

## OFFERING MEMORANDUM

*3052 Shallowford Rd, Suite 100  
Marietta, GA 30062*

*Presented By:  
M. Brett Shaw Jr  
Senior Brokerage Partner*

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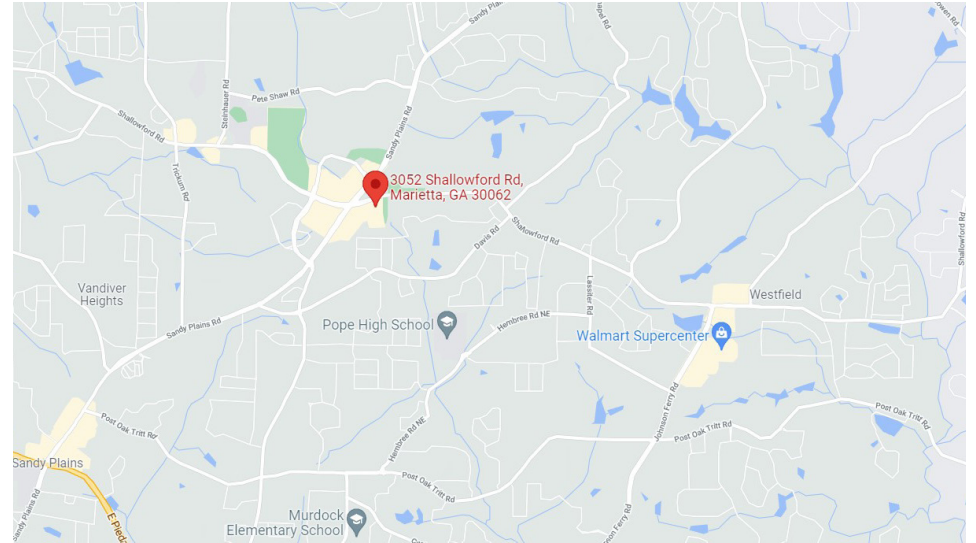
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney.

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## EXECUTIVE SUMMARY



## PROPERTY OVERVIEW

**3052 Shallowford Rd, Suite 100**

Asking Price: \$1.65 MM

- 3,750 SF total with 3,551 rentable SF
- 7 plumbed operatories
- Very high end finishes
- Remodeled with updated fixtures and floors
- 7 dedicated parking spaces at front of suite with 70 free surface parking spaces

## KEY FACTS WITHIN A 15-MINUTE DRIVE TIME

Total Population 256,503

Dental Spending \$55,603,083

Median Household Income \$102,394

Forecasted Population Growth: +2.85% (2026)

Average Household Size: 2.70

Zoning: CRC

## REGIONAL MAP



## LOCAL MAP



## 3052 Shallowford Rd, Suite 100 *Marietta, GA 30062*

Located at a major intersection in East Cobb, Sandy Plains and Shallowford, this development has desirable visibility, access, and surrounding demographics. The space is vacant and a great opportunity for expanding medical or retail users. Building constructed in 1997, renovated in 2014. Masonry building with timber framing. Brick and stucco exterior. The condo/suite is for sale or lease.



