



# For Lease

sadeghi Dental Office

1941 S Germantown Rd Germantown, TN 38138

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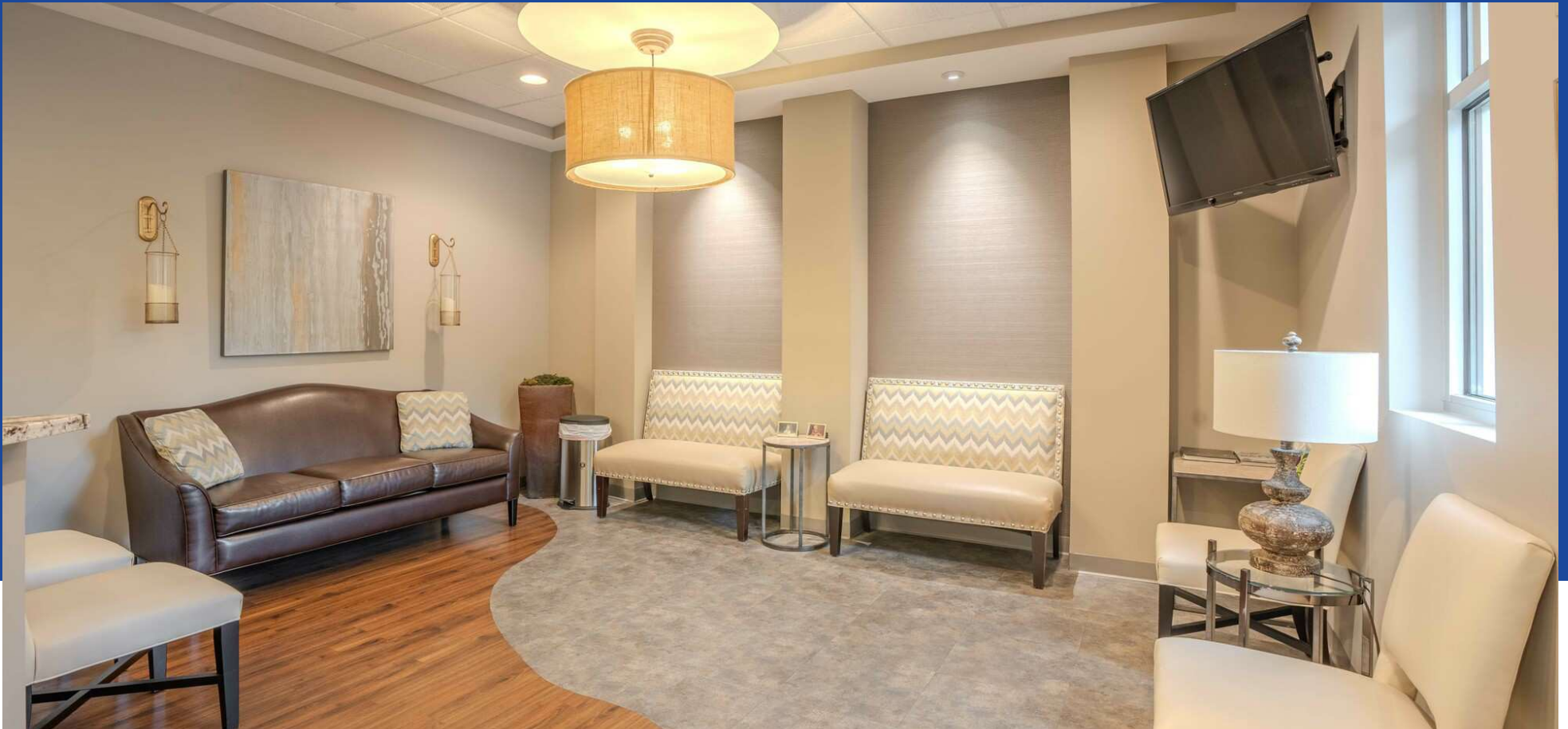
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# Property Information

