

# Mundy Mill Medical Complex

4239 Mundy Mill Rd, Oakwood, GA 30566  
Less than two miles from Lake Lanier

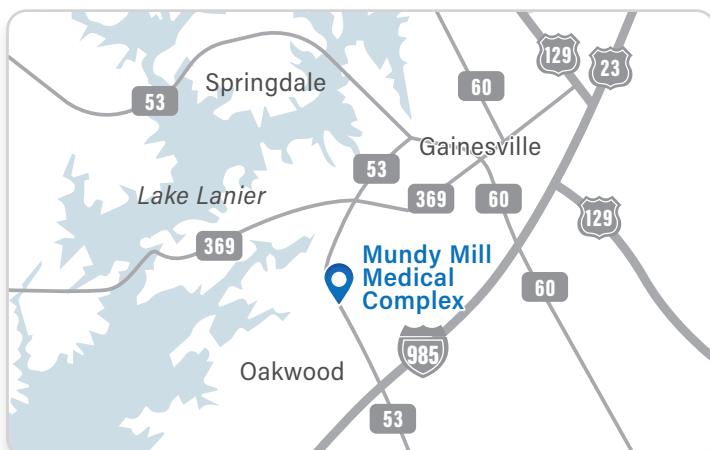


## DEMOCRAPHICS

Radius	1-Mile	3-Mile	5-Mile
Population	6,787	39,227	80,452
Household	2,223	12,466	26,189
Avg. Income	\$94,827	\$86,479	\$83,963

## LEASING INFORMATION

Available Unit	4,765 SF, Suite D/E
Year Constructed	2023
Space Type	Urgent Care (MediCity)



## CENTER HIGHLIGHTS

- Site located less than two miles from the University of North Georgia, Gainesville Campus and Lake Lanier, providing great student and tourist population in the area.
- Gainesville is a regional hub for healthcare services in the NE side of Georgia, employing over 1.8 million people.



1.3 Miles from  
The Property

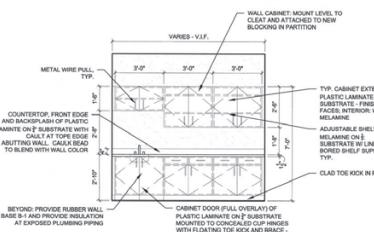
- Home to more than 6,500 commuter students
- the regional hub for healthcare, agriculture, retail and other key industry programs



Pinnacle Leasing and Management, LLC.

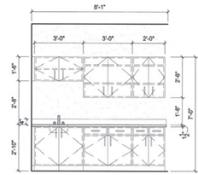


## FLOOR PLANS



2 INTERIOR ELEVATION - EXAM ROOM (TYP.)  
A2.2 SCALE: 3/8" = 1'-0"

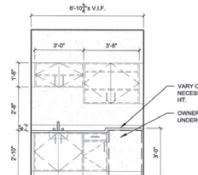
0 1 2 4



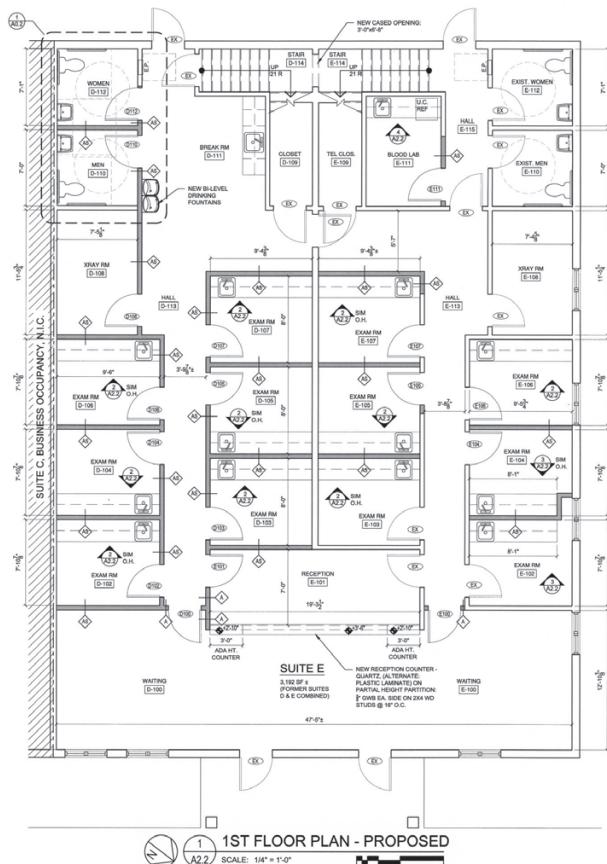
SEE 2(A.2.2 FOR TYPICAL NOTES)



