



OFFERING MEMORANDUM

MILLEDGEVILLE MEDICAL OFFICE BUILDING | ± 7,524 SF

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Exclusively listed by Bull Realty, Inc.

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PROPERTY INFORMATION



EXECUTIVE SUMMARY



PROPERTY OVERVIEW

Bull Realty is pleased to present this ± 7,524 SF medical office building in Milledgeville, GA. Offered for sale and for lease, the property is located at the corner of Martin Luther King Jr Drive and N Columbia Drive, with plenty of road frontage and monument signage at the corner. The opportunity to generate new business and referrals at this location is great due to the numerous healthcare providers in the area and proximity to Atrium Health Navicent Baldwin as well as retail centers and hotels. ± 5,000 SF is leased by the Atrium Navicent Health System. The orthopedic practice has been serving the area since 1997.



PROPERTY HIGHLIGHTS

- ± 7,524 SF medical office building in Milledgeville, GA
- ± 5,000 SF suite occupied by Atrium Navicent Health System (orthopedic practice)
- ± 2,500 SF vacant suite available for lease
- Located 0.5 miles from Atrium Health Navicent Baldwin Hospital
- Ample surface parking
- Dedicated monument signage
- **Virtual Tour 1:** <https://bit.ly/3FcPDlL>
- **Virtual Tour 2:** <https://bit.ly/3KJXh8b>
- **Site Video:** <https://bit.ly/3FuJ8uR>



Price | \$1,125,000



± 7,524 SF

PROPERTY INFORMATION

BUILDING

Property Address:	1201 N Columbia Drive, Milledgeville, GA 31061
County:	Baldwin
Building Size:	± 7,524 SF
Year Built/Renovated:	1998/2016
Number of Suites:	2
Signage:	Monument

SITE

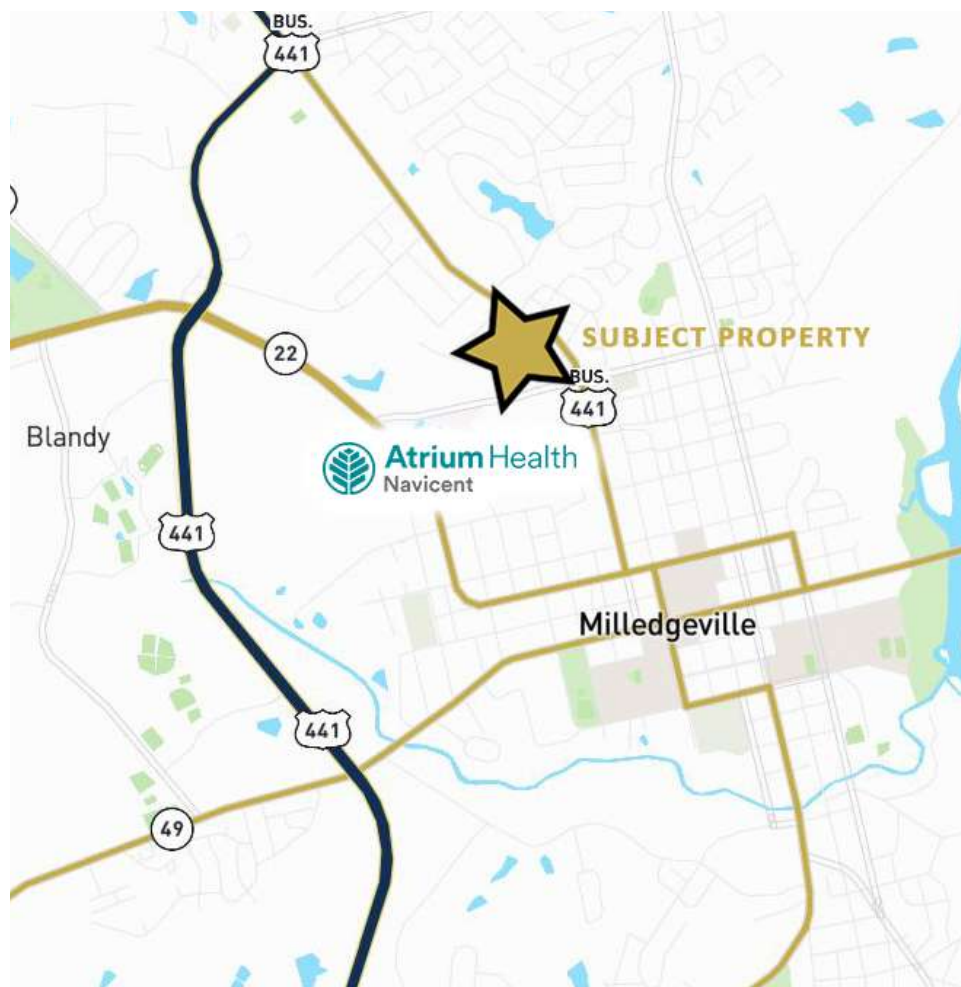
Site Size:	± 0.64 Acres
Zoning:	001
Parcel ID:	M57061B
Parking Spaces:	± 35 surface spaces