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### Property Description

Nestled in a highly desirable area, this exceptional office space offers an expansive 3,000+ sqft layout with 7 well-appointed operatories. The office features a welcoming waiting room, convenient bathrooms, and a spacious break room, perfect for accommodating staff and patients. With ample storage space to meet all practice needs, this property is ideal for dental and medical professionals looking to establish their practice. Additionally, the property includes on-site parking and ample street parking, providing great visibility and accessibility for patients and visitors. Offered at a competitive lease rate of \$8,850.00 per month Gross, this space presents a prime opportunity to elevate your practice in a sought-after location.

### Property Highlights

- - Lease rate: \$8,850.00/month Gross
- - Spacious 3,000+ sqft office with 7 OPs (no equipment included)
- - Welcoming waiting room
- - Convenient break room
- - Ample storage space for practice needs

### Offering Summary

<b>Lease Rate:</b>	Negotiable
<b>Number of Units:</b>	1
<b>Available SF:</b>	3,000 SF
<b>Lot Size:</b>	53,455 SF
<b>Building Size:</b>	7,560 SF

<b>Demographics</b>	<b>0.3 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
<b>Total Households</b>	136	623	3,501
<b>Total Population</b>	348	1,535	8,081
<b>Average HH Income</b>	\$168,239	\$163,744	\$150,336



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## Location Description

Located in Germantown, TN, this premier office & medical district offers a wealth of nearby amenities to enhance your professional environment. The area is home to upscale shops, popular dining options, and convenient services, providing a sophisticated and vibrant backdrop for your business. Enjoy easy access to renowned medical facilities like Methodist Le Bonheur Germantown Hospital and Baptist Memorial Hospital - Germantown, ensuring top-quality healthcare for employees and clients alike. Nestled in a thriving community with a reputation for excellence, the location offers an ideal mix of work and leisure opportunities for tenants seeking a prime commercial setting.



# Complete Highlights



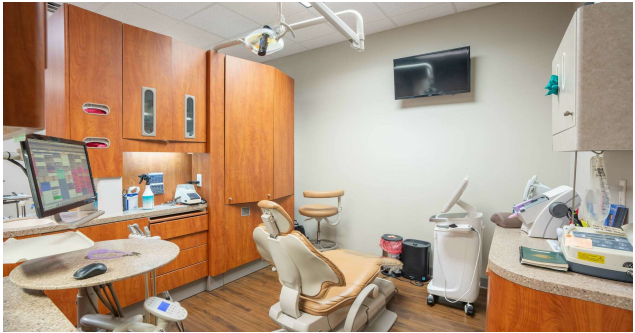
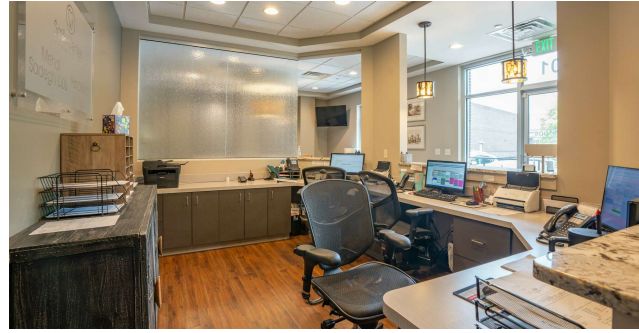
## Property Highlights

- - Lease rate: \$8,850.00/month Gross
- - Spacious 3,000+ sqft office with 7 OPs (no equipment included)
- - Welcoming waiting room
- - Convenient break room
- - Ample storage space for practice needs
- - Inclusive bathrooms
- - On-site parking available
- - Plenty of street parking for patients and visitors
- - Ideal for dental/medical professionals
- - Great visibility and accessibility





