

FOR LEASE

Doctor's Hospital Office Building

3652 J Dewey Gray Circle, Augusta, GA 30909

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (MG)
Available SF:	3,500 SF
Building Size:	9,659 SF
Year Built:	1994
Zoning:	B-2

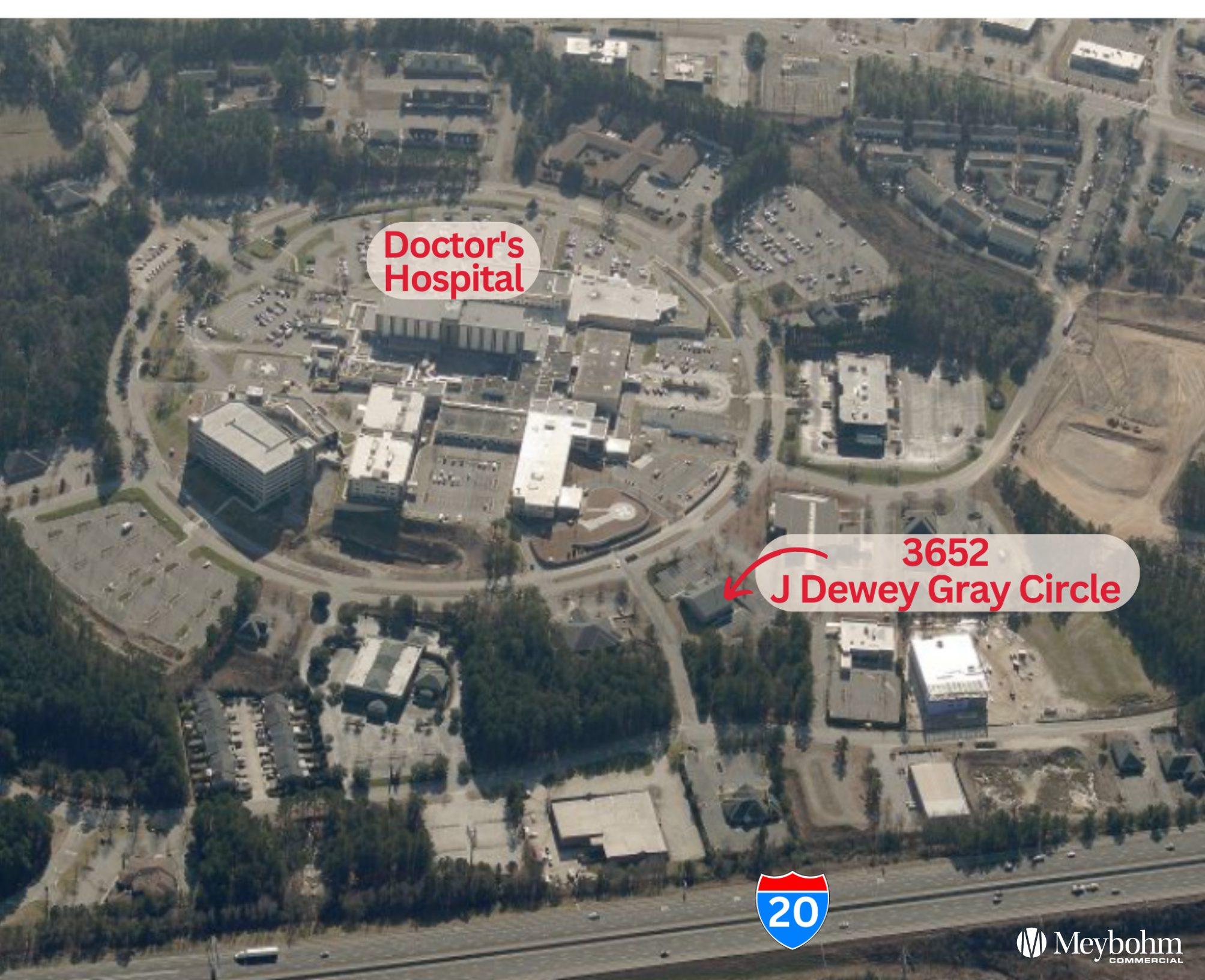
- Adjacent to Doctor's Hospital
- Approximately 3,500 SF Office Space
- Near Interstate-20