CONSTRUCTION

Exterior:	Brick
Number of Stories:	1
Elevator:	No

FINANCIAL

Price/SF:	\$149.52
Occupancy:	67%
Sale Price:	\$1,125,000



PHOTOS - ORTHOPEDIC SUITE



NURSES STATION



X-RAY



PRIVATE OFFICE



WAITING AREA



EXAM ROOM



CONFERENCE ROOM

PHOTOS - VACANT SUITE



OPEN ROOM (FORMERLY FOR PT)



OFFICE



BREAK ROOM

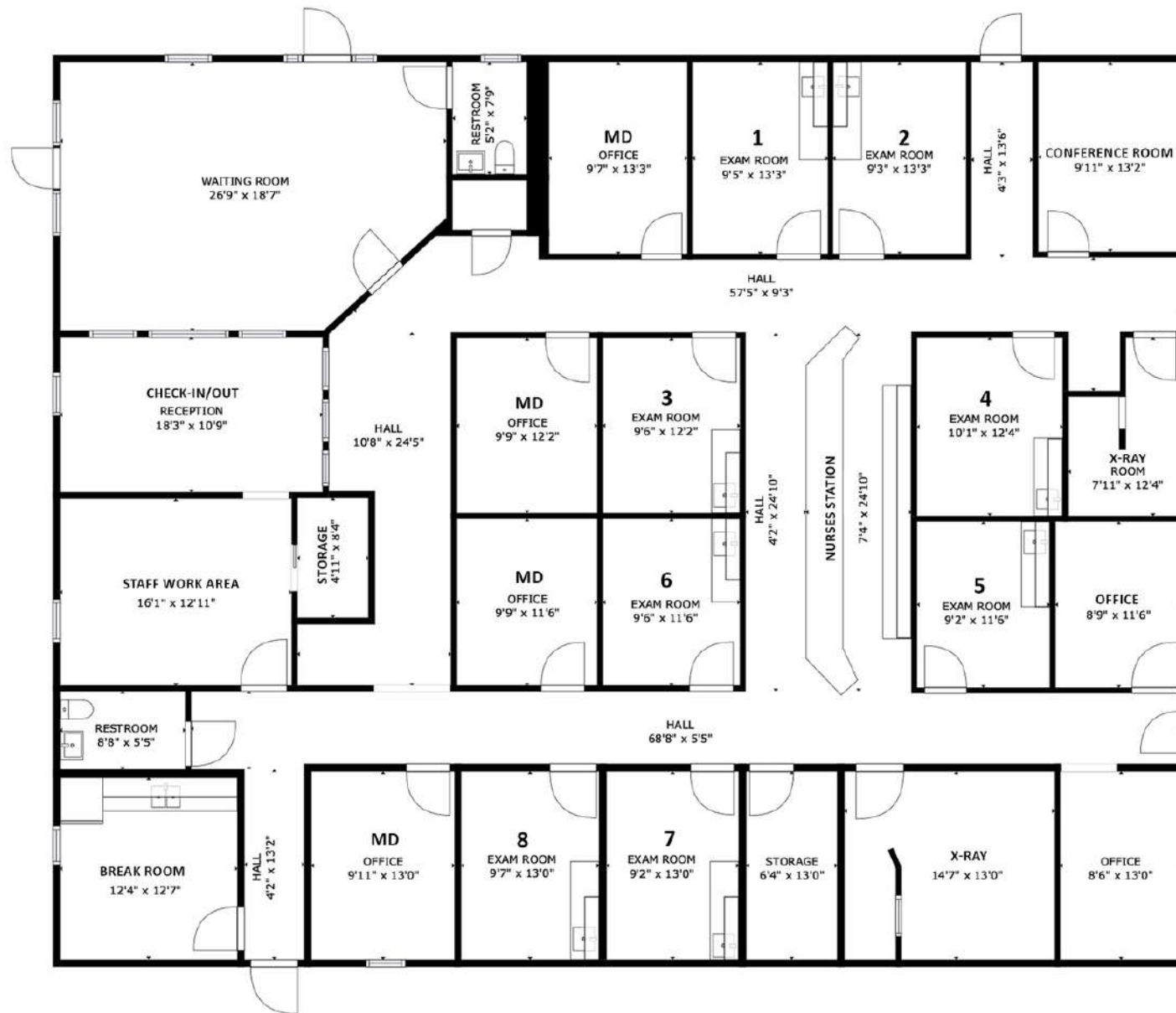


RECEPTION CHECK-IN/OUT

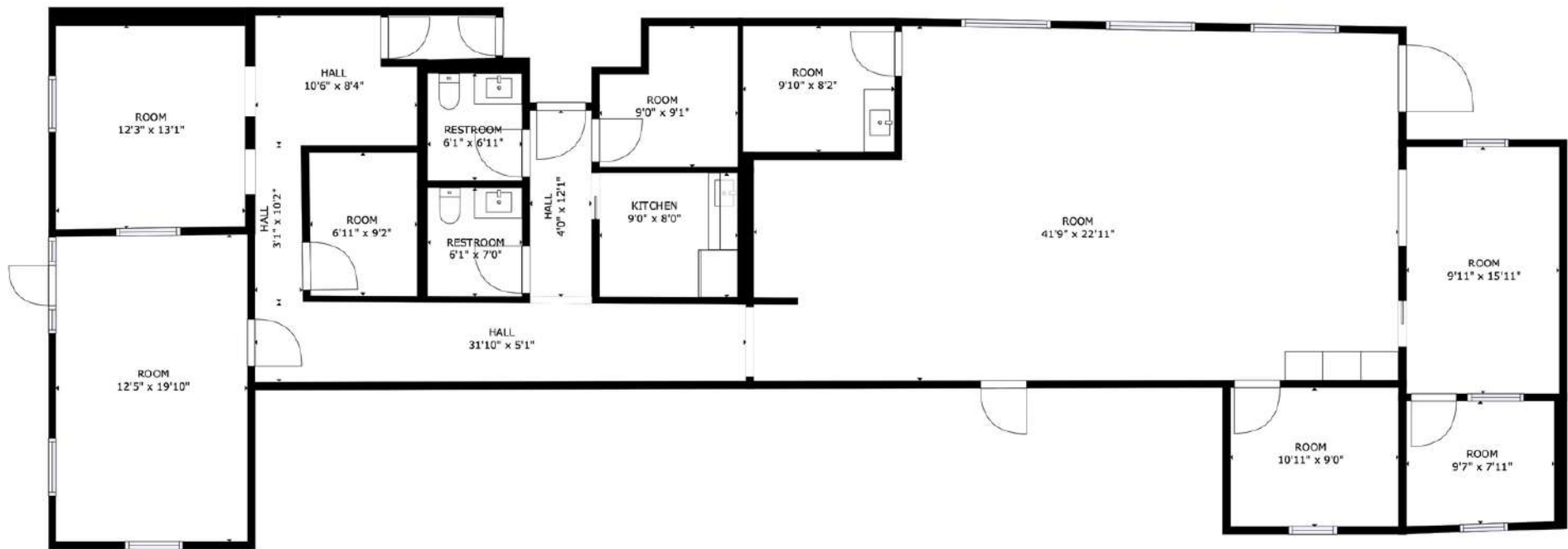


WAITING ROOM

FLOOR PLAN - ORTHOPEDIC SUITE



FLOOR PLAN - VACANT SUITE



AREA OVERVIEW

SUBJECT PROPERTY

W Martin Luther King Jr Drive



N Cobb Street

MILLEDGEVILLE GEORGIA

Milledgeville, GA, located southeast of Macon in the region known as “Middle Georgia”, is the county seat of Baldwin County. This beautiful city, known for its antebellum architecture, was the state capital of Georgia from 1804 to 1868. The Milledgeville Micropolitan Statistical Area, including Baldwin and Hancock counties, has a population of over 56,000.

Milledgeville offers a low-cost, pro-business environment and a trained, skilled, available workforce of more than 209,000. Milledgeville-Baldwin County is centrally located to major markets and is an exceptional location for