

4,381 SF+- To 8,586 SF+-Medical Office For Lease Cumming

| | |
|---------------|------------------------------------|
| Address: | 634 Peachtree Parkway, Cumming, GA |
| SF Available: | 4,381 SF to 8,586 SF |
| Rent: | \$24.00 SF |
| Lease Type: | NNN (\$10.50 SF) |

The two story freestanding medical office building constructed in 1996 with a dramatic double height lobby fronts on Peachtree Parkway with a 40,000 daily traffic count, offering prominent signage and free surface parking. The property is located 3 minutes south of the GA 400 exit 13, 12 minutes south of Northside Forsyth Hospital (389 beds) and 19 minutes north of Emory Johns Creek Hospital (110 beds). As a non-campus medical office building, there are no restrictions on procedures and imaging. The population is projected to grow 17% from 2020 to 2025.

For lease is suite 100 with from 4,381 SF+- to 8,331 SF+- in second generation space with up to 12 exam rooms.

Also for lease is suite 200 with 8,586 SF+- built out in 2019 for an OB-GYN practice, that is elevator served on the second floor and features 12 exam rooms, 2 procedures rooms, 3 private offices, 2 shared doctor offices, 25 seat waiting room, 5 seat billing department, plus all other required areas for an efficient patient flow and business operation.



- 16,917 SF+- 2 story medical office
- 4,381 SF+- to 8,331 SF+- 1st floor up to 12 exam rooms
- 8,586 SF+- 2nd floor with 12 exam rooms / 2 procedure rooms
- Elevator served 2nd floor
- Highly visible location on Peachtree Parkway / 40,000 traffic count
- Prominent signage / Free surface parking / Minutes to GA 400 exit 13
- 12 minutes to Northside Forsyth Hospital / 19 minutes to Emory Johns Creek Hospital
- \$117,000+ avg. household income / 30,000+ population 3 miles
- 17% projected population growth 2020 to 2025

