



FOR MORE  
INFORMATION  
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PROPERTY OVERVIEW

Address	183 Mystic Place Sandy Springs, Georgia 30342
GLA	Approximately 7,200 SF
Land Area	0.60 AC
County	Fulton
Zoning	ON – Office Neighborhood (City of Sandy Springs)
Parcel ID	17-0094-0002-056-1
Current Use	Ambulatory Surgical Center (ASC)



**ADVANCED AMBULATORY SURGICAL CENTER (ASC)**

The Property is a state-of-the-art ambulatory surgical center (ASC) with two fully equipped operating rooms and two private recovery rooms (which can be converted into a third OR).



**PRIME LOCATION IN SANDY SPRINGS**

183 Mystic Place is a prime location, with convenient access to Roswell Road, I-285, and GA-400, and is surrounded by numerous retail amenities, including Chastain Market Center, Roswell Wieuca Center, and Fountain Oaks.



**IDEAL FOR AN UPSCALE OWNER/USER**

The Property is an incredibly hard-to-find, unique asset in Atlanta's most prestigious neighborhood of Sandy Springs, that is ideally suited for an upscale owner/user.



**EXCELLENT DEMOGRAPHICS**

The surrounding trade area boasts a population of 266,879 and an average household income of \$185K within a 5-mile radius.