advanced manufacturing and aerospace industries. In fact, the area is also referred to as “Georgia’s Aerospace Corridor” with over 100 aerospace companies and contractors due to its close proximity to Robins Air Force Base, located in nearby Warner Robins.

In addition to the aerospace industry, other primary economic drivers include Georgia College and State University, Central Georgia Technical College and Georgia Military College. Other large area employers include Triumph Aerospace Engineering, Mohawk Industries, Walmart, Bass Signal, Milledgeville Coca-Cola Bottling Company, Navicent Health Medical Center, Baldwin County Public Schools, The GEO Group, Foust Brothers, Lowe’s, UPS, Kroger, Tractor Supply and more.



IN THE AREA

Georgia College & State University



Georgia College & State University is a public liberal arts university in Milledgeville, Georgia. The university enrolls approximately 7,000 students and is a member of the University System of Georgia and the Council of Public Liberal Arts Colleges.

The central campus comprises about 43.2 acres in the center of Milledgeville, near the grounds of the former state capitol.

Georgia Military College

Georgia Military College (GMC) is an accredited public-independent liberal arts college with twelve community college campuses throughout the state of Georgia, a Global Online College and a main campus in Milledgeville. The college currently enrolls approximately 16,000 students.

The primary focus of Georgia Military College is awarding Associate Degrees and preparing students for transfer to four-year colleges and universities. A second focus is to provide pathways for students to attain their four-year Bachelor of Applied Science (BAS) Degree.



Downtown Milledgeville



Milledgeville is a city in and the county seat of Baldwin County in the U.S. state of Georgia. It is northeast of Macon and bordered on the east by the Oconee River.

Milledgeville, Georgia is known today as a college town and is home to Georgia College & State University and Georgia Military College. It is also one of the state's oldest cities and previously served as the state capital in the 1800s. Visitors can tour Georgia's Old Governor's Mansion, an 1839 High Greek Revival home that General Sherman and his troops stayed in during the infamous "March to the Sea." These days, it's inhabited by presidents of the college and serves as a museum.