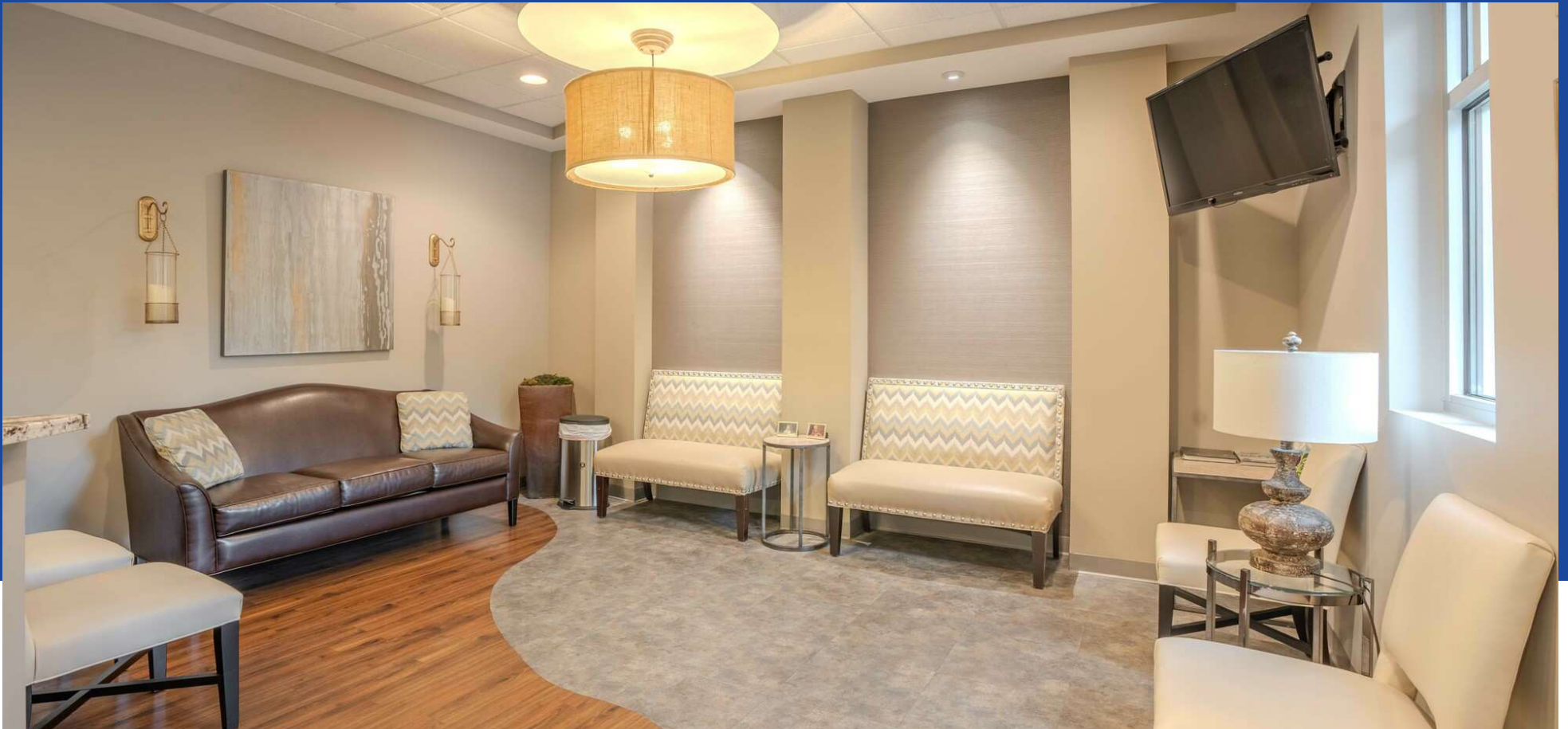
Additional Photos





