

PROPERTY HIGHLIGHTS

- Investment Property for Sale: \$1,720