

FOR SALE

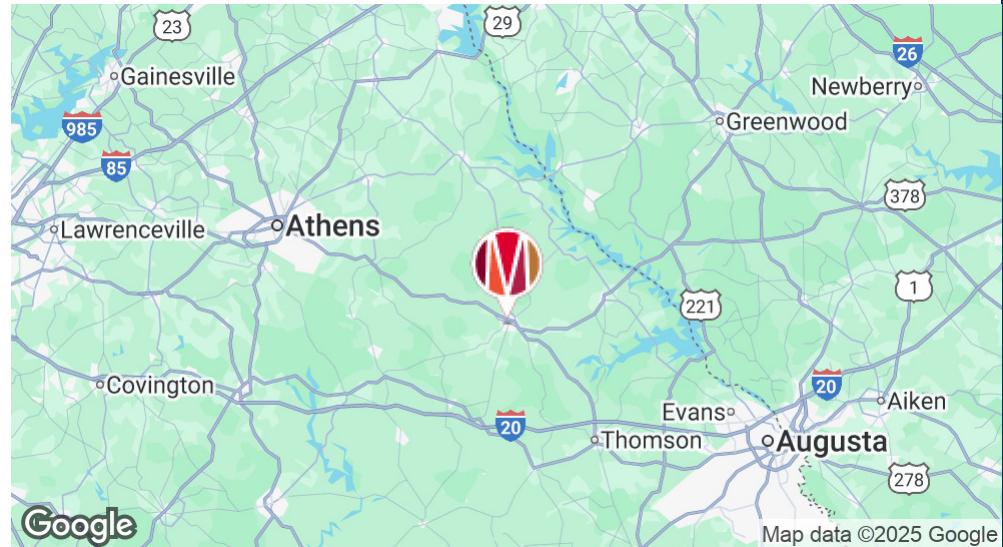
Medical Office Building

109 Gordon St

Washington, GA 30673



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$119,000
Building Size:	2,721 SF
Lot Size:	0.46 Acres
Price/SF:	\$43.73
Year Built / Renovated:	1935 / 1998
Zoning:	P1

PROPERTY OVERVIEW

This former medical office is located in the medical district and directly across the street from Wills Memorial Hospital, in Washington Georgia. It is a freestanding 2,721 SF building on 0.46 acres, consisting of three offices, a conference room, a large reception area, a kitchenette and storage areas. The office can be used for a variety of professional services and is ADA compliant. Located only a half-mile from downtown Washington and 20 minutes north of Interstate-20.

LOCATION OVERVIEW

Washington GA is equidistant between Augusta & Athens Georgia. Washington is an historic town with a vibrant blend of history, culture, and modern amenities. It's known for its rich antebellum architecture, including historic homes like the Robert Toombs House State Historic Site and the Washington Historical Museum. The town also boasts a diverse range of shops, restaurants, and businesses, making it a hub for both local residents and tourists. The medical district is primarily defined by Wills Memorial Hospital, a critical access hospital that serves Wilkes, Lincoln, and Taliaferro counties. This hospital provides a range of services, including inpatient and outpatient care, with a focus on community needs and a history of serving the area for over 100 years.