# FOR SALE

3052 SHALLOWFORD RD, SUITE 100, MARIETTA, GA 30062

DTSPADE  
SPECIALIZED REAL ESTATE

## ADDITIONAL PHOTOS



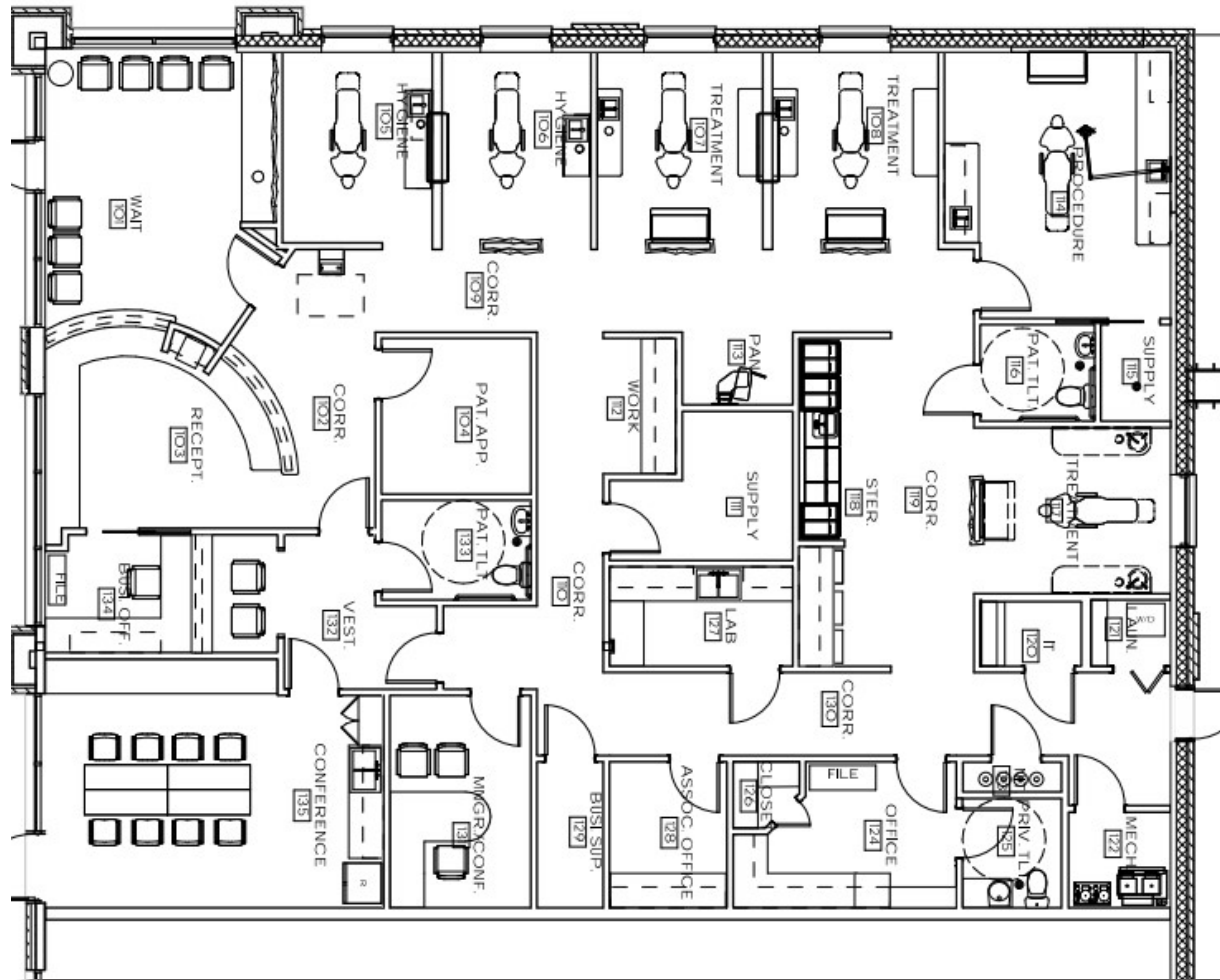
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## FLOORPLAN



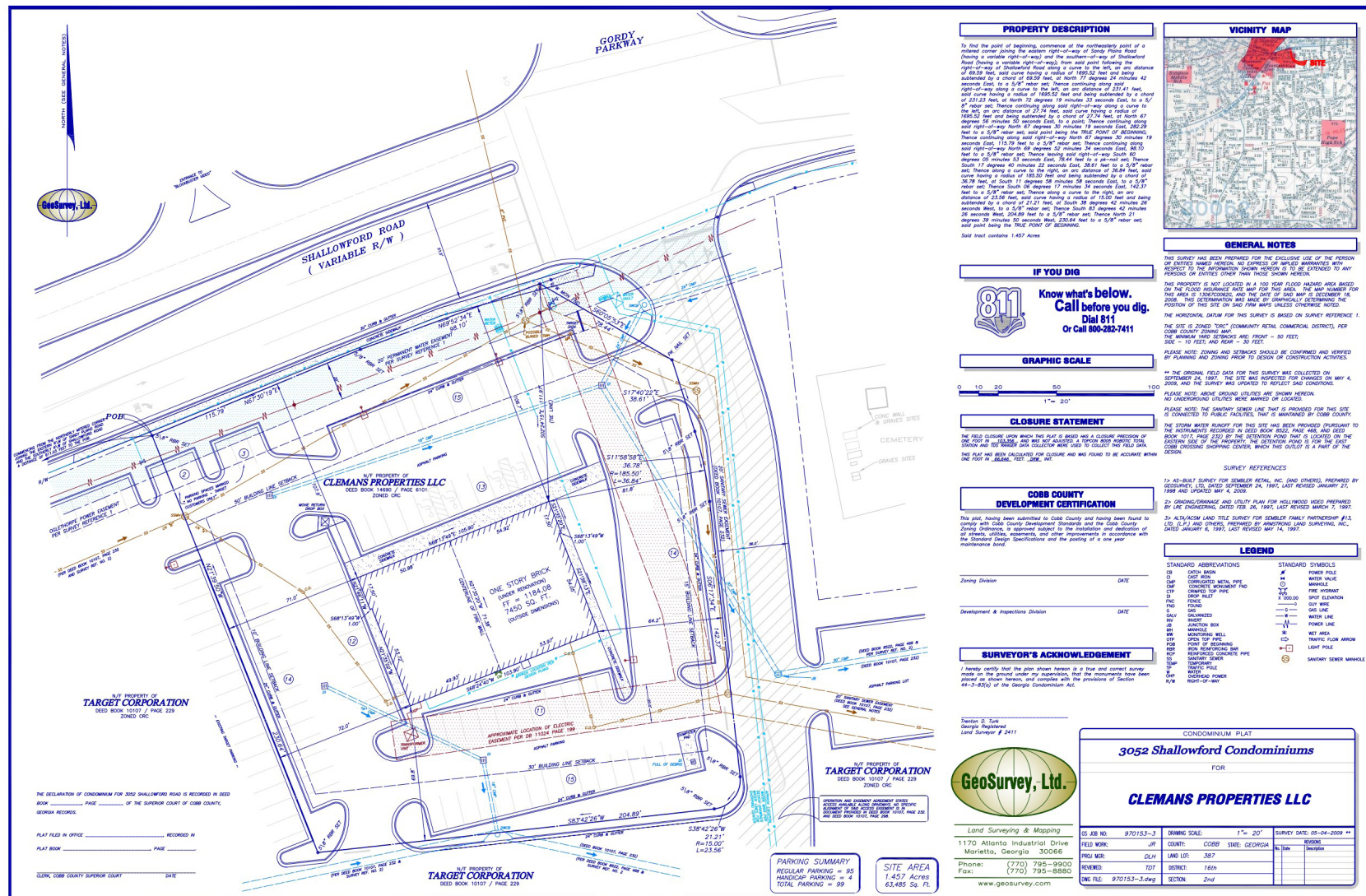
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## SITE SURVEY



