



ATLANTA COMMERCIAL
REAL ESTATE BROKERS

Marietta Office/Specialty Building For Sale

Price: \$850,000

100 DOGWOOD DRIVE
MARIETTA, GA 30068

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View Matterport Tour

Property Overview

This specialty office building, currently used as a dental lab and training facility, offers a versatile multi-level layout designed to accommodate a wide range of professional uses.

The main level features a welcoming lobby and a dedicated front desk/reception area, supported by multiple private offices of varying sizes to meet diverse operational needs. Restroom facilities include separate men's and women's restrooms. A rear entrance provides direct access via stairs to the parking lot, while the front entrance is ADA compliant for accessibility.

The terrace level expands the property's functionality with a fully built-out support and training environment. This level includes separate men's and women's restrooms, a mechanical closet, and a private office. A large training room is equipped with a drop-down screen and is complemented by a full kitchen. The terrace level also features two separate exits leading directly to the parking lot, offering convenient ingress/egress and enhanced safety.

The second level provides additional mechanical access for ease of maintenance, along with two additional offices. Additional photos and high quality floor plans are available upon request.

Building SF: 7,079 SF

Lot Size: 0.71 Acres

Parking Ratio: 2/1000

Parking: Surface

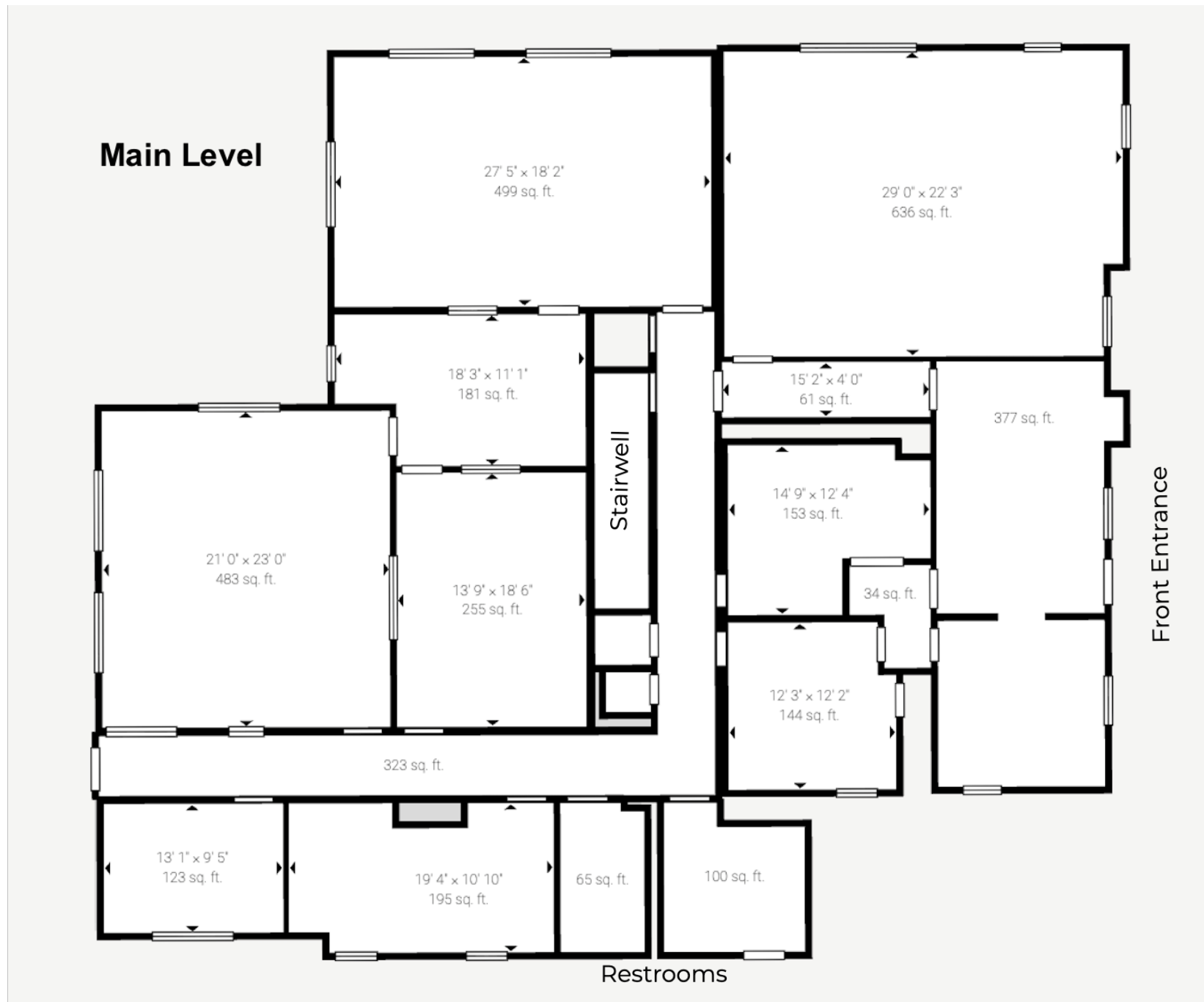
Price: \$850,000

Year Built: 1950

Addition and Remodel 1991

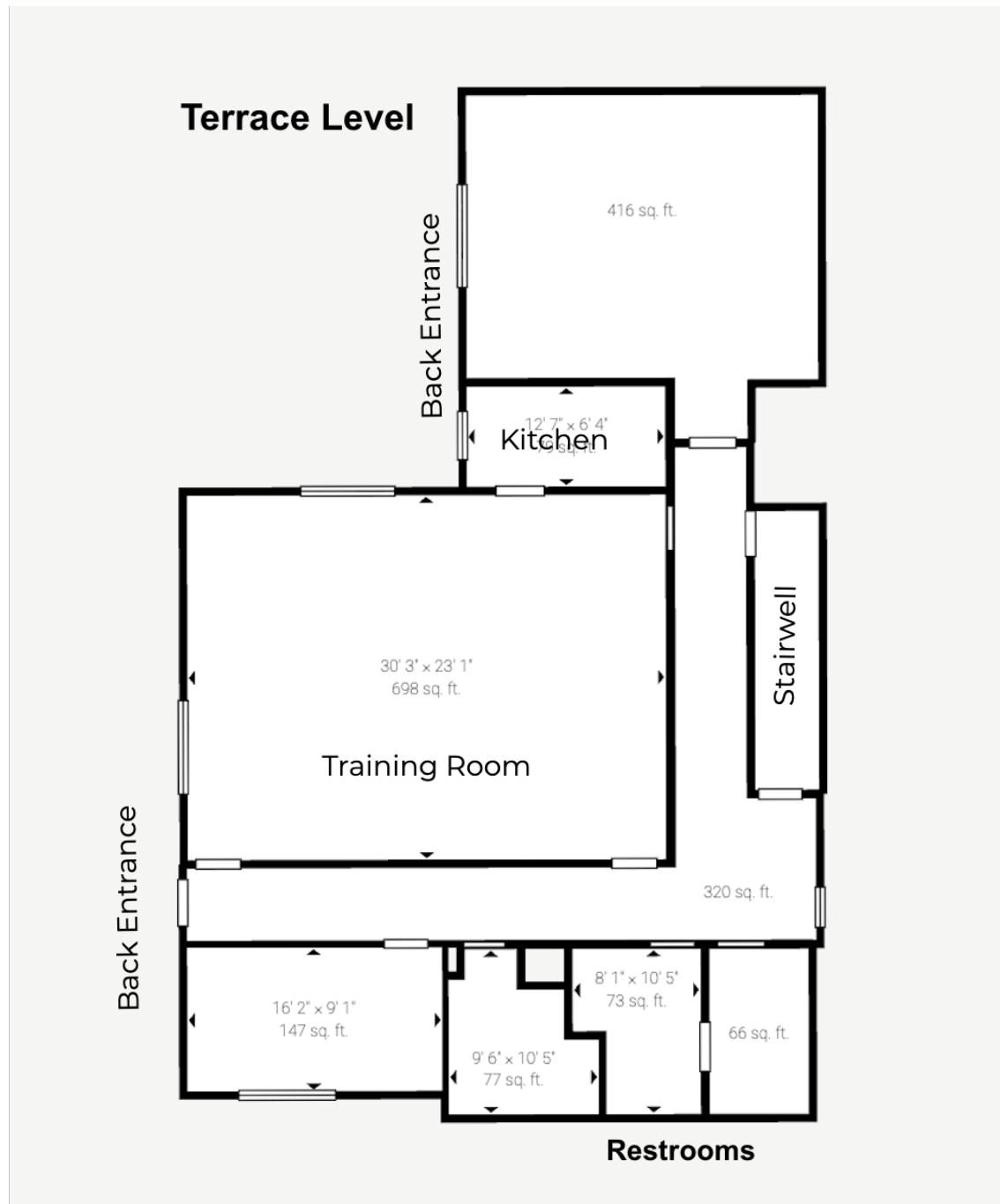
Zoning: GC- Cobb County

MAIN LEVEL FLOOR PLAN



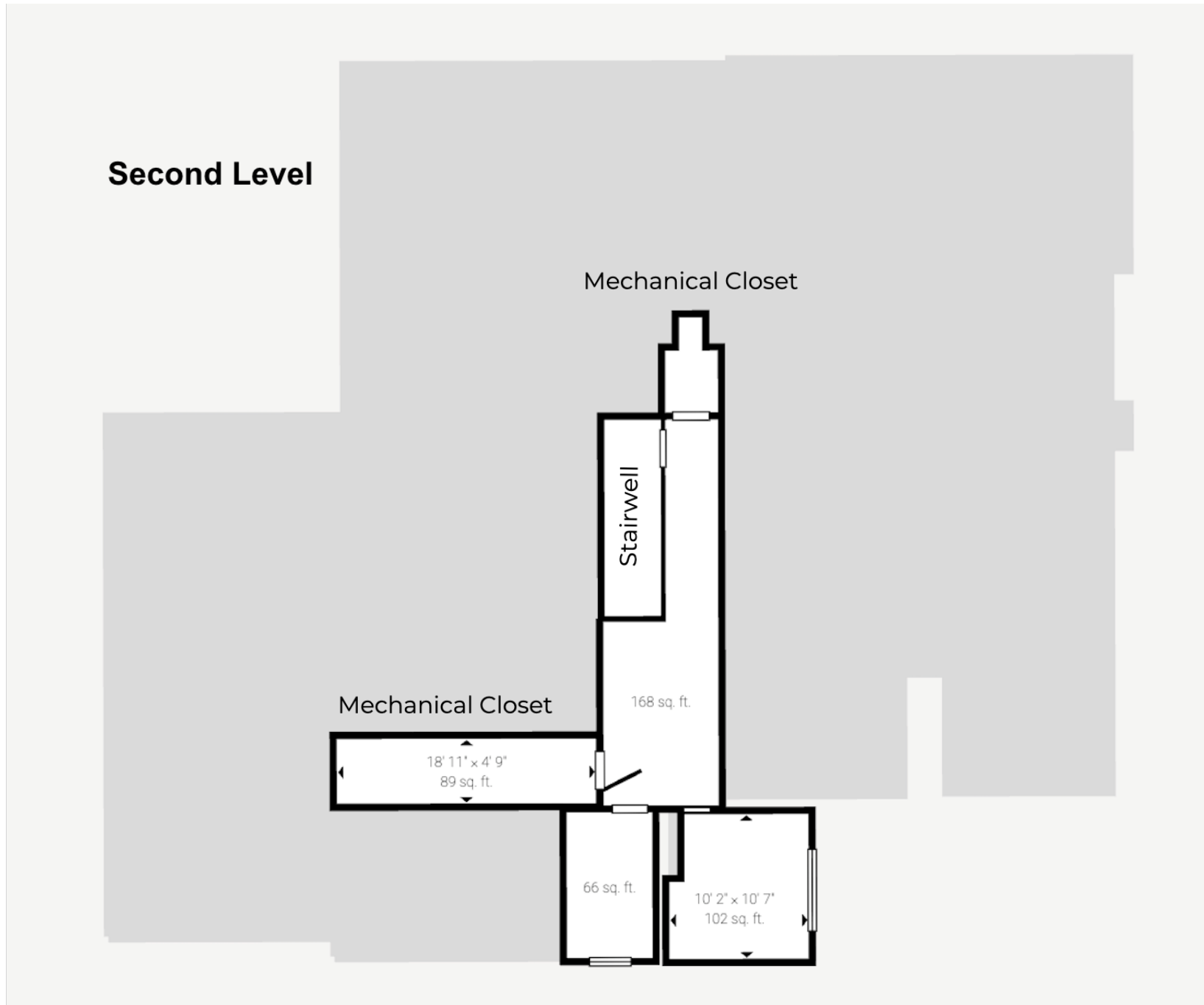
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TERRACE FLOOR PLAN



