

# Medical Office Space FOR LEASE

9280 Hwy 5, Douglasville, GA 30134



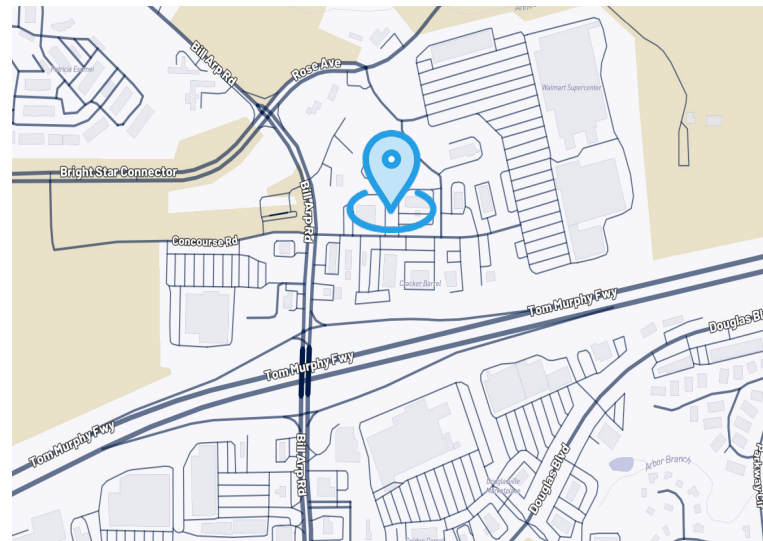
## PROPERTY OVERVIEW

Bull Realty presents two medical office suites for lease in this  $\pm 12,627$  SF single story, multi-tenant building at the corner of Highway 5 and Concourse Pkwy in Douglasville.

Suite A & B is a  $\pm 3,750$  SF space comprised of a reception desk, waiting area, numerous patient examination rooms, supply areas with sinks, and an office and kitchen/break area. It is available for immediate occupancy at \$6,500/month, Modified Gross. Suite H is a  $\pm 2,472$  SF space comprised of a spacious waiting room, reception area, 6 exam rooms; 3 of which have sinks, and 1 physician's office. There are 4 areas with counters and cabinets along with 3 restrooms, multiple closets, and 2 exterior exits. It is available for immediate occupancy at \$4,120/month plus CAM charges, Modified Gross.

The permitted use is restricted to medical office.

The location is a block north of Interstate 20 at a signalized intersection. Access to the space is from two points on Concourse Pkwy and there is ample surface parking. The property is convenient to Interstate 20 and surrounded by commercial establishments such as Walmart, Sam's Club, Holiday Inn Express, Race Trac and Cracker Barrel. WellStar Douglas Hospital is just over 2 miles east of the property. Downtown Douglasville is 2 miles northeast and downtown Atlanta is 23.6 miles west.



Space Available	Lease Rate	Space Type	Available
Suite A&B $\pm 3,750$ SF	\$6,500/month (MG)	Medical	Immediately
Suite H $\pm 2,472$ SF	\$4,120/month (MG)	Medical	Immediately

*Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.*

CONTACT



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# Suite A & B

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# Suite H

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**BULL REALTY**

ASSET & OCCUPANCY SOLUTIONS



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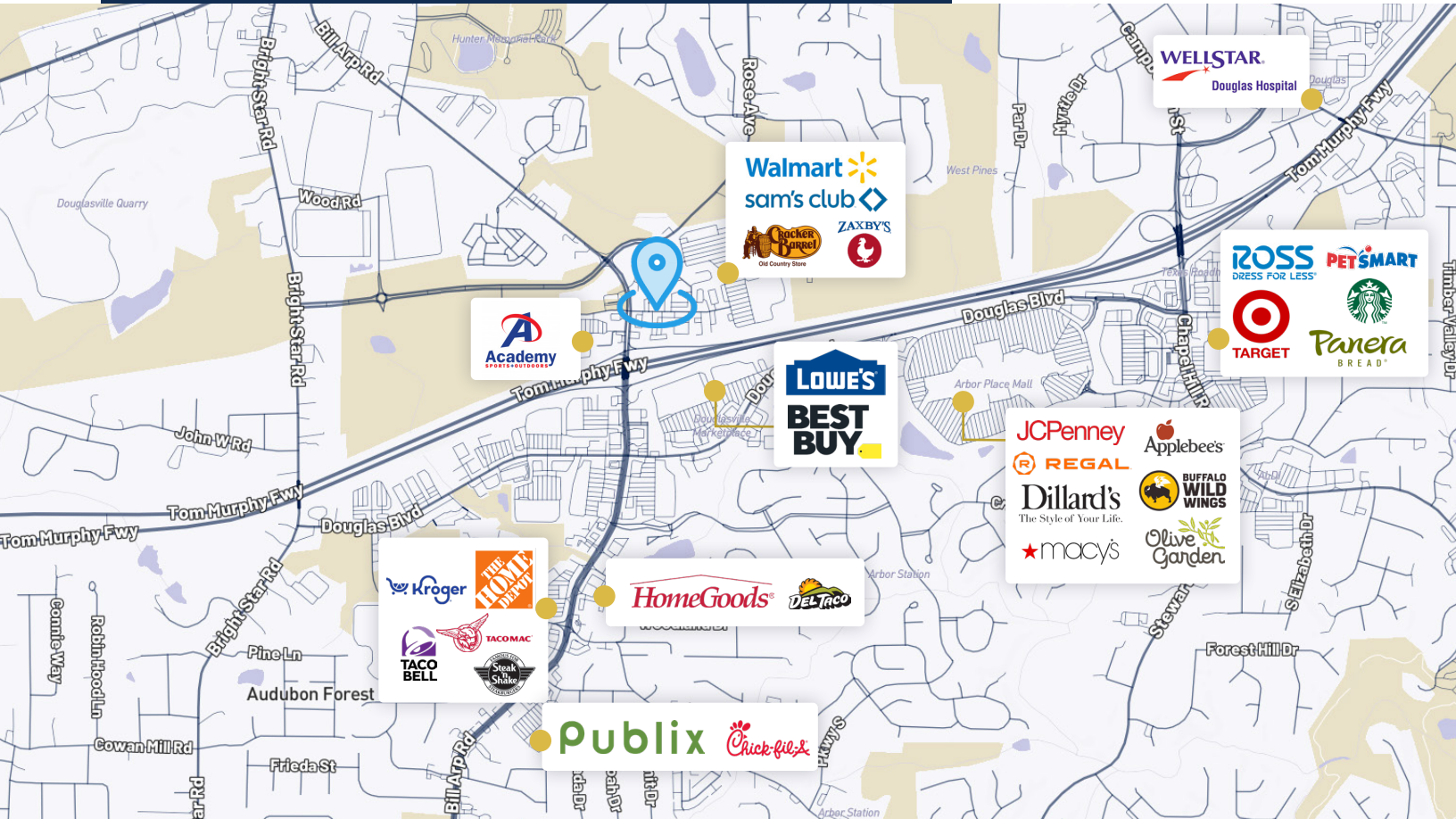
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## DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
Population	5,242	40,043	86,296
Households	2,350	14,515	29,863
Avg. Household Income	\$78,314	\$84,417	\$92,777
Medical Spending	\$12,948,658	\$86,110,937	\$194,500,682

Source: 2023 ESRI

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