## ABOUT THE COMPANY

### **DTSpade SRE is a full-service commercial real estate firm.**

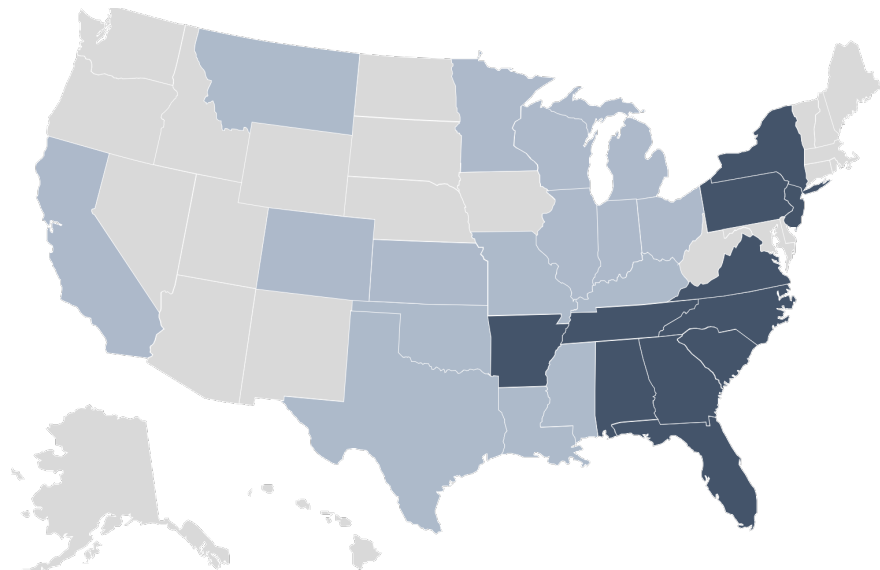
DTSpade is a specialized commercial real estate firm providing excellent brokerage services to clients, and a place where Partners strive to restore the perfection of Creation. DTSpade is a specialized real estate brokerage firm that advocates for dental, healthcare, medical, service and pre+equity organizations. Operating on a solid foundation of core values, we use data analytics in the site selection process. We have offices in Atlanta, GA (HQ), Philadelphia, PA, and Hackensack, NJ.

### **We're experienced professionals.**

Because of our day-in and day-out presence in the multiple markets, we have a comprehensive database and rapport with clients and properties. Our commercial real estate professionals have more than 70 years of experience. Executing a marketing plan that is unique to each client and each property, we work to optimize your goals with the pinnacle of detail and attention.

#### **Services Include:**

- Tenant/Landlord Representation
- Buyer/Seller Representation
- Site Selection
- Project Management
- Broker's Opinion of Value
- Ambulatory Strategy Consulting





## M. Brett Shaw Jr.



M. Brett Shaw Jr.  
Senior Brokerage Partner  
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### PROFESSIONAL EXPERIENCE

Brett arrived at DTSpade by way of a passion for real estate, while helping organizations and communities grow. His father was a Captain in the U.S. NAVY, which enabled his family to travel the globe and gave him understanding of culture and respect for all human beings. He has a deep-rooted understanding of the importance of hard work, coupled with balance and loving God. During his undergraduate years at Hampden Sydney College in Virginia, he learned the importance of truth, honor and personal integrity. As a fraternity man and an Executive Council member of the Student Government, there was no shortage of having fun and enjoying the great outdoors. He graduated with a degree in Business and Economics, minoring in Trans-Atlantic History. My passion for helping others, coupled with my love of making this world a better place has landed me with DTSpade, fulfilling my aspirations of working with land and commercial real estate.

### PROFESSIONAL AFFILIATIONS

- Licensed Real Estate Salesperson, State of Georgia
- Atlanta Commercial Board of Realtors Member
- Government Affairs and R-PAC Committee Member
- Founding Member, XPX Atlanta
- First Tee of Atlanta, Coach



**DTSPADE.COM**

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