

# 1500 OGLETHORPE BUILDING 600

1500 Oglethorpe  
Athens, GA 30601

## Medical For Lease



Leasing Information:  
229.669.5399

**Wheeler Briggs**  
229.669.5399  
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**Nat Klein**  
214.461.2325  
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# Lincoln

Lincoln Property Company  
3280 Howell Mill Road Suite 310  
Atlanta, GA 30327

[www.lpc.com](http://www.lpc.com)

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## Property Overview

Discover a prime leasing opportunity at 1500 Oglethorpe, Athens, GA. This expertly built-out space offers proximity to Piedmont Athens Hospital and benefits from a strong referral source, with Piedmont Hospital leasing the remainder of the 18,000 SF MOB. The property is situated in a strong demographic area and boasts long-term ownership, providing a secure and stable investment. Don't miss the chance to place your business in this highly sought-after location and capitalize on the convenience it has to offer.

## Property Highlights

- Built out space near Piedmont Athens Hospital
- Strong referral source with Piedmont Hospital leasing the remainder of the 18k SF MOB.
- Strong demographic area
- Long term ownership

## Availabilities

## SF

Suite 120

2,643 SF

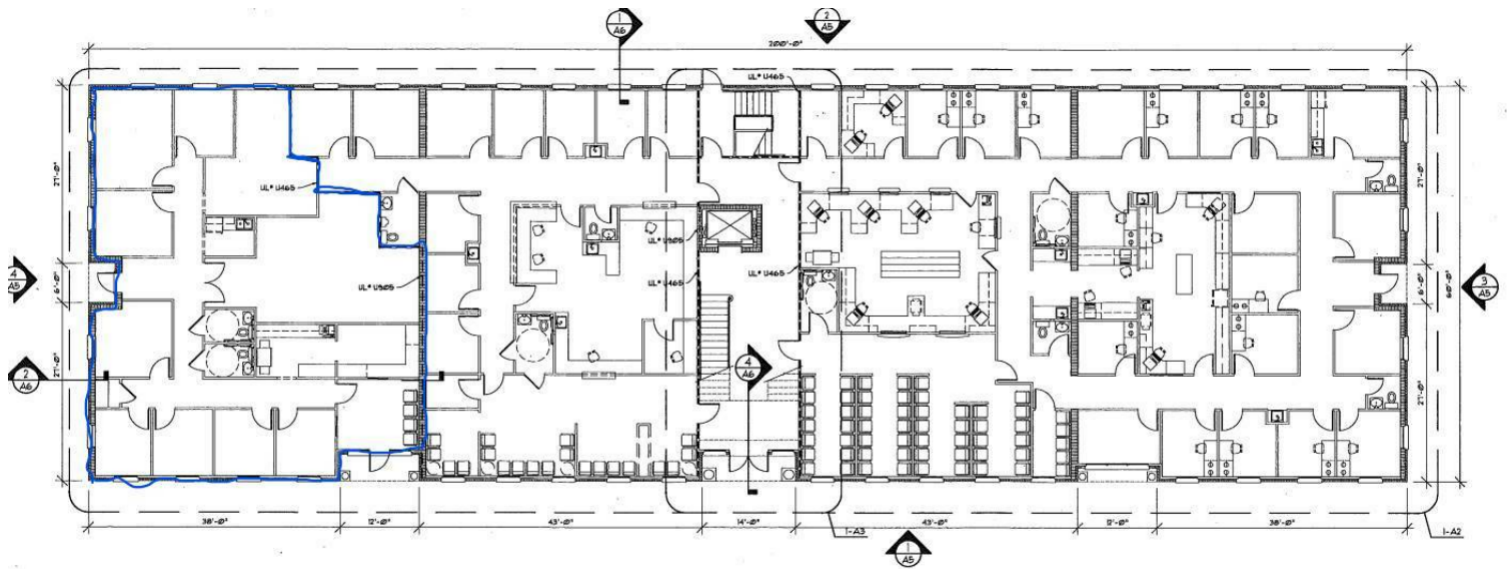
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Suite 120