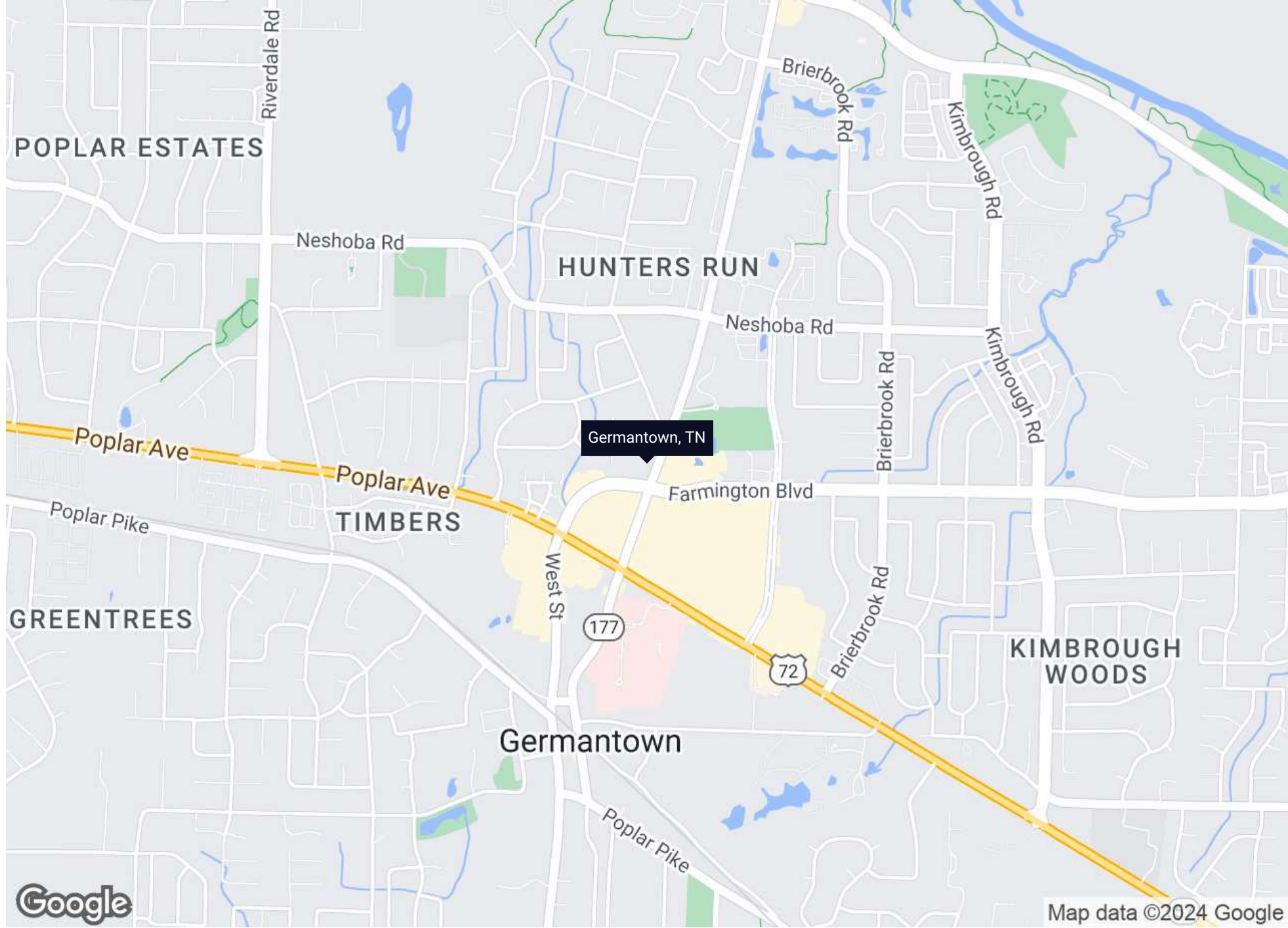
# Location Information

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