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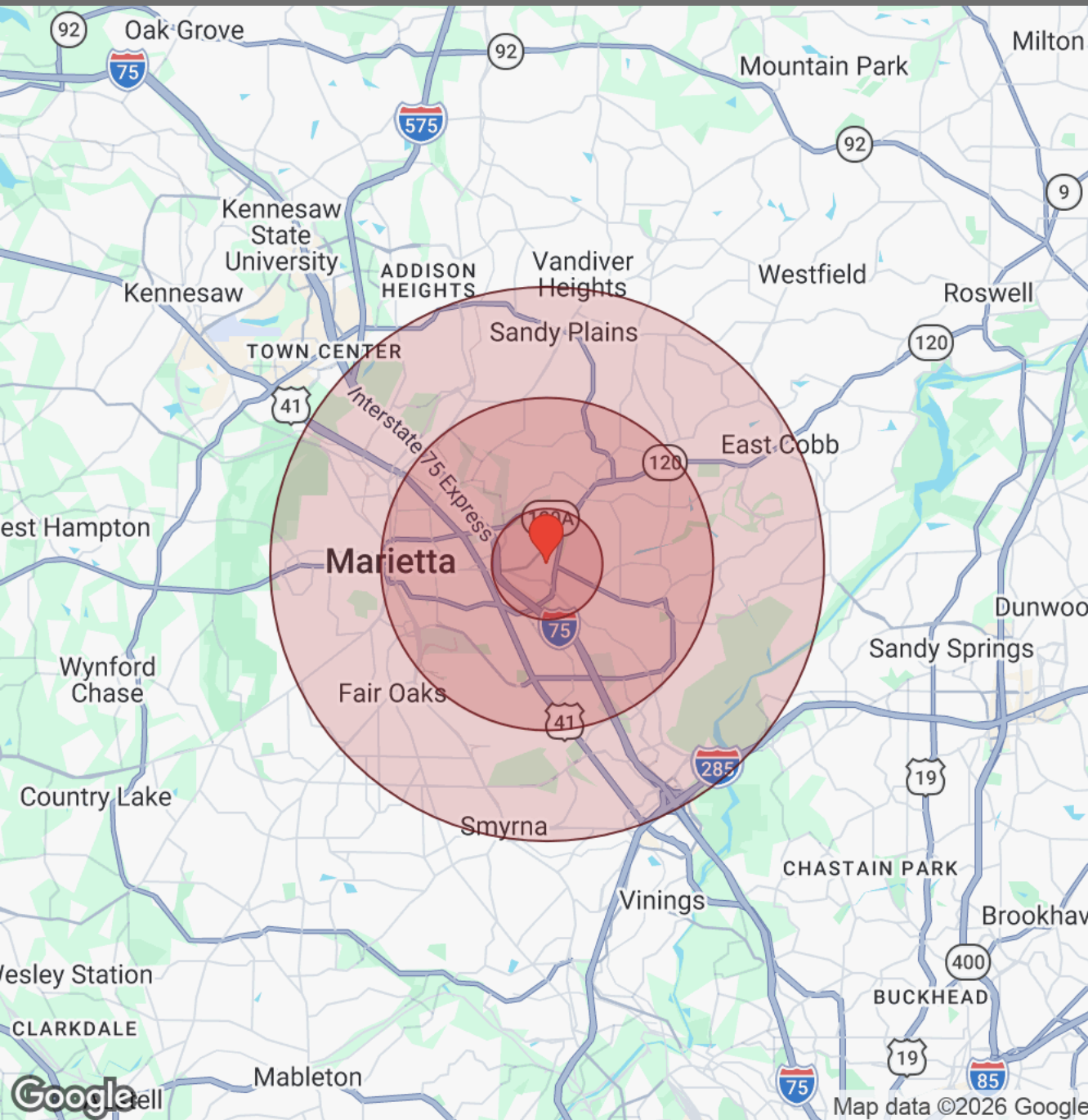
SECOND LEVEL FLOOR PLAN