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**Suite**

Suite 120

**Size**

2,643 SF

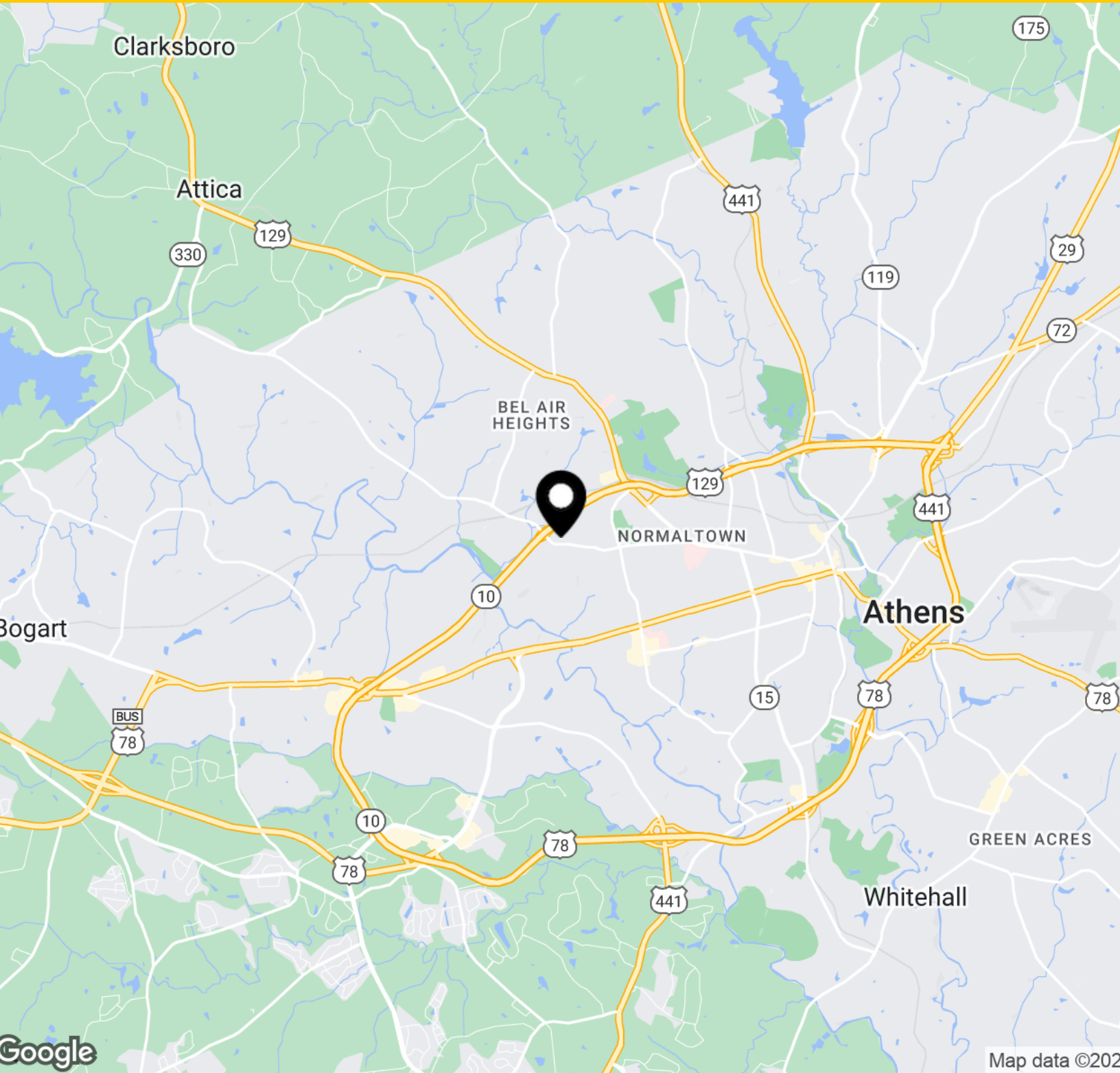
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Location Map