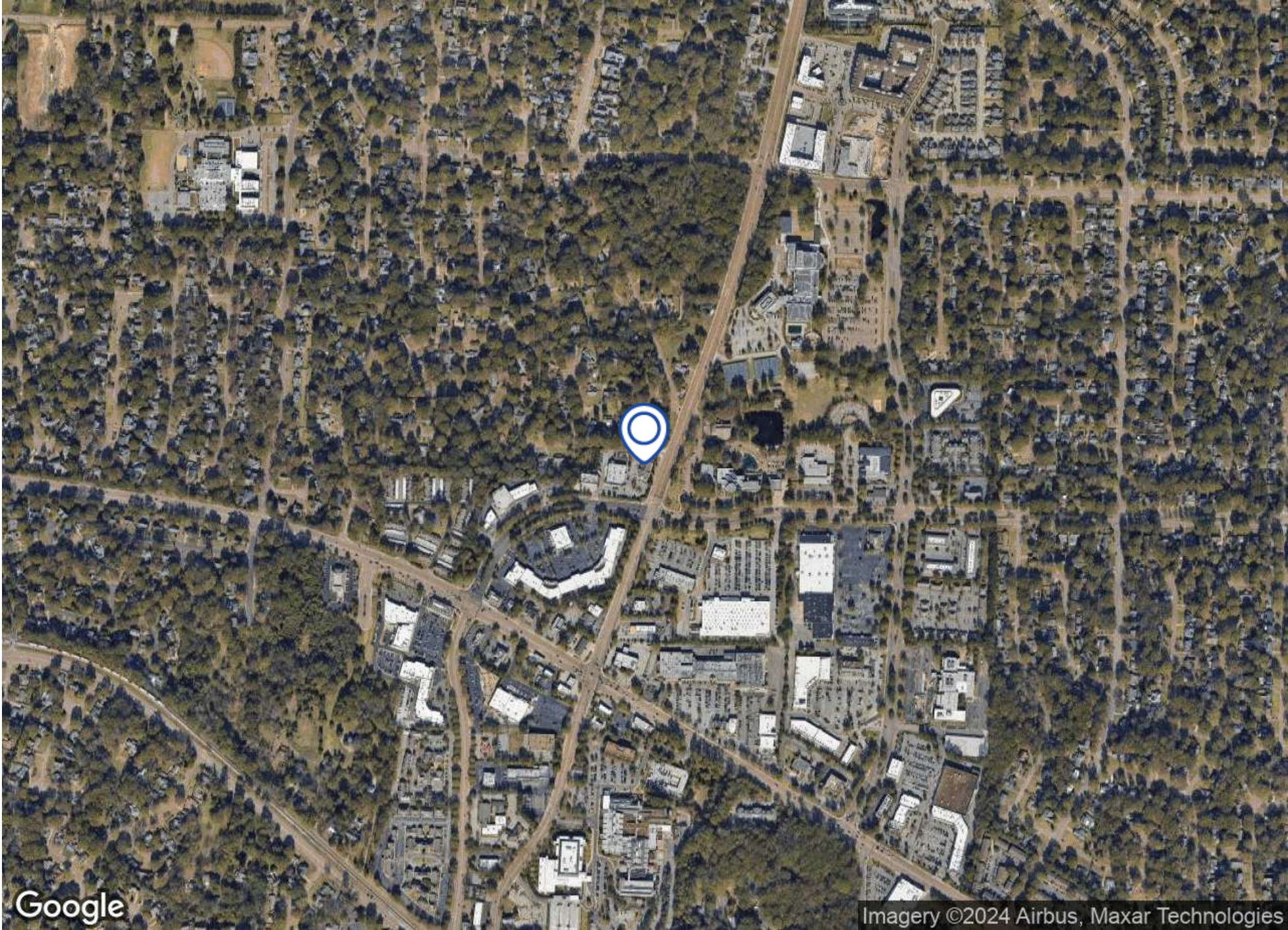
# Regional Map