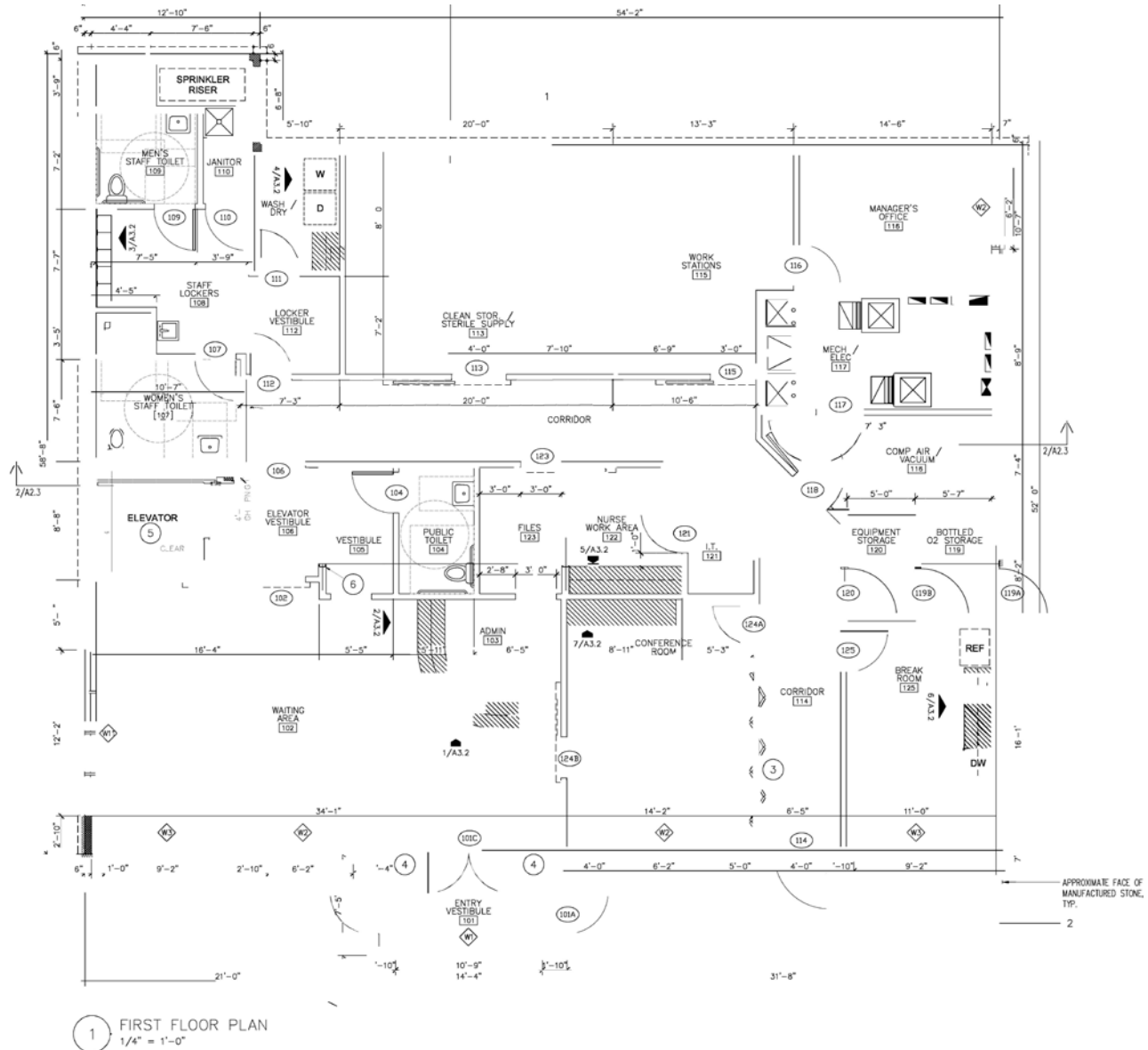
**STRONG LOCAL GROWTH TRAJECTORY**

Sandy Springs is one of the fastest-growing cities in the Atlanta area, offering high-end residential development and acting as a major commercial corridor.