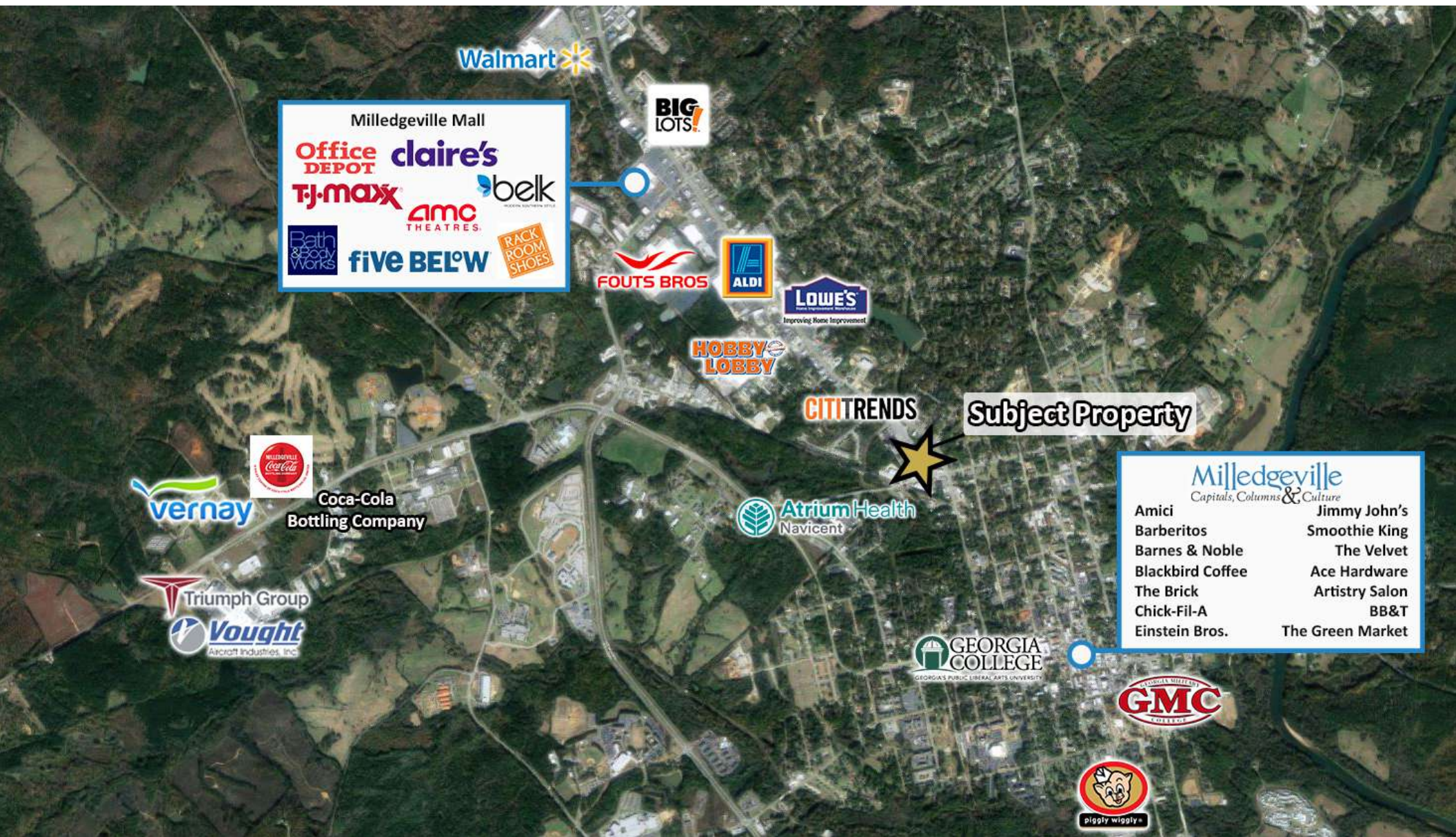
Atrium Health Navicent Baldwin

Atrium Health Navicent Baldwin is a 140-bed, acute care facility located in Milledgeville, Georgia providing 24/7 emergency services, radiology services, women's services and general medical and surgical services to the 150,000 residents living in Baldwin and surrounding counties.

The hospital offers high-quality, patient-centered care in a wide range of medical services including inpatient and outpatient treatment.