For Sale

Medical Office

2,721 SF on 0.46 Acre

109 Gordon St. Washington GA 30673

Washington
Orthopedics

Gordon Street

Washington
Internal Medicine

Spring St

Hospital Dr

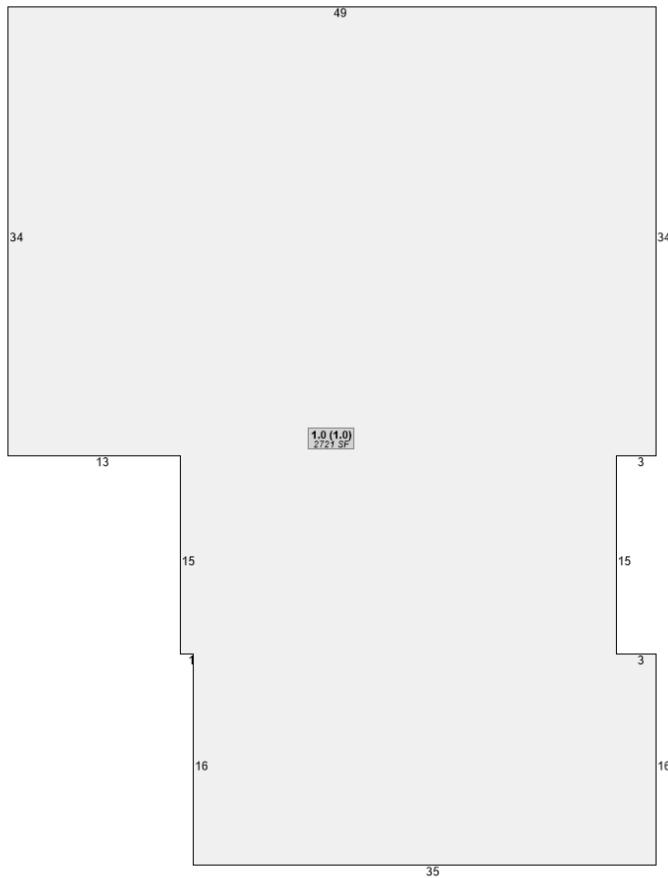
 WILLS MEMORIAL
HOSPITAL

Wills Memorial Hospital:
Emergency Room

 Meybohm
COMMERCIAL

ADDITIONAL PHOTOS / 109 GORDON ST

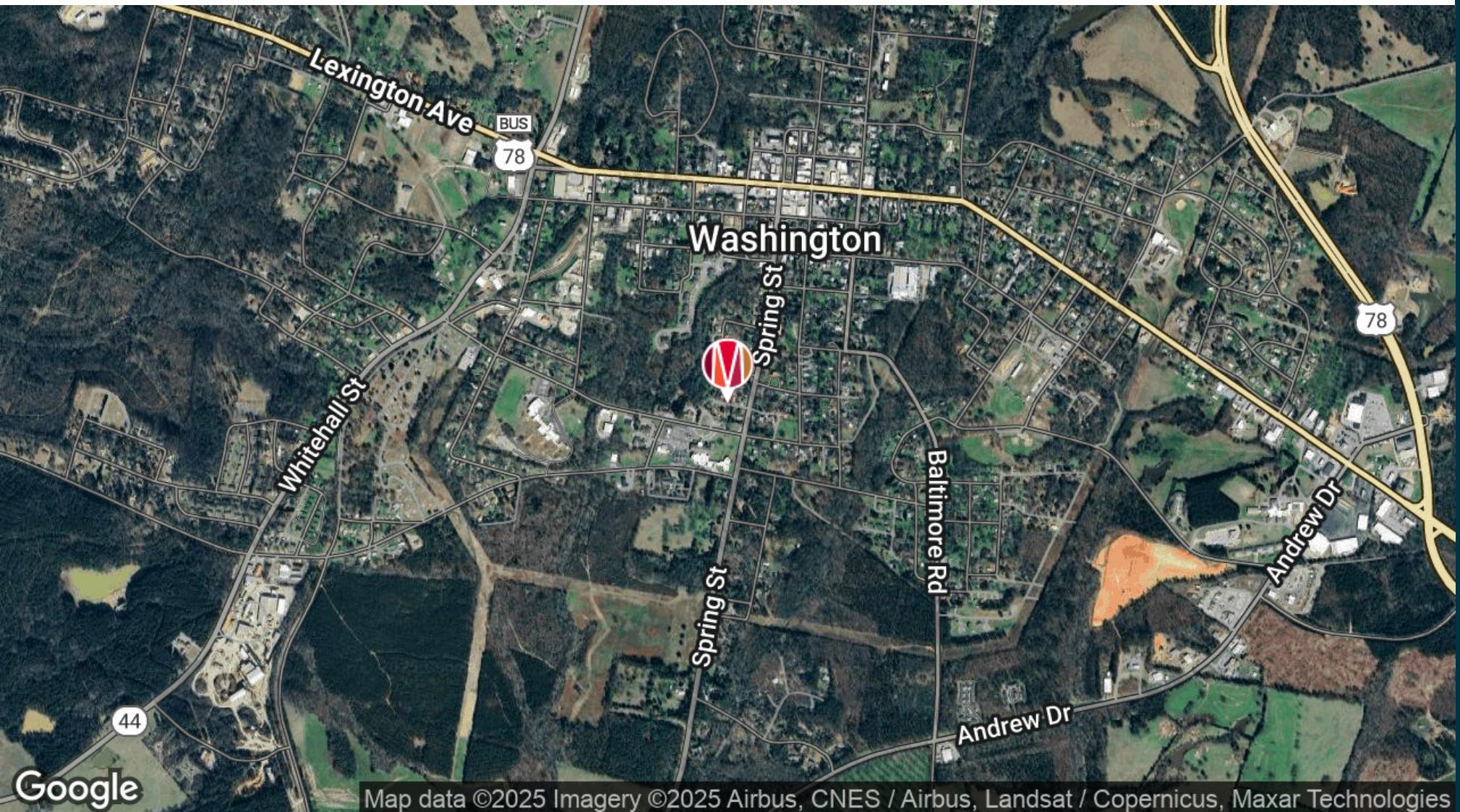




RETAILER MAP



LOCATION MAP



DEMOGRAPHICS MAP & REPORT

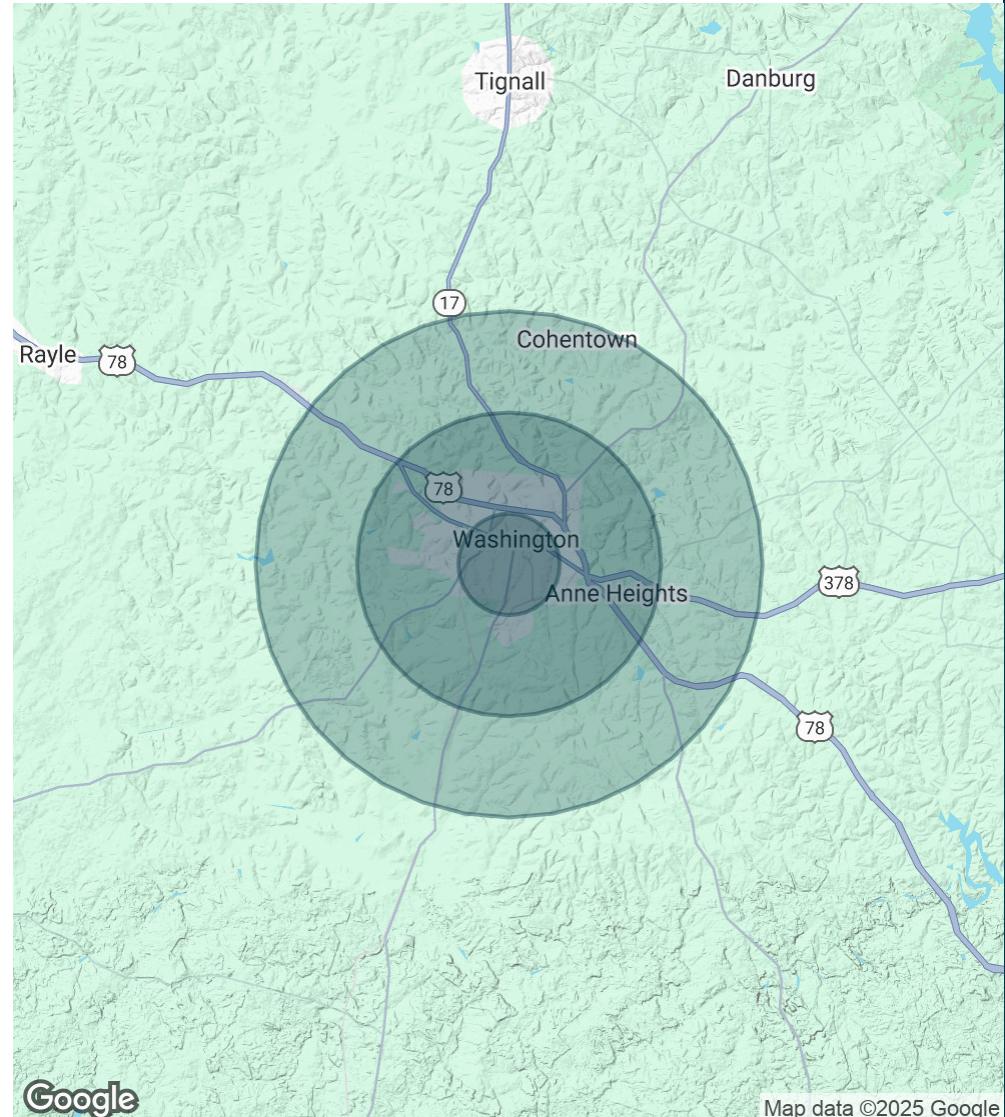
POPULATION	1 MILE	3 MILES	5 MILES
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Total Population	1,906	4,393	5,125
Average Age	47	44	44
Average Age (Male)	45	43	43
Average Age (Female)	48	46	46

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
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Total Households	849	1,919	2,225
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$64,473	\$64,246	\$65,168
Average House Value	\$149,784	\$144,632	\$149,242

Demographics data derived from AlphaMap





DAVID HOGG

Vice President, Associate Broker

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Cell: 706.394.3011

PROFESSIONAL BACKGROUND

David Hogg, Jr. is a native Augustan and holds a Bachelor of Arts Degree in Criminal Justice from Roanoke College in Salem, Virginia. David began his career with Trust Company Bank in Atlanta, known today as SunTrust. He later joined Georgia Bank and Trust Company in Augusta. His banking career spanned 20 years and throughout his career in banking, David focused on lending, private banking, trust, investment and asset management to clients who owned and managed their own commercial real estate portfolios.

David serves as a Vice President and Associate Broker for Meybohm Commercial Properties and he specializes in commercial sales and leasing. David is an active member of Trinity on the Hill United Methodist Church, having served as the Chair of the Trustees Board. David is a Paul Harris Fellow, awarded by Rotary International Foundation and currently serves as a Trustee of the Tuttle-Newton Home, Inc. and Piedmont Hospital Augusta. David also serves in an appointed position, as the Chairman of the Augusta Richmond County Riverfront Development Review Board. David is married to Leigh Ann and has four children.

EDUCATION

B.A. Roanoke College Salem, Virginia 1994

GA #365568 // SC #94322

MEYBOHM COMMERCIAL PROPERTIES

3519 Wheeler Road
Augusta, GA 30909

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MeybohmCommercial.com