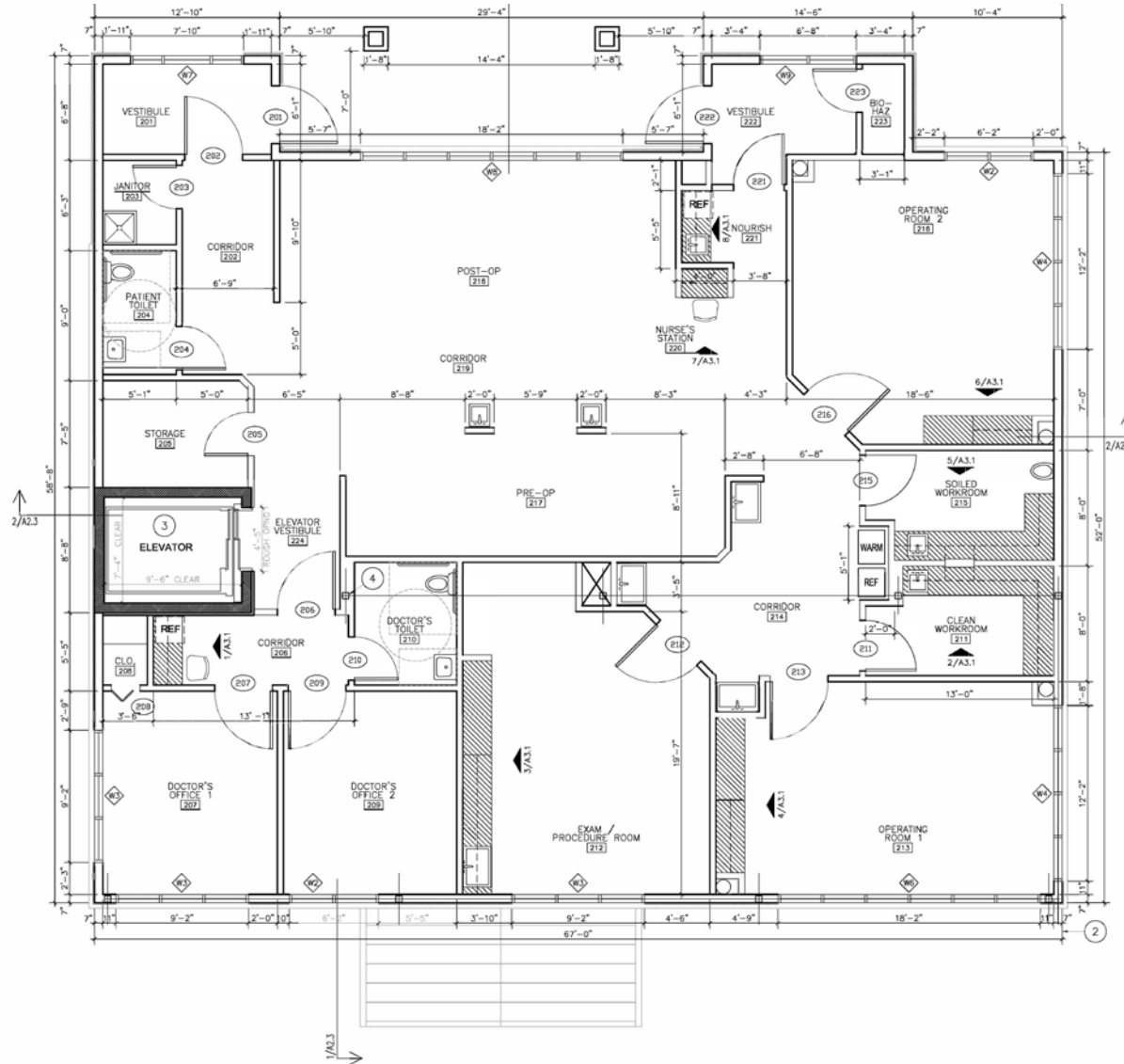




### FLOORPLAN - FIRST FLOOR



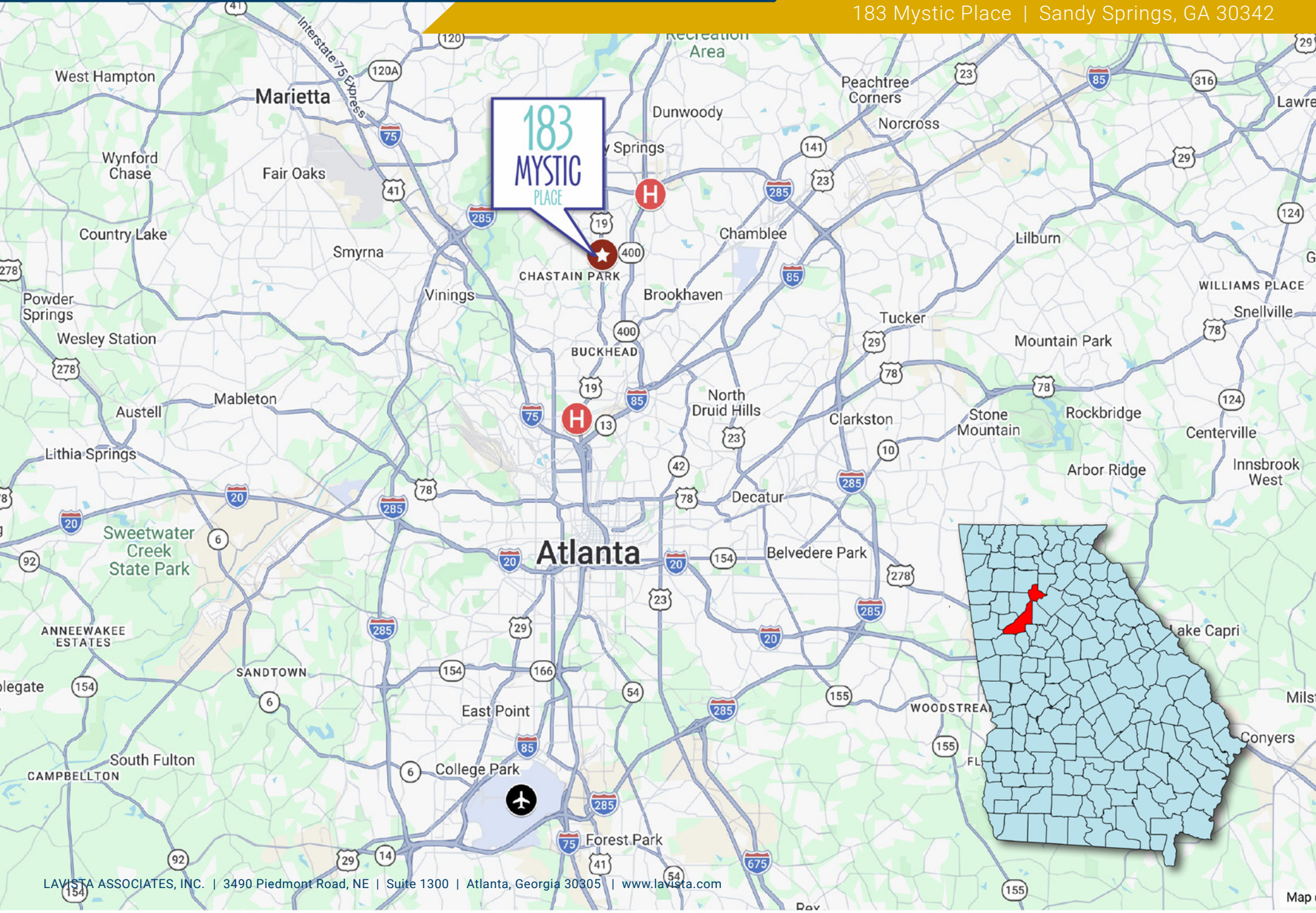
### FLOORPLAN - SECOND FLOOR



1 SECOND FLOOR PLAN  
1/4" = 1'-0"

Chastain Surgery Center

183 Mystic Place | Sandy Springs, GA 30342





**Fountain Oaks**

- Kroger
- pure barre
- ANYTIME FITNESS
- toby
- Pizza Hut
- SHO SPICY
- CUPANION'S KITCHEN + COFFEE

**183 MYSTIC PLACE**

**Chastain Corners**

- bodenvy
- PUPPY HAVEN PET RESORT
- PEACH TREE IMMEDIATE CARE

**Chastain Market**

- TRADER JOE'S
- AT&T
- CHIPOTE MEXICAN GRILL
- BAM! BOOKS-A-MILLION
- CVS pharmacy
- United Community Bank
- FISH JOINT

