

5,440 SF Health Care Building  
For Sale

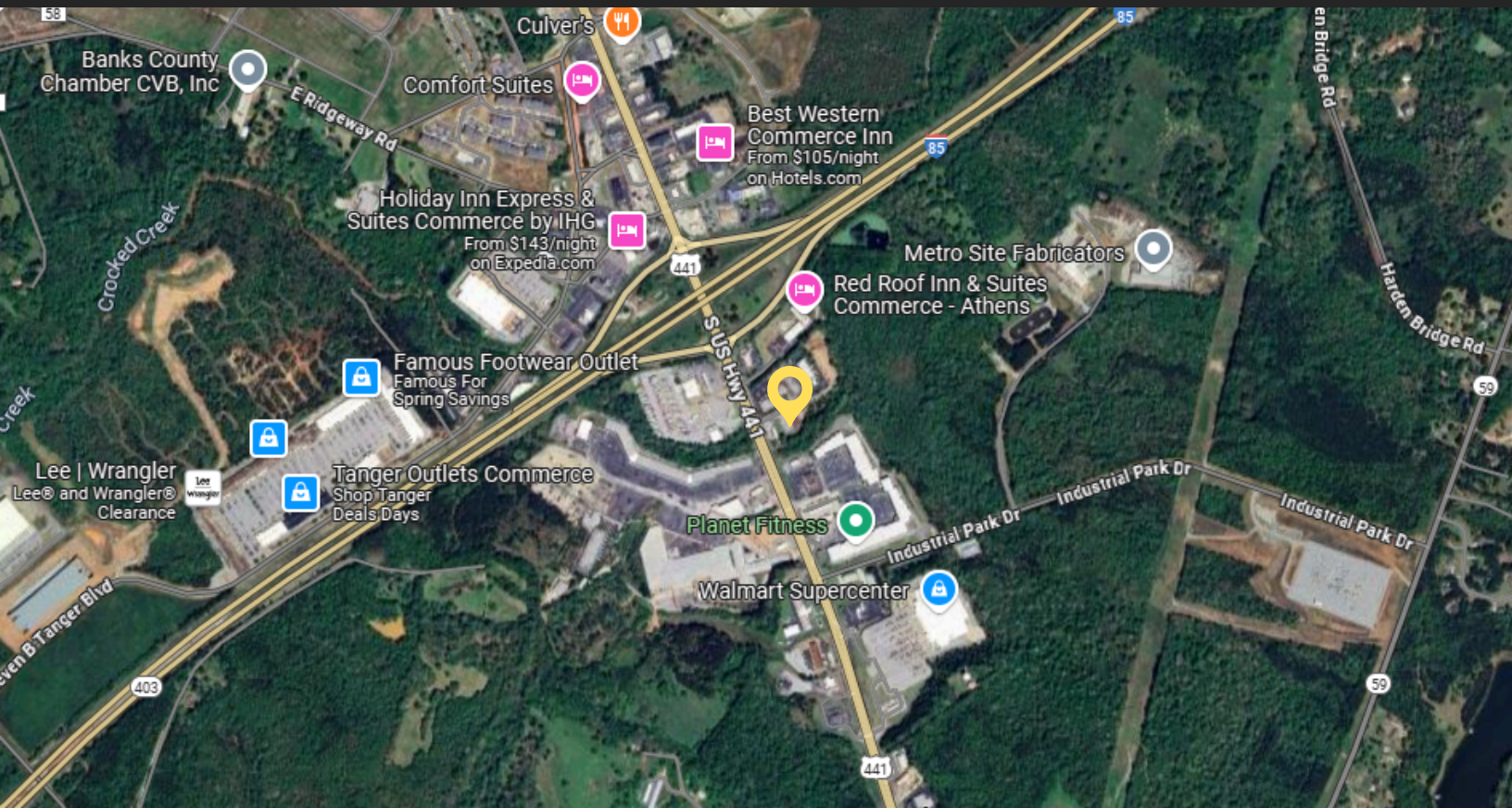
142 Hampton Court  
Commerce, GA 30529

**CENTURY 21**

Results | Ocean



**COMMERCIAL**



## Property Highlights

- Sales Price: \$1,990,000
- 1.64 +/- Acres
- 33K+ daily traffic count
- Fronts HWY 441 -Zoned C2
- Built 2016 - 6 Patient Rooms

Terry Swanson, REALTOR®

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**Prime Commercial Space – High-Visibility Location Off I-85!**

Seize this incredible opportunity to own a highly visible commercial property in a prime location, immediately off I-85! Currently operating as a doctor's office, this versatile space is perfect for medical, professional, or retail use.