RETAILER MAP



RETAILER MAP



DEMOGRAPHICS



POPULATION

3 mile	5 miles	10 miles
21,394	31,286	49,501



HOUSEHOLDS

3 mile	5 miles	10 miles
7,950	11,167	18,115



AVG. HOUSEHOLD INCOME

3 mile	5 miles	10 miles
\$48,234	\$53,928	\$62,017

CONTACT INFORMATION



0.5 Miles

W Martin Luther King Jr Drive

N Columbia Drive

BROKER PROFILE

LINDSAY BRERETON, CCIM

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PROFESSIONAL BACKGROUND

Lindsay is an experienced commercial real estate professional with a focus in healthcare real estate. Services include but are not limited to tenant representation, site selection and project leasing. Clients benefit from over 20 years of healthcare real estate experience.

As a Portfolio Manager, with Meadows & Ohly, Lindsay has represented REITs and Atlanta based health systems in management of their respective Medical Office Buildings. These included the annual operating budgets, monthly financial reporting, lease negotiations, tenant fit outs, vendor procurement and implementation of all capital initiatives. Prior to this role, she worked with the San Francisco and Atlanta business units for Turner Construction Company where she attained construction and project management experience with various phases of commercial building projects/developments.

Lindsay is a Certified Commercial Investment Member (CCIM). She is also a member of the Commercial Investment Member Institute, National Association of Realtors, Urban Land Institute (ULI) and International Council of Shopping Centers (ICSC). Lindsay is a proud veteran of the United States Navy Reserves where she served as a naval officer with the Civil Engineer Corps. She attended California State University, Sacramento and obtained a degree in Civil Engineering.

Lindsay is married with two daughters and enjoys serving in the community and spending time with her family.

Bull Realty is a commercial real estate sales, leasing, and advisory firm licensed in nine Southeast states headquartered in Atlanta. The firm was founded in 1998 on two primary missions: to provide a company of advisors known for integrity and to provide the best disposition marketing in the nation. Still guided by these philosophies, the firm's services have expanded to include disposition, acquisition, project leasing, tenant representation and consulting services. To add additional value and efficiency for clients, advisors focus on specific sectors and services in the office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality and single tenant net lease sectors.

The firm produces America's Commercial Real Estate Show, a national video show and podcast enjoyed by millions of people around the country. Industry analysts, leading market participants and the firm's founder Michael Bull share market intelligence, forecasts and success strategies. The show has aired every week since 2010 on Apple Podcast, all major podcast sites, YouTube and www.CREshow.com.



CONFIDENTIALITY AGREEMENT

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker Bull Realty Incorporated ("Broker"). Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

I. Confidential Information:

Receiving Party will receive confidential information regarding property referred to as **1201 N Columbia Drive Milledgeville, GA 31061**. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

II. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Bull Realty, Incorporated is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of Georgia.

If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer's Broker Confidentiality & Commission Agreement.

Accepted and agreed to __ / __ / __

Receiving Party

Signature

Printed Name

Title

Company Name

Address

Email

Phone

Bull Realty, Inc.
50 Glenlake Parkway, Suite 600
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Lindsay@BullRealty.com

**SIGN CONFIDENTIALITY
AGREEMENT ONLINE**



DISCLAIMER

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers.

In this Offering Memorandum, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Offering Memorandum is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement, suitability or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller. Each prospective purchaser is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing the Property described herein.

Owner/Seller expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers and/or to terminate discussions with any party at any time with or without notice. Owner/Seller shall have no legal commitment or obligation to any purchaser reviewing this Offering Memorandum or making an offer on the Property unless a written agreement for the purchase of the Property has been fully executed, delivered and approved by the Owner/Seller and any conditions to the purchaser's obligations therein have been satisfied or waived. The Owner/Seller reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Offering Memorandum may be used only by parties approved by the Broker. The Property is privately offered, and by accepting this Offering Memorandum, the party in possession hereof agrees (i) to return it if requested and (ii) that this Offering Memorandum and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Offering Memorandum may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. The terms and conditions set forth above apply to this Offering Memorandum in its entirety and all documents and other information provided in connection therewith.