**Roswell Wieuca Center**

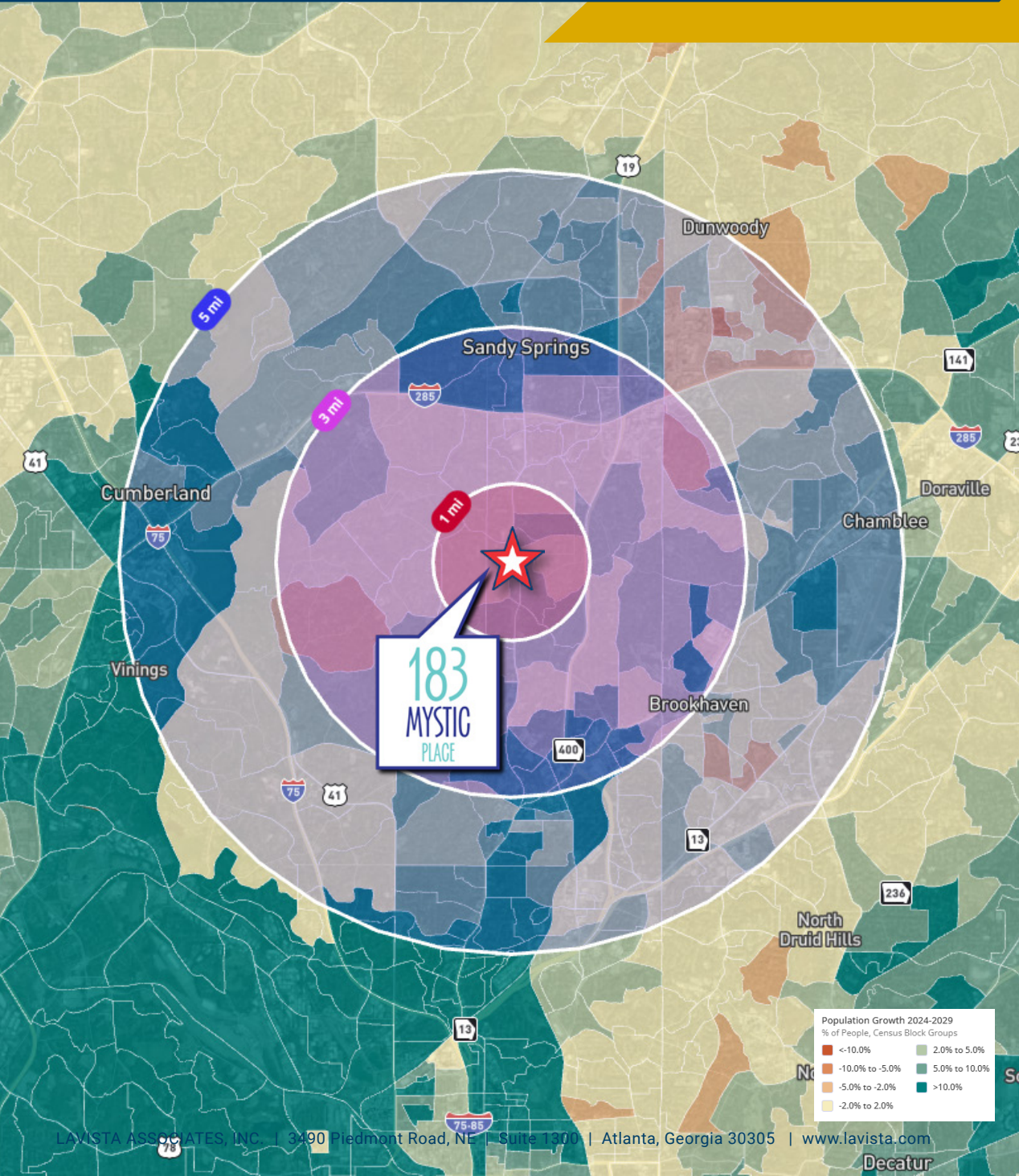
- THE FRESH MARKET
- WILLY'S MEXICANA GRILL
- gusto!
- GOLDBERG'S
- ACE Hardware
- CHICKEN SLAB CHICK

**Chastain Square**

- Publix
- CHASE
- PAPA JOHN'S
- Orangetheory FITNESS
- WING FACTORY

## Chastain Surgery Center

183 Mystic Place | Sandy Springs, GA 30342



### TRAFFIC VOLUME

Baker Rd	11,121 VPD
Jiles Rd	20,351 VPD
Hickory Grove Rd	14,879 VPD



### POPULATION

1-mile	10,537
3-mile	88,428
5-mile	266,879



### HOUSEHOLDS

1-mile	4,678
3-mile	41,921
5-mile	128,790



### AVERAGE HOUSEHOLD INCOME

1-mile	\$227,206
3-mile	\$222,030
5-mile	\$184,154



### MEDIAN HOME VALUE

1-mile	\$820,917
3-mile	\$765,034
5-mile	\$628,549



### EMPLOYEES

1-mile	6,620
3-mile	51,962
5-mile	161,129

Source: Placer.ai

Lavista Associates, Inc. is a full-service commercial real estate firm based in Atlanta. Established in **1972**, our firm was founded on integrity, hard work, and results.

With over **500** years of combined industry experience, our firm is positioned to share valuable insight in all facets of the leasing, management, and sale of commercial assets. We serve as a one-stop partner for companies managing one location or an entire portfolio—whether in Atlanta, across Georgia, nationwide, or around the globe.

Now in our **54th** year of service, Lavista has established a proven track record of successful brokerage transactions throughout the United States. While we focus on the Southeast, our team has completed transactions in **35** states, as well as Canada, and represents clients in more than **30** countries.

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### CONNECT WITH US

