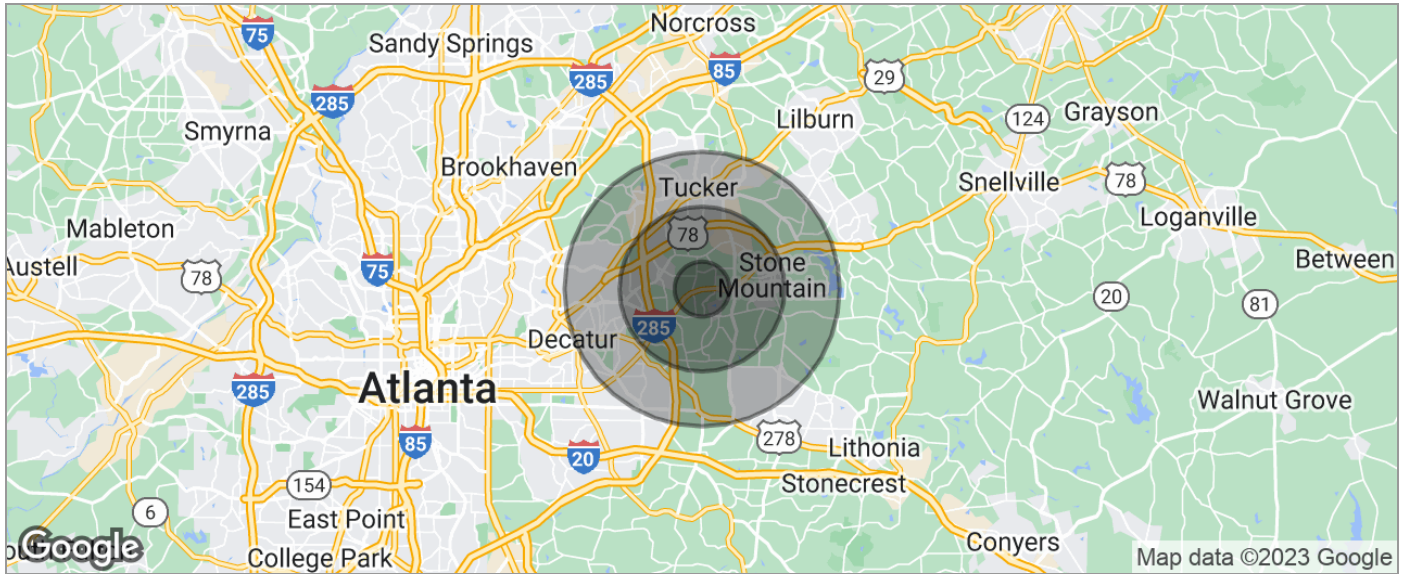
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POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	12,845	105,073	225,013
MEDIAN AGE	32.1	32.5	34.8
MEDIAN AGE (MALE)	29.7	31.8	33.2
MEDIAN AGE (FEMALE)	33.2	33.4	36.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	4,469	38,348	85,718
# OF PERSONS PER HH	2.9	2.7	2.6
AVERAGE HH INCOME	\$47,921	\$49,921	\$59,728
AVERAGE HOUSE VALUE	\$142,644	\$165,819	\$204,273
RACE	1 MILE	3 MILES	5 MILES
% WHITE	15.8%	18.8%	27.2%
% BLACK	71.8%	71.5%	63.2%
% ASIAN	10.1%	5.9%	5.8%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.1%	0.3%
% OTHER	1.5%	2.6%	2.2%
ETHNICITY	1 MILE	3 MILES	5 MILES
% HISPANIC	3.9%	5.4%	5.2%