PROPERTY OVERVIEW

Meybohm Commercial Properties is pleased to present the ground floor of this class "B" office building for lease containing approximately 3,500 +/- square feet of general office space located at Doctor's Hospital in Augusta, Georgia. The property has central HVAC, electric power, a concrete wheelchair ramp on the side of the building and approximately 20 parking spaces. The property is zoned B-2, General Business, per Richmond County. Space includes 8 offices, break room, conference room, file room, copier room, telecom/server room, 2 ADA restrooms, and lots of storage/flex space. Potential tenant improvement allowance. Modified gross, tenant pays GA Power Electric. Lease term negotiable.

LOCATION OVERVIEW

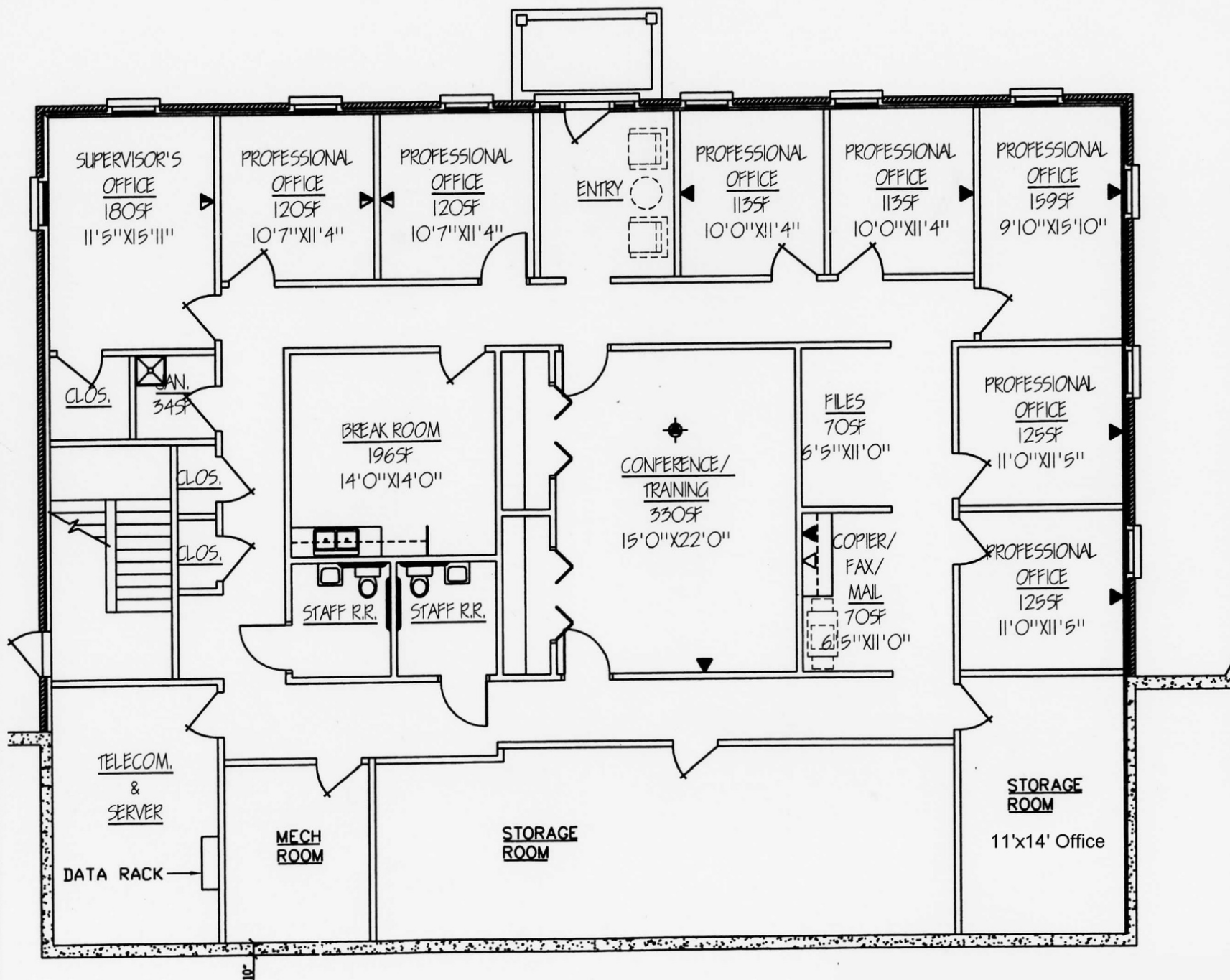
Located at the corner of J. Dewey Gray Circle and Devore Place, directly across the street from Doctor's Hospital and JMS Burn Center, and next door to Augusta Orthopedic & Sports Medicine Specialists. The property is centrally located in West Augusta with very good access to Wheeler Road, I-20 and I-520.