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DEMOGRAPHICS



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

Population	1 Mile	3 Miles	5 Miles
Male	4,990	42,201	109,363
Female	5,072	41,112	110,931
Total Population	10,062	83,313	220,294

Race / Ethnicity	1 Mile	3 Miles	5 Miles
White	4,293	37,016	100,785
Black	2,939	21,728	55,867
Am In/AK Nat	19	100	198
Hawaiian	8	42	66
Hispanic	1,983	15,363	39,873
Asian	443	6,282	17,381
Multiracial	321	2,366	5,309
Other	56	425	793

Housing	1 Mile	3 Miles	5 Miles
Total Units	4,747	35,779	97,203
Occupied	4,555	34,403	93,388
Owner Occupied	1,377	15,883	46,924
Renter Occupied	3,178	18,520	46,464
Vacant	192	1,376	3,815

Age	1 Mile	3 Miles	5 Miles
Ages 0 - 14	1,819	14,543	38,566
Ages 15 - 24	1,366	12,264	28,435
Ages 25 - 54	4,779	37,242	98,779
Ages 55 - 64	1,013	8,438	23,231
Ages 65+	1,085	10,824	31,282

Income	1 Mile	3 Miles	5 Miles
Median	\$76,722	\$94,177	\$98,850
Under \$15k	346	2,535	6,060
\$15k - \$25k	123	1,142	3,249
\$25k - \$35k	320	1,708	4,649
\$35k - \$50k	398	3,011	7,126
\$50k - \$75k	1,046	5,601	15,062
\$75k - \$100k	672	4,177	11,056
\$100k - \$150k	967	6,549	17,673
\$150k - \$200k	241	3,311	9,986
Over \$200k	445	6,369	18,526

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DONALD B EDWARDS JR

Commercial Director and Associate Broker

Licensed in 1984, Don has completed hundreds of commercial real estate transactions across the USA including industrial, retail, office, medical, multifamily, land, timber, mining and multi family residential, as well as, landlord and tenant representation, property management and site selection for national franchises. As the head of the trust real estate department for all the South Trust Banks, he was responsible for a full staff and a \$750M portfolio of diverse assets including retail, office, medical, industrial, land, mining, timber, farms, leases, mortgages, property inspections and asset management from coast to coast. In addition, he has over 18 years of commercial and residential construction experience. His land deals have included assemblages, out parcels, and development sites for all asset classes. Don is a past president of the Association of Georgia Real Estate Exchangors, and has executed numerous 1031 exchanges. In addition, he has passed all of the CCIM course work.



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