* Demographic data derived from 2020 ACS - US Census

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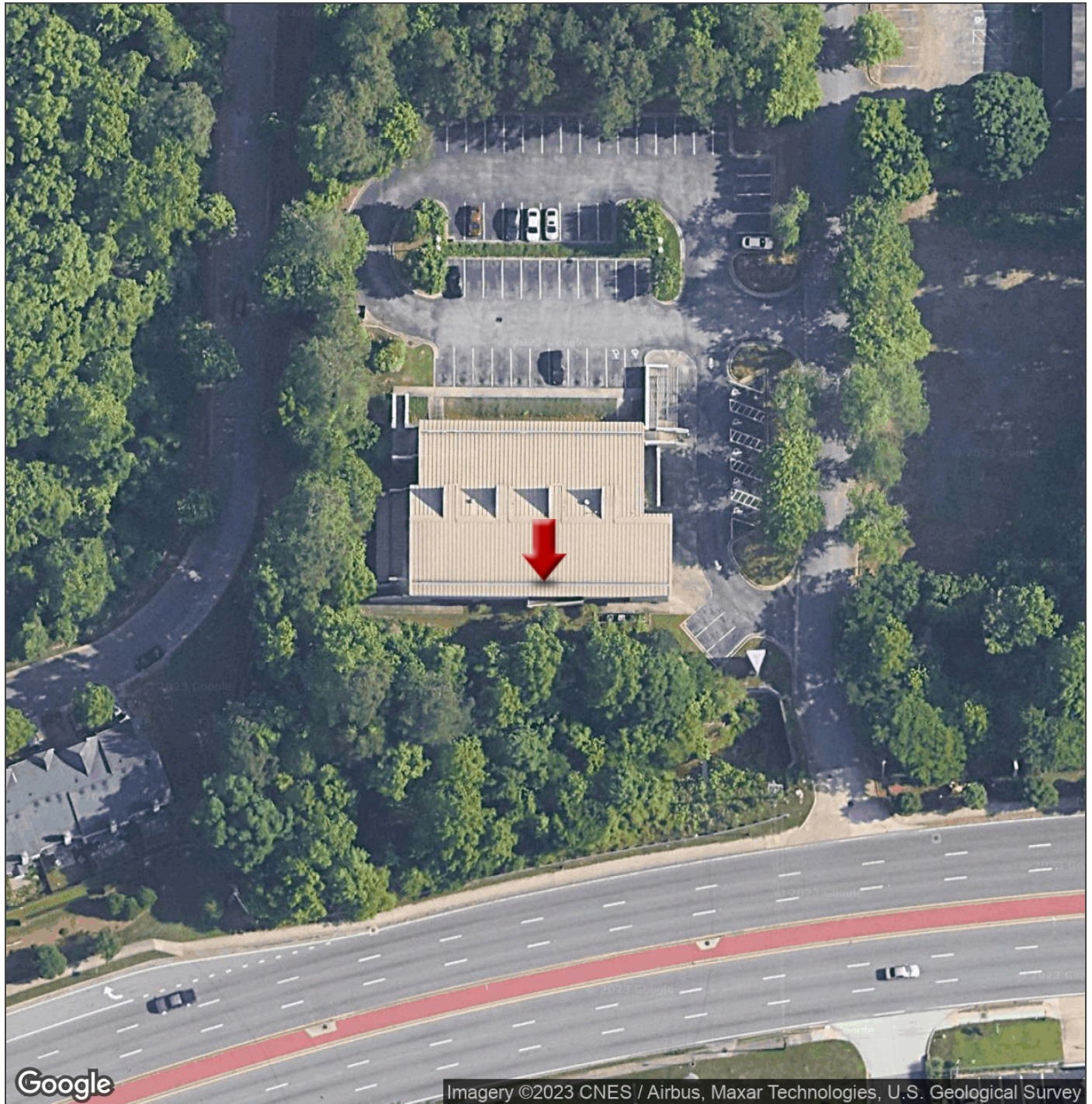
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SPACE	SPACE USE	LEASE RATE	LEASE TYPE	SIZE (SF)	AVAILABILITY
Suite 101	Medical	\$18.50 SF/YR	Modified Gross	3,100 SF	Leased
Suite 102	Medical	\$18.50 SF/YR	Modified Gross	1,850 SF	Leased

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