**Doctor's
Hospital**

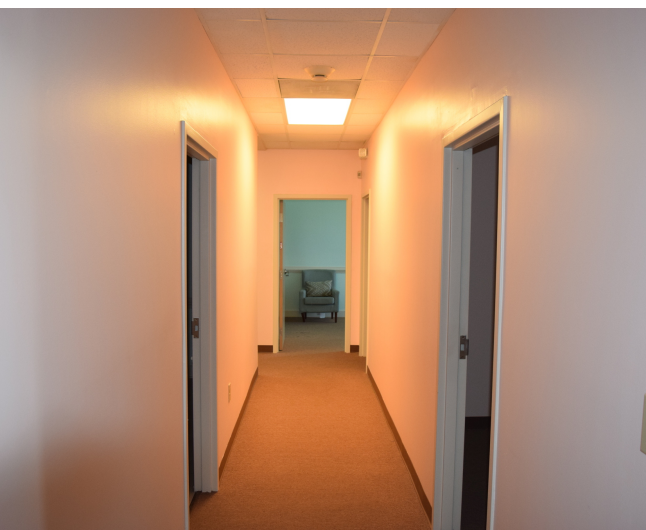
**3652
J Dewey Gray Circle**





TOTAL FLOOR AREA: 3924 SF



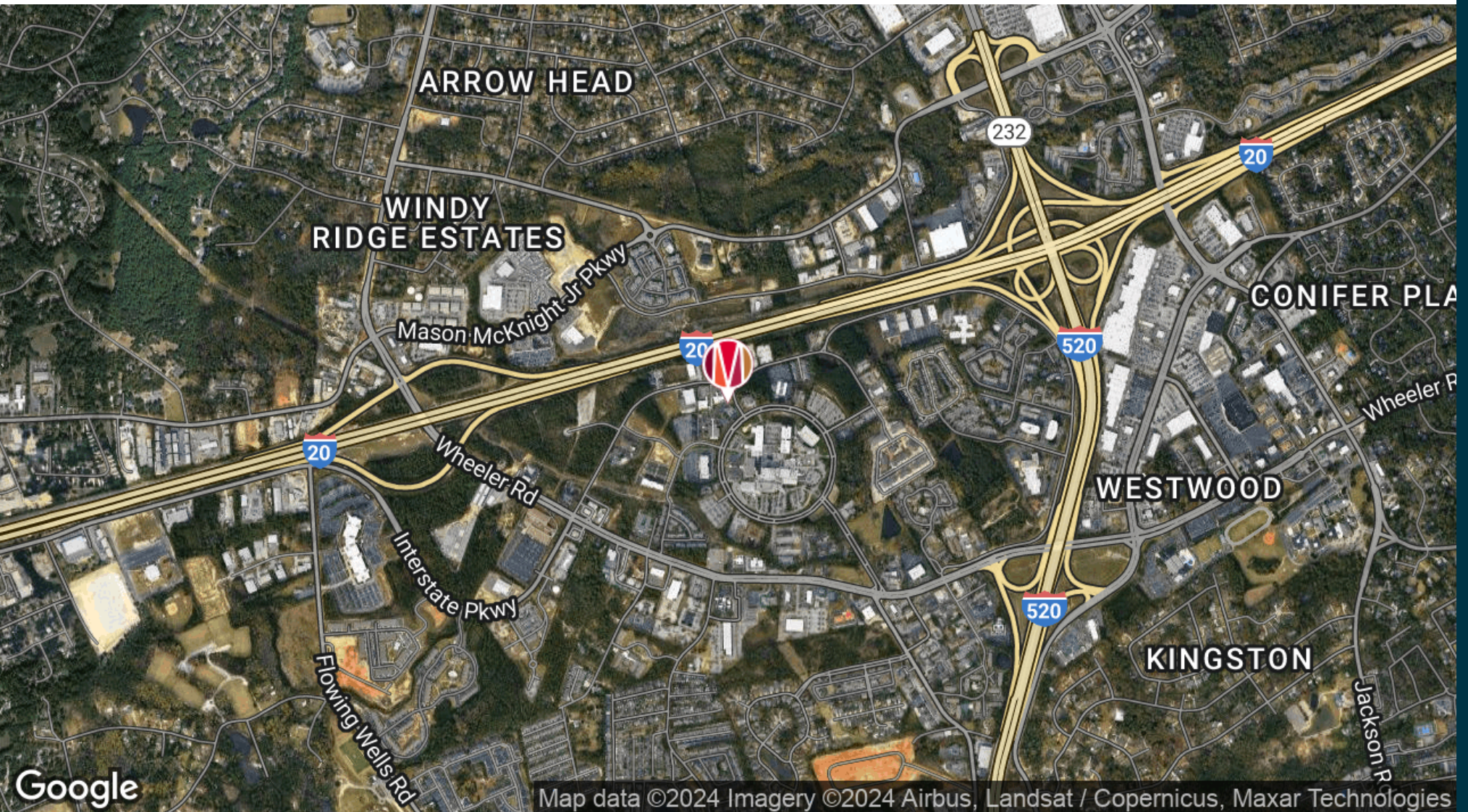


RETAILER MAP



Map
data
© 2023
Google

LOCATION MAP

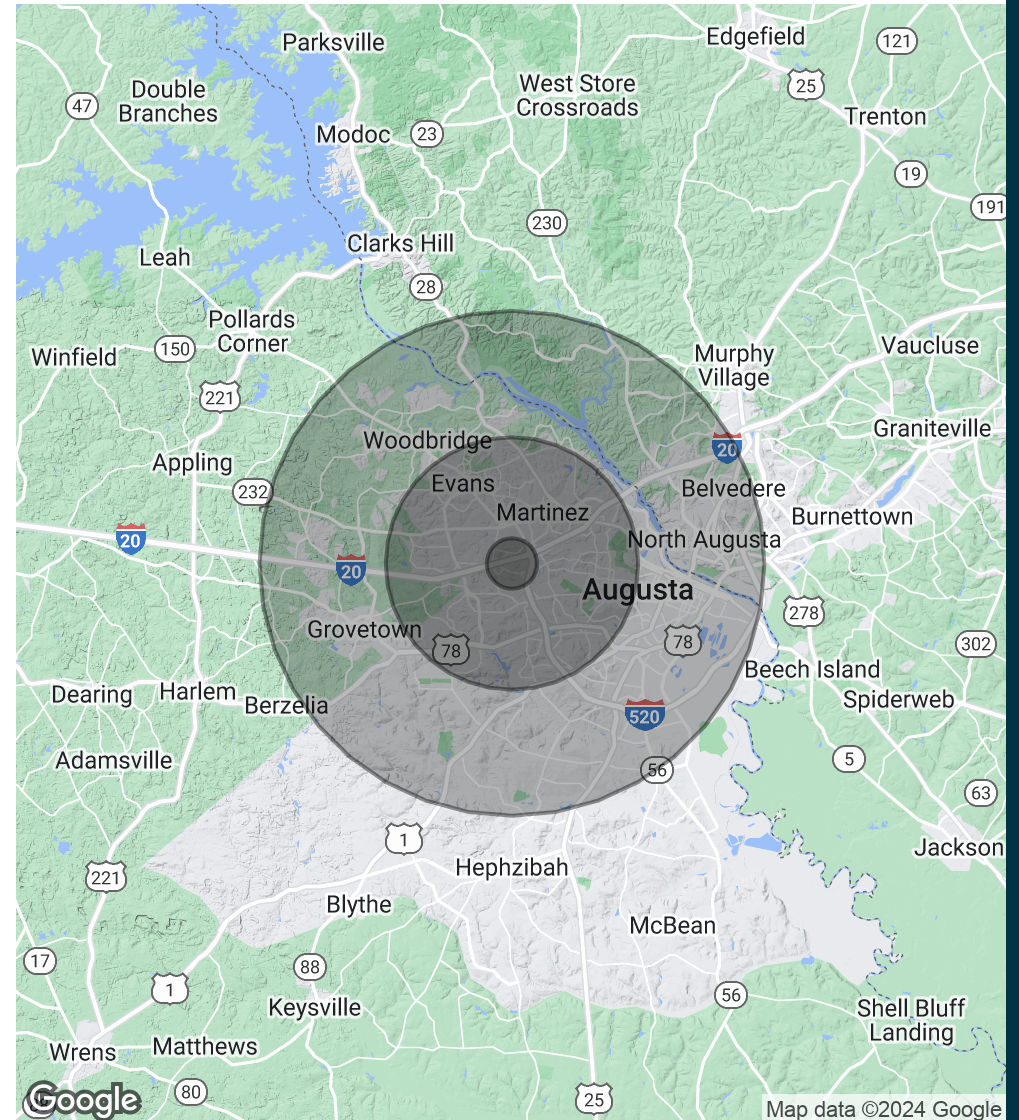


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,637	145,626	361,673
Average Age	40	40	39
Average Age (Male)	38	39	38
Average Age (Female)	41	42	40

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,289	61,120	140,778
# of Persons per HH	2	2.4	2.6
Average HH Income	\$71,930	\$98,840	\$98,158
Average House Value	\$197,569	\$269,136	\$260,232

Demographics data derived from AlphaMap





DAVID HOGG

Vice President, Associate Broker