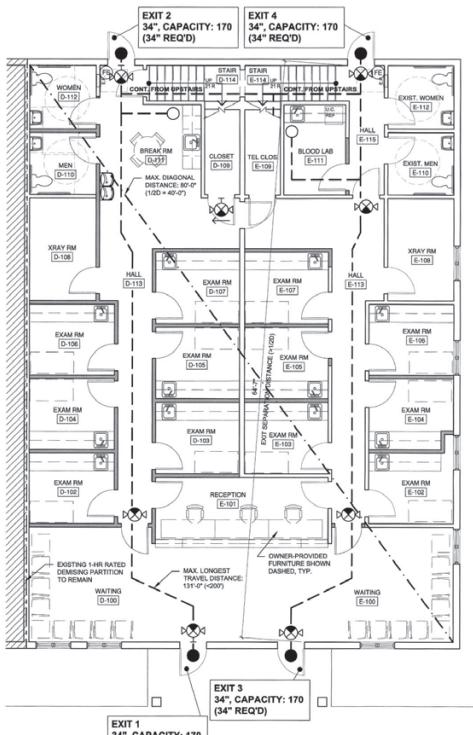
0 1 2 4



3'-0" 1'-0"



1 1ST FLOOR PLAN - PROPOSED  
A22 SCALE: 1/4" = 1'-0" 



