



CANDLER

REAL ESTATE

4008 Mundy Mill Rd | Oakwood, GA 30566
Office/Medical Space For Lease

DON GRIMSLEY

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Local Understanding
+ **Industry Expertise**

Office/Medical Space For Lease

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Property Description

Now available for lease is a ±1,600 SF office/medical building ideally located on busy Mundy Mill Road in Oakwood, Georgia. The property is situated less than 1.5 miles from I-985, providing excellent access and visibility in a high-traffic corridor.

The space is well-suited for medical, dental, wellness, or professional office users and features a functional layout including a large waiting and reception area, lab/storage room, two exam rooms with sinks, and a practitioner's office with a private restroom.

With no additional CAM charges, this space offers straightforward and predictable occupancy costs.

This is an excellent opportunity for a medical or professional user seeking a well-configured space in a growing Oakwood market with strong traffic counts and easy interstate access.

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Property Highlights

- Large waiting/reception area
- Lab / storage room
- Two exam rooms with sinks
- Practitioner office with private restroom
- No CAM charges
- Tenant responsible for rent and utilities

Offering Summary

Lease Rate:	\$2,800.00 per month (MG)
Number of Units:	1
Available SF:	1,600 SF
Lot Size:	0.23 Acres

Demographics	1 Mile	3 Miles	5 Miles
Total Households	1,855	12,641	25,958
Total Population	4,853	36,458	75,011
Average HH Income	\$86,214	\$88,515	\$90,647