# Location Map







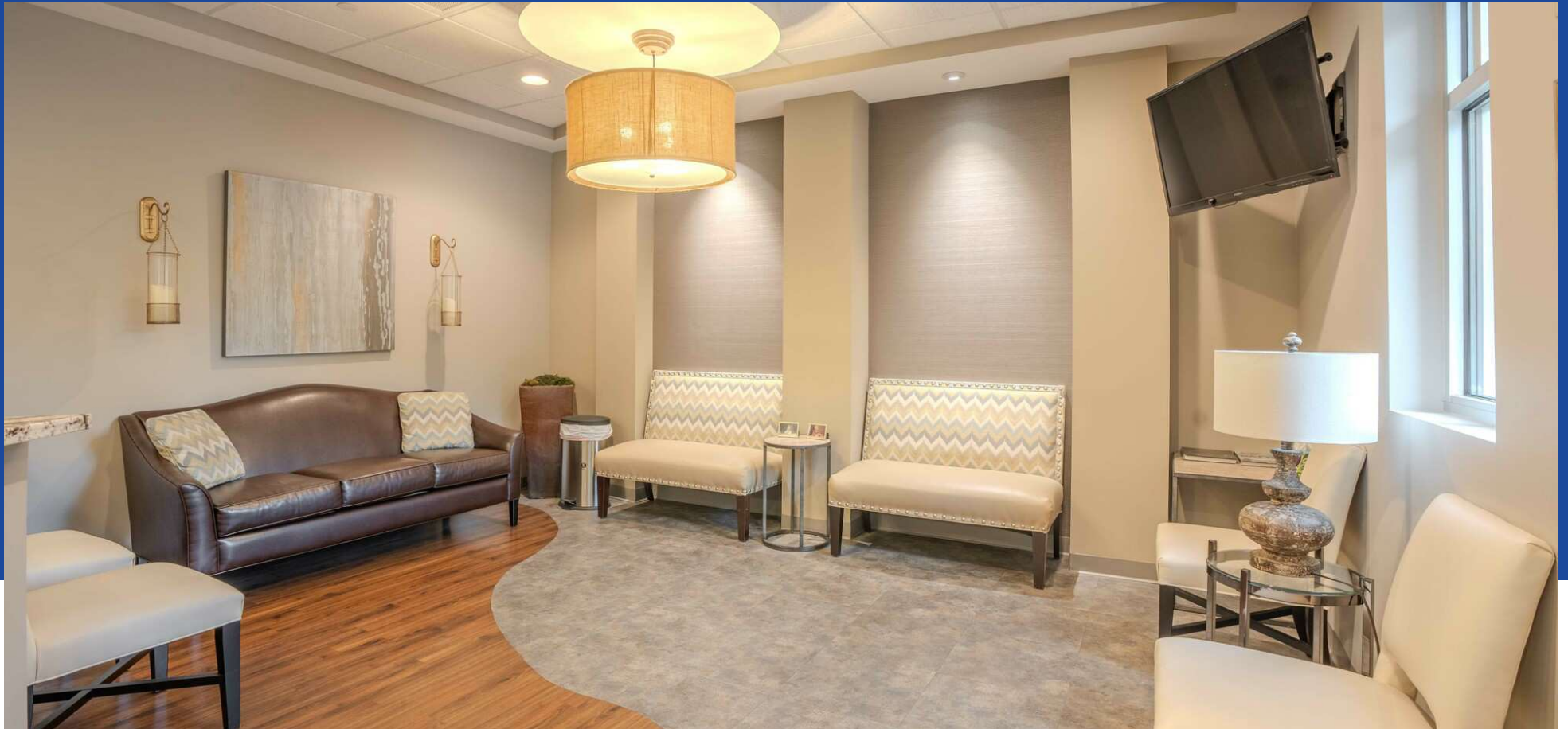
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# Demographics