This well-maintained building offers ample parking, a functional layout, and excellent signage visibility, ensuring your business gets the exposure it deserves. Whether you're looking to continue its medical use or transform it into your own vision, this property is in a thriving area with strong traffic counts and easy accessibility.

Don't miss this chance to establish your business in one of the best locations in the area! Contact us today for more details. Call 770-789-5846 to schedule a showing!



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### Traffic Count Report

142 Hampton Ct, Commerce, GA 30529							
<b>Building Type: Health Care</b> Class: - RBA: <b>5,440 SF</b> Typical Floor: <b>5,440 SF</b> Total Available: <b>0 SF</b> % Leased: <b>100%</b> Rent/SF/Yr: -							
Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop	
1 US Hwy 441 S	Pottery Factory Dr	0.02 SE	2023	17,597	MPSI	.09	
2 US 84	Pottery Factory Dr	0.02 SE	2024	23,917	MPSI	.09	
3 US 441;GA 15	Pottery Factory Dr	0.02 SE	2021	13,200	AADT	.09	
4 US Hwy 441 S	I- 85	0.16 SW	2019	4,080	AADT	.25	
5 US Hwy 441 S	I- 85	0.15 NE	2019	6,210	AADT	.27	
6 I- 85	Hwy 441 S	0.11 SW	2024	3,237	MPSI	.30	
7 Steven Tanger Blvd	Frontage Rd	0.10 NW	2019	5,120	AADT	.33	
8 I- 85	Hwy 441 S	0.25 NE	2025	51,329	MPSI	.36	
9 Frontage Rd	Steven Tanger Blvd	0.06 NW	2024	51,647	MPSI	.41	
10 I 85	Steven Tanger Blvd	0.06 NW	2021	51,600	AADT	.41	

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## 4.2 Commercial Acres For Sale

2695, 2685 Mt Zion Rd  
Jonesboro, GA 30236


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### Demographic Summary Report

142 Hampton Ct, Commerce, GA 30529				
Building Type: <b>Health Care</b>		Total Available: <b>0 SF</b>		
Class: <b>-</b>		% Leased: <b>100%</b>		
RBA: <b>5,440 SF</b>		Rent/SF/Yr: <b>-</b>		
Typical Floor: <b>5,440 SF</b>				
Radius	2 Mile	3 Mile	5 Mile	
<b>Population</b>				
2029 Projection	3,819	9,303	20,369	
2024 Estimate	3,149	7,557	16,659	
2020 Census	2,625	6,017	13,809	
Growth 2024 - 2029	21.28%	23.10%	22.27%	
Growth 2020 - 2024	19.96%	25.59%	20.64%	
<b>2024 Population by Hispanic Origin</b>	390	935	1,582	
<b>2024 Population</b>	3,149	7,557	16,659	
White	2,253 71.55%	5,414 71.64%	13,034 78.24%	
Black	327 10.38%	809 10.71%	1,271 7.63%	
Am. Indian & Alaskan	5 0.16%	11 0.15%	24 0.14%	
Asian	69 2.19%	147 1.95%	238 1.43%	
Hawaiian & Pacific Island	0 0.00%	1 0.01%	2 0.01%	
Other	495 15.72%	1,175 15.55%	2,090 12.55%	
U.S. Armed Forces	0	0	22	
<b>Households</b>				
2029 Projection	1,338	3,314	7,452	
2024 Estimate	1,110	2,710	6,138	
2020 Census	925	2,165	5,132	
Growth 2024 - 2029	20.54%	22.29%	21.41%	
Growth 2020 - 2024	20.00%	25.17%	19.60%	
Owner Occupied	723 65.14%	1,776 65.54%	4,177 68.05%	
Renter Occupied	387 34.86%	934 34.46%	1,961 31.95%	
<b>2024 Households by HH Income</b>	1,109	2,710	6,139	
Income: <\$25,000	232 20.92%	541 19.96%	1,341 21.84%	
Income: \$25,000 - \$50,000	205 18.49%	470 17.34%	1,108 18.05%	
Income: \$50,000 - \$75,000	327 29.49%	899 33.17%	1,625 26.47%	
Income: \$75,000 - \$100,000	147 13.26%	310 11.44%	845 13.76%	
Income: \$100,000 - \$125,000	80 7.21%	226 8.34%	568 9.25%	
Income: \$125,000 - \$150,000	50 4.51%	114 4.21%	389 6.34%	
Income: \$150,000 - \$200,000	43 3.88%	103 3.80%	186 3.03%	
Income: \$200,000+	25 2.25%	47 1.73%	77 1.25%	
<b>2024 Avg Household Income</b>	\$68,881	\$67,902	\$67,014	
<b>2024 Med Household Income</b>	\$64,126	\$63,549	\$61,840	

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Every effort has been made to provide accurate information, but no liability is assumed for errors and omissions.