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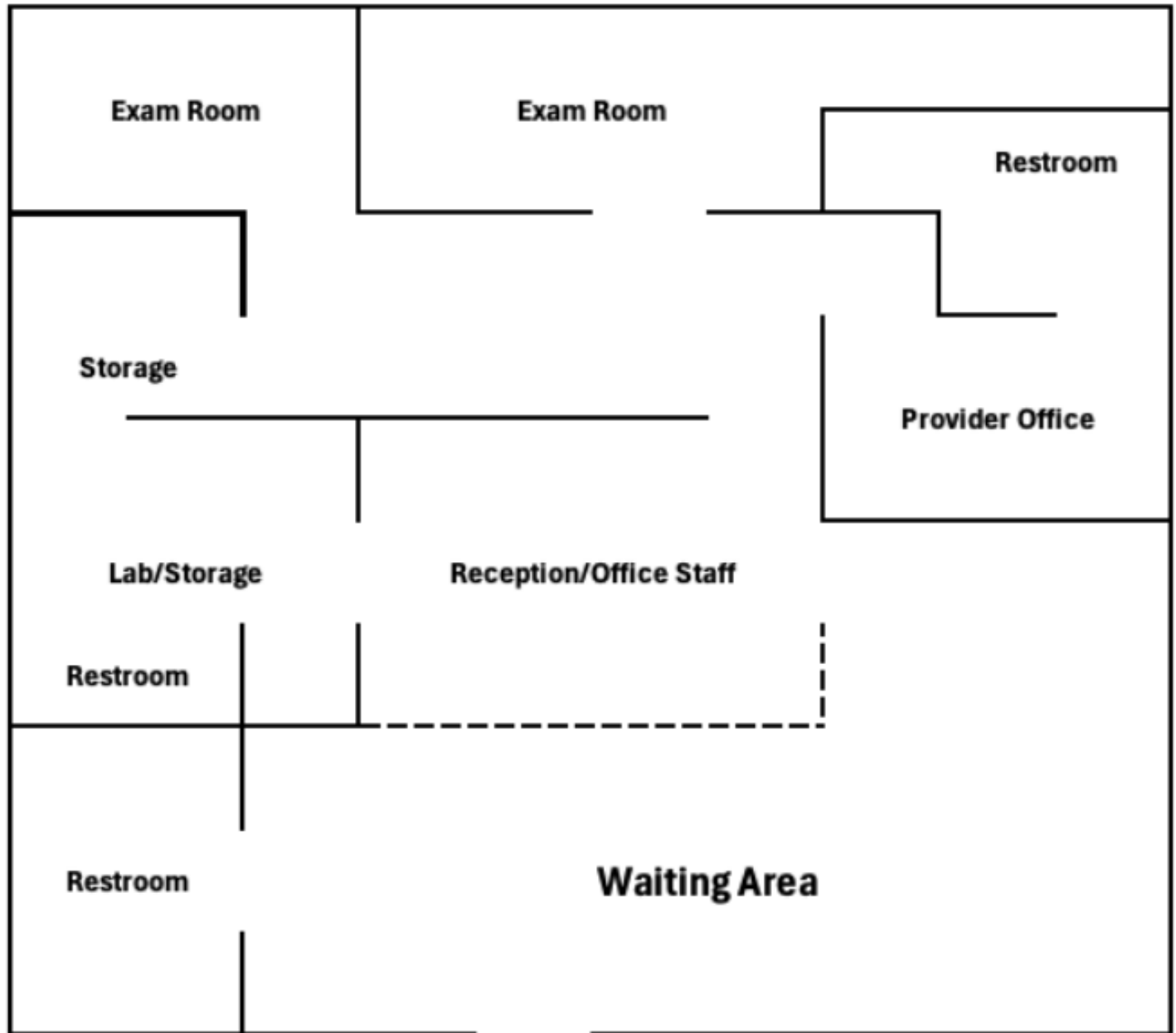
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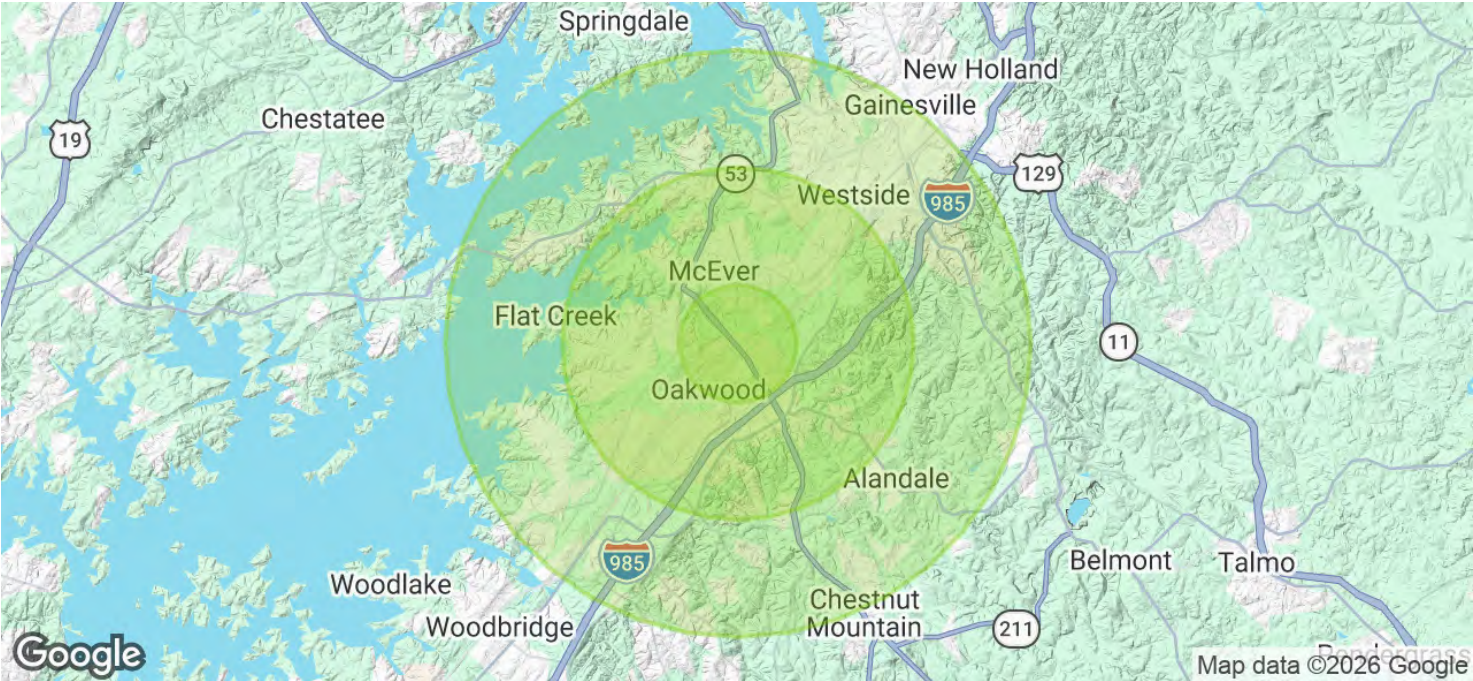
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Population	1 Mile	3 Miles	5 Miles
Total Population	4,853	36,458	75,011
Average Age	37	38	38
Average Age (Male)	35	36	37
Average Age (Female)	38	39	39

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,855	12,641	25,958
# of Persons per HH	2.6	2.9	2.9
Average HH Income	\$86,214	\$88,515	\$90,647
Average House Value	\$315,416	\$360,363	\$366,660

Demographics data derived from AlphaMap

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