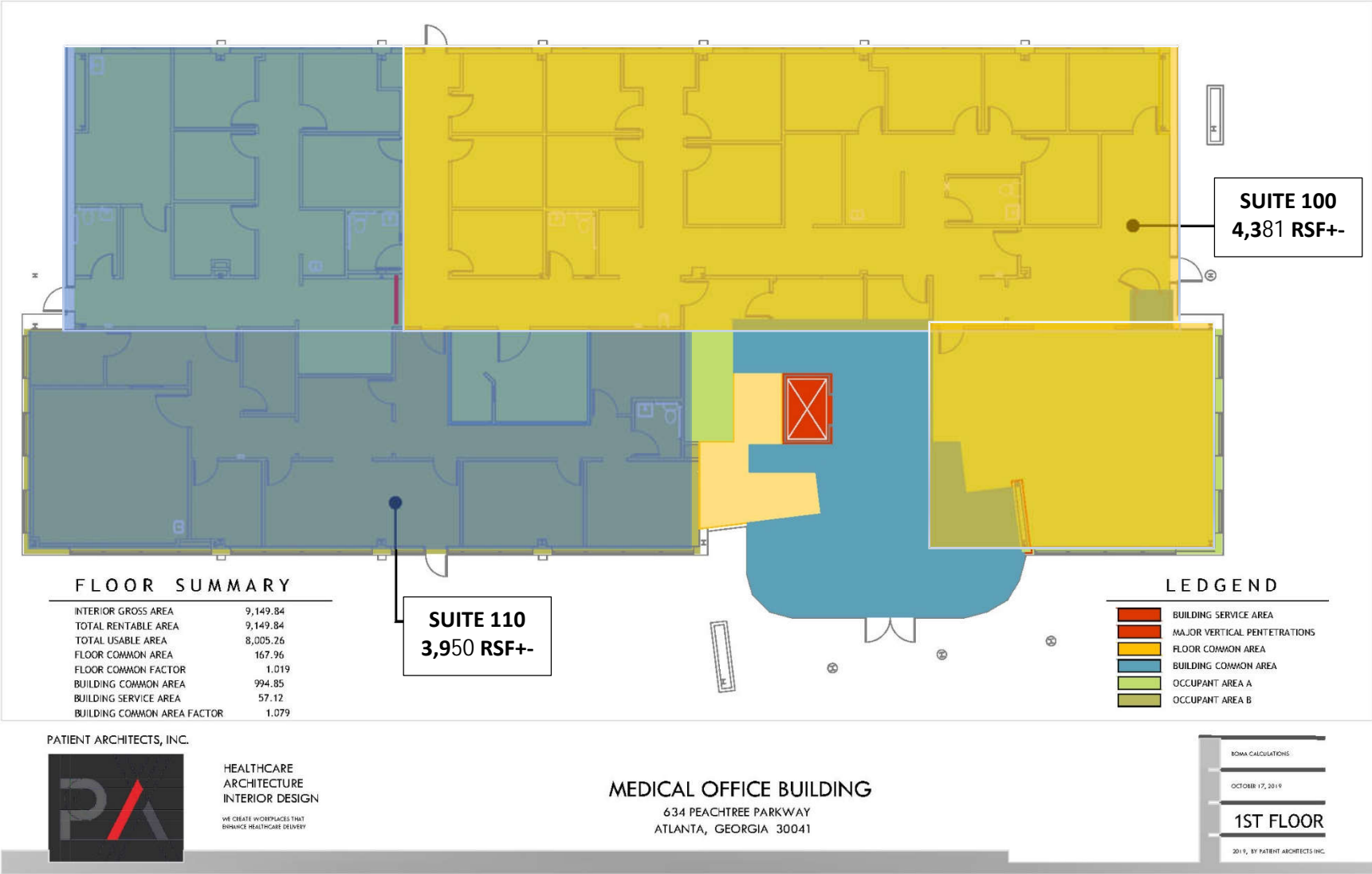
634 Peachtree Parkway, Cumming



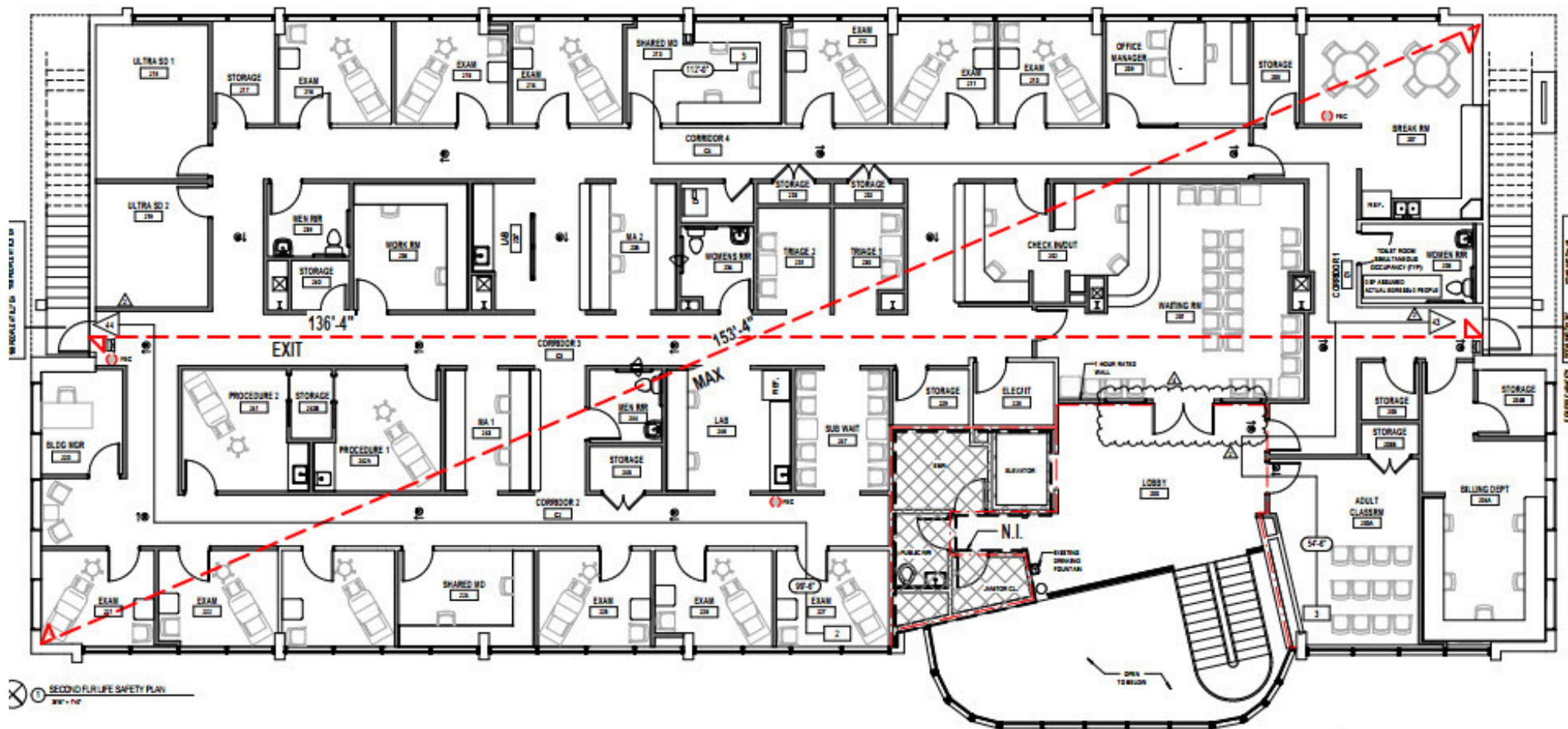
Suite 100 Floor Plan As-Built



First Floor Proposed Subdivision



Suite 200 Floor Plan 8,586 SF+- Available



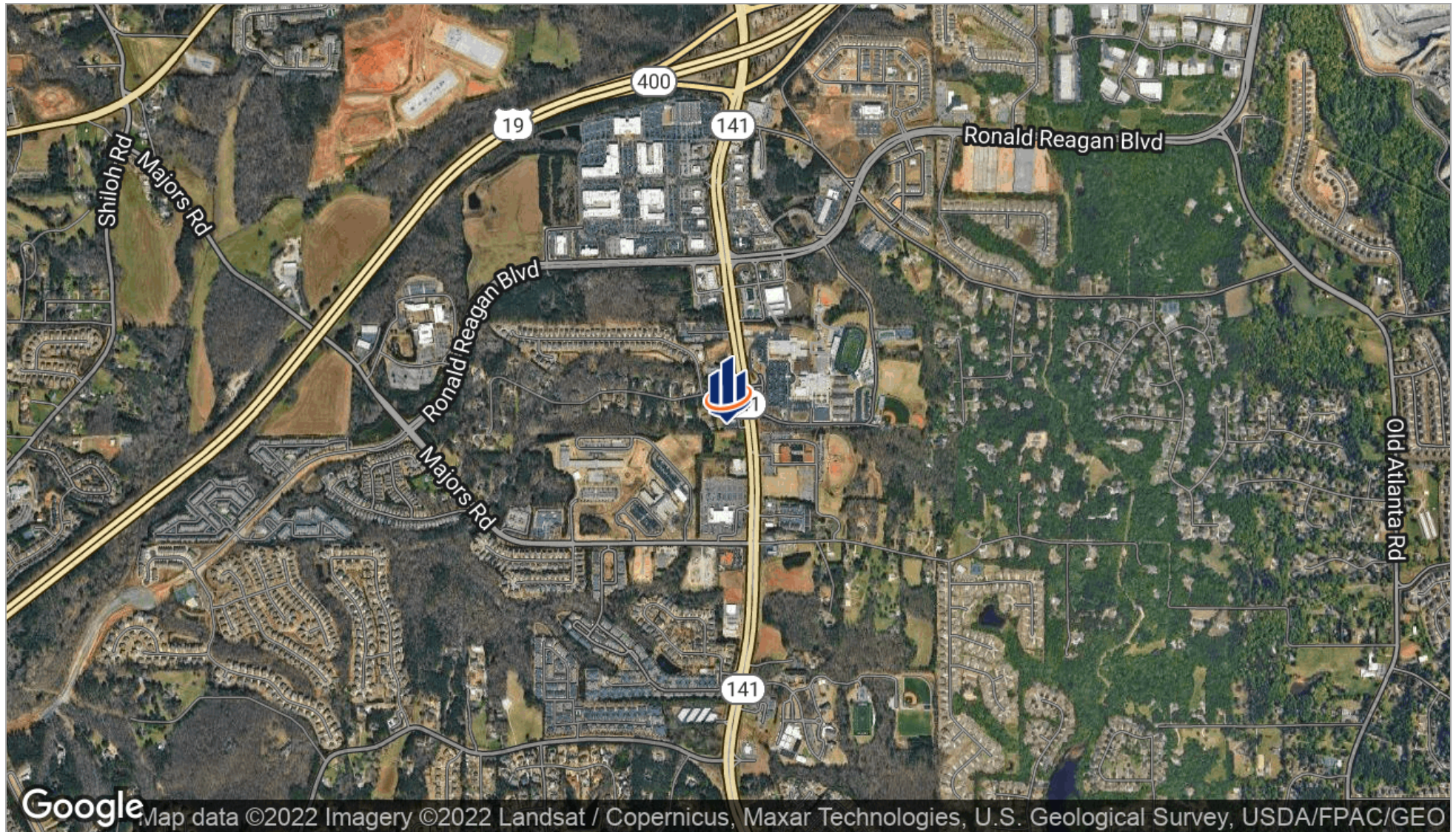
Suite 200



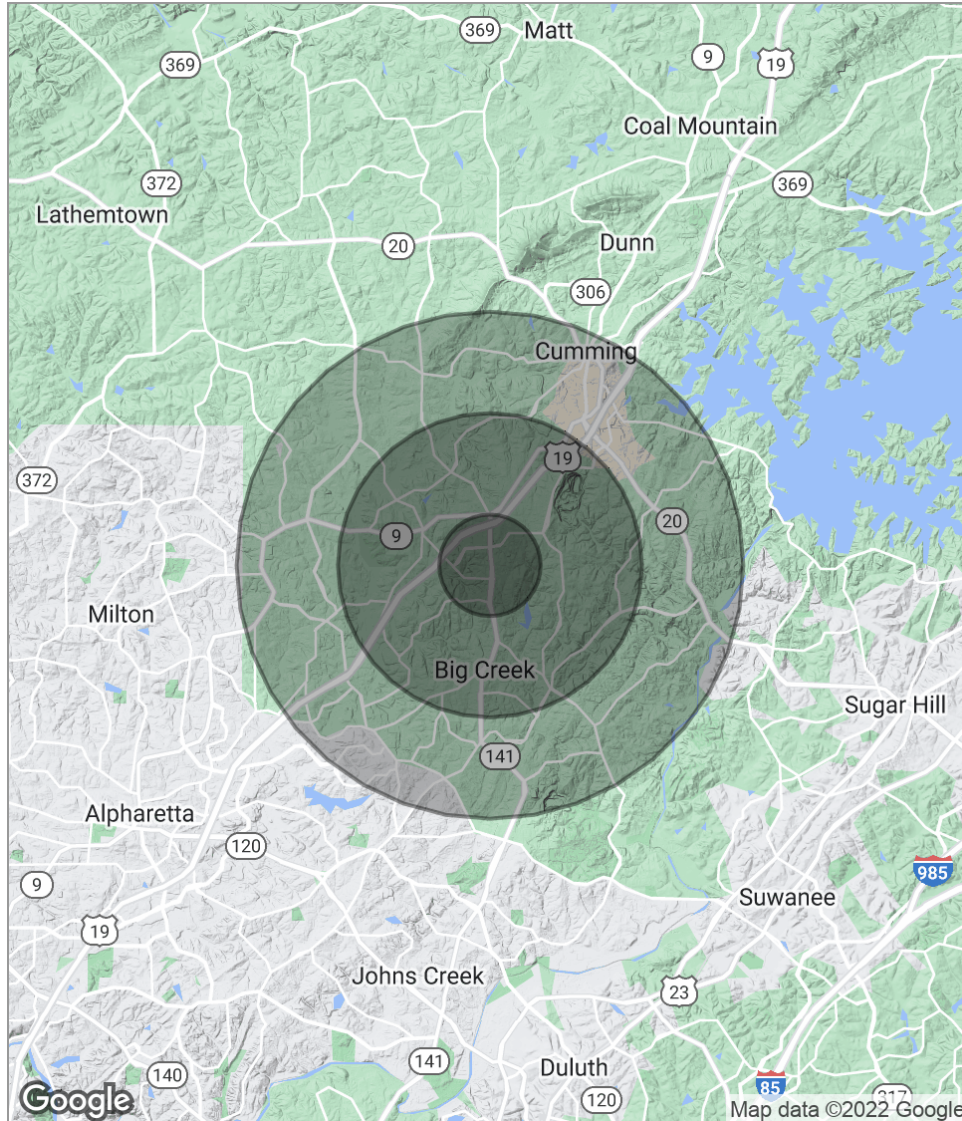
Suite 200



634 Peachtree Parkway & GA 400



Demographics Map



POPULATION

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| Total population | 2,994 | 30,688 | 89,210 |
| Median age | 37.6 | 36.3 | 36.3 |
| Median age [Male] | 37.0 | 35.9 | 35.6 |
| Median age [Female] | 38.5 | 36.6 | 36.8 |

HOUSEHOLDS & INCOME

| | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total households | 1,039 | 10,339 | 29,472 |
| # of persons per HH | 2.9 | 3.0 | 3.0 |
| Average HH income | \$120,222 | \$117,146 | \$118,310 |
| Average house value | \$375,019 | \$383,964 | \$379,093 |

** Demographic data derived from 2020 ACS - US Census*

Advisor Bio



MATTHEW LEVIN, CCIM

Senior Advisor

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PROFESSIONAL BACKGROUND

Matthew J. Levin, CCIM, serves as a Senior Advisor for SVN, focusing on the sale and leasing of retail, office and industrial properties. With over 23 years experience in the real estate industry, he has completed over 500 transactions valued at \$250 million.

Matthew is a multi-year recipient of the Partner Circle Award, SVN's highest recognition, and consistently performs in the top 100 of advisors nationally.

Prior to joining SVN, Matthew served as President of Dekalb Realty Company. Previously, he served as a \$250 million Commercial Real Estate Non-Performing Loan Portfolio Manager for the Federal Deposit Insurance Corporation (FDIC).

Matthew is a Phoenix Award recipient of the Atlanta Commercial Board of Realtors' Million Dollar Club. He is past president of the Georgia State University, Real Estate Alumni Group, and past chairman of the Scholarship Committee of the Georgia Chapter of CCIM.

Matthew received his Bachelor of Arts from Emory University and Master of Science degree in Real Estate from Georgia State University.

He lives with his wife of over 23 years Valerie and daughter Camille. Matthew is an avid sailor having first learned from his father. "Sailing is much like life, you're heading for a destination and the changes in weather, wind and current require anticipation, attention and adjustment. Getting there can be as interesting as arriving."

SVN | Interstate Brokers

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