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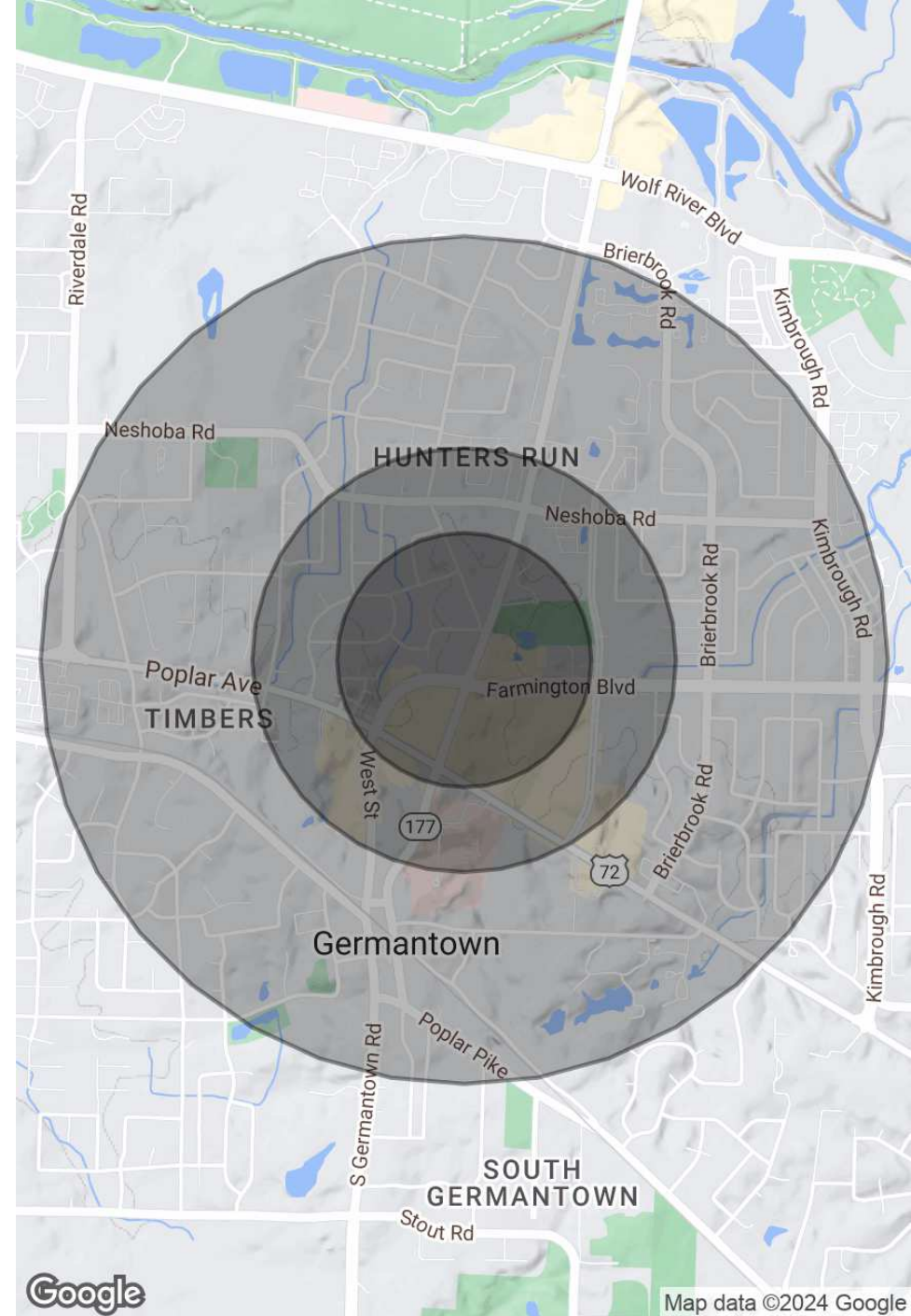
# Demographics Map & Report

Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	348	1,535	8,081
Average Age	44	45	45
Average Age (Male)	43	44	43
Average Age (Female)	45	46	47