 1  
A0.1 1ST FLOOR LIFE SAFETY PLAN  
SCALE: 3/16" = 1'-0" 

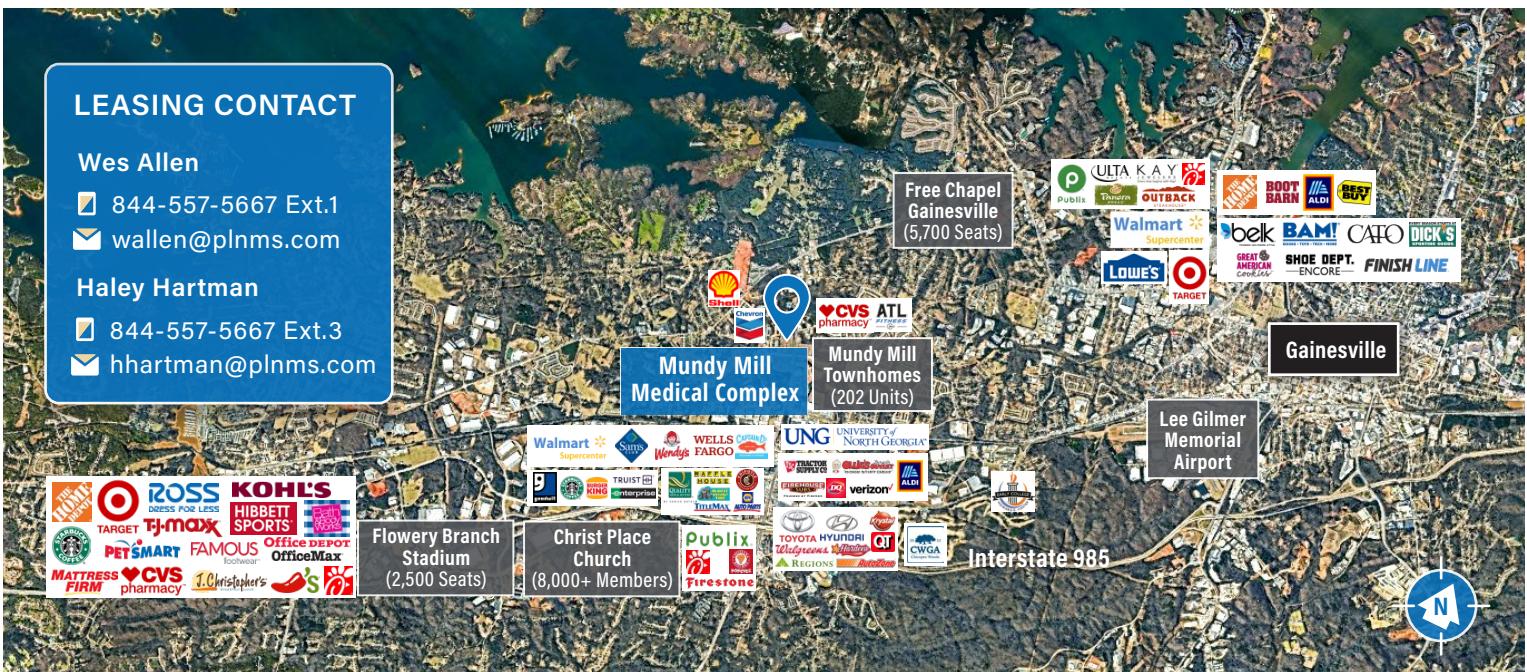
## LEASING CONTACT

Wes Allen

844-557-5667 Ext.1  
wallen@plnms.com

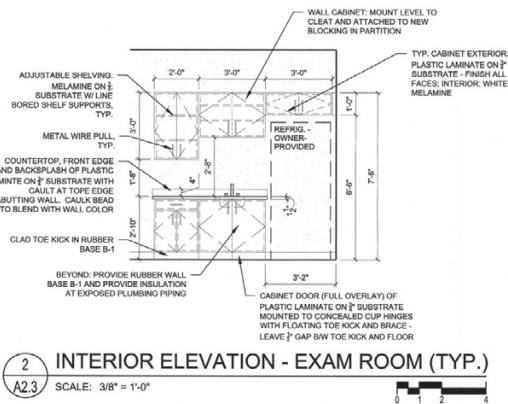
## Haley Hartman

✉ 844-557-5667 Ext.3  
✉ hhartman@plnms.com

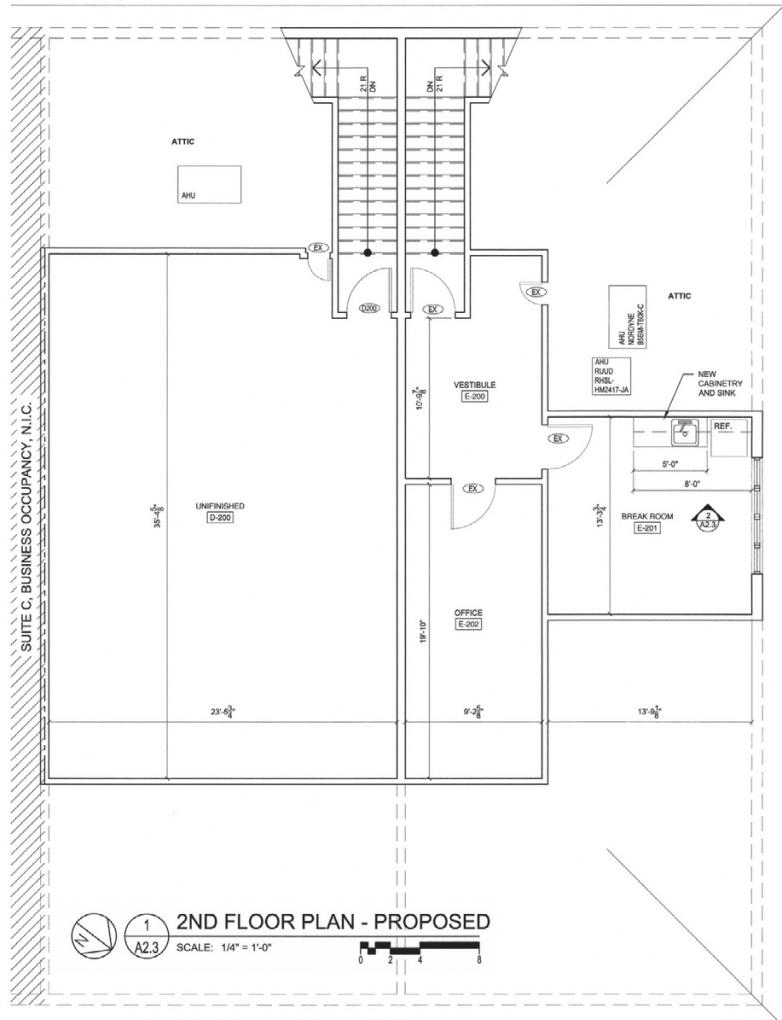
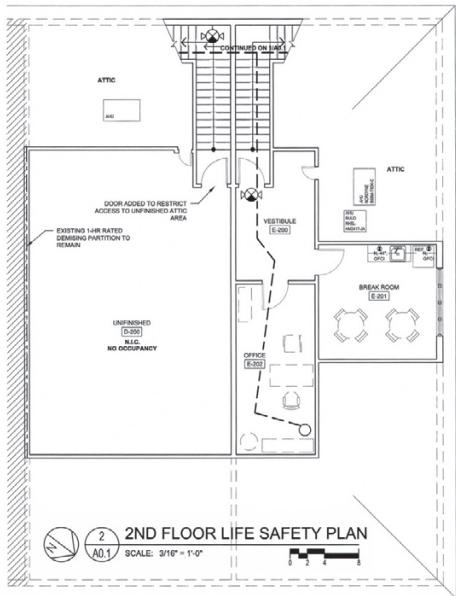




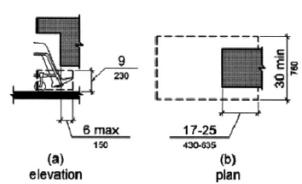
## FLOOR PLANS



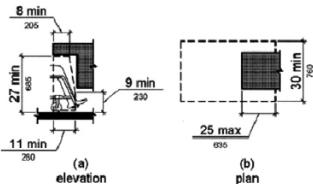
2 INTERIOR ELEVATION - EXAM ROOM (TYP.)  
A2.3 SCALE: 3/8" = 1'-0" 



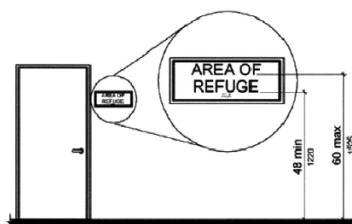
## 2ND FLOOR PLAN - PROPOSED



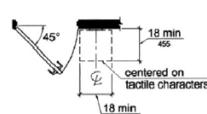
TOE CLEARANCE ADA 2010 FIG. 306.2



KNEE CLEARANCE ADA 2010 FIG. 306.3



**ADA 2010 FIG. 703.4.1**  
**HEIGHT OF TACTILE CHARACTERS ABOVE**  
**FINISH FLOOR OR GROUND**



**ADA 2010 FIG. 703.4.2**  
**LOCATION OF TACTILE SIGNS AT DOORS**