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Cell: 706.394.3011

PROFESSIONAL BACKGROUND

David Hogg, Jr. is a native Augustan and holds a Bachelor of Arts Degree in Criminal Justice from Roanoke College in Salem, Virginia. David began his career with Trust Company Bank in Atlanta, known today as SunTrust. He later joined Georgia Bank and Trust Company in Augusta. His banking career spanned 20 years and throughout his career in banking, David focused on lending, private banking, trust, investment and asset management to clients who owned and managed their own commercial real estate portfolios.

David serves as a Vice President and Associate Broker for Meybohm Commercial Properties and he specializes in commercial sales and leasing. David is an active member of Trinity on the Hill United Methodist Church, having served as the Chair of the Trustees Board. David is a Paul Harris Fellow, awarded by Rotary International Foundation and currently serves as a Trustee of the Tuttle-Newton Home, Inc. and The Piedmont Augusta Foundation. David also serves in an appointed position, as the Chairman of the Augusta Richmond County Riverfront Development Review Board. David is married to Leigh Ann and has four children.

EDUCATION

B.A. Roanoke College Salem, Virginia 1994

GA #365568 // SC #94322

MEYBOHM COMMERCIAL PROPERTIES

3519 Wheeler Road
Augusta, GA 30909

706.736.0700
MeybohmCommercial.com