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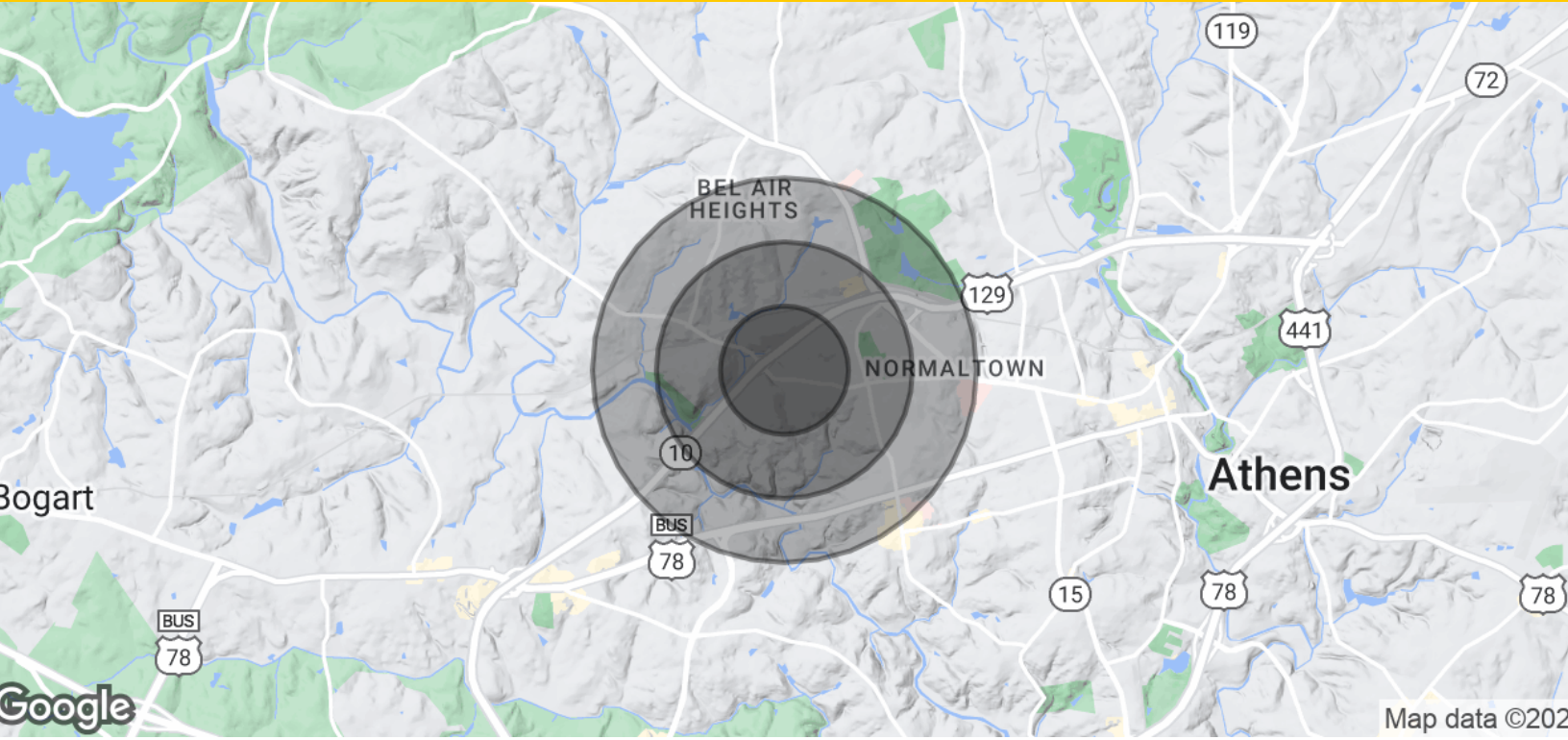
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## Demographics Map & Report

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<b>Population</b>	<b>0.5 Miles</b>	<b>1 Mile</b>	<b>1.5 Miles</b>
Total Population	1,285	5,837	13,749
Average Age	39.2	36.4	34.8
Average Age (Male)	37.9	35.3	34.1
Average Age (Female)	41.5	38.3	36.8
<b>Households &amp; Income</b>	<b>0.5 Miles</b>	<b>1 Mile</b>	<b>1.5 Miles</b>
Total Households	573	2,685	6,584
# of Persons per HH	2.2	2.2	2.1
Average HH Income	\$64,667	\$57,524	\$59,073
Average House Value	\$140,537	\$121,356	\$149,486

\* Demographic data derived from 2020 ACS - US Census

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