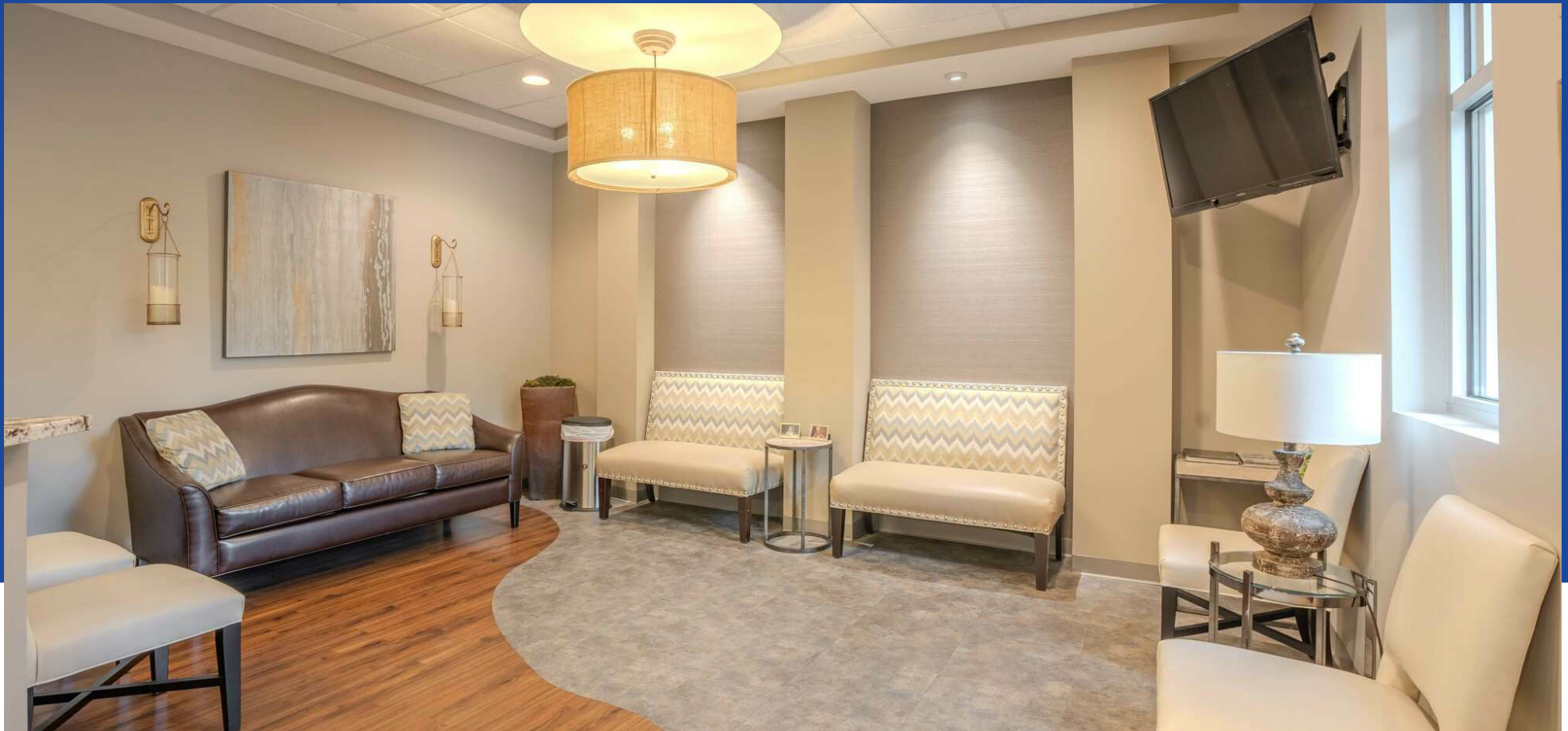
Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	136	623	3,501
# of Persons per HH	2.6	2.5	2.3
Average HH Income	\$168,239	\$163,744	\$150,336
Average House Value	\$471,994	\$456,295	\$454,562

Demographics data derived from AlphaMap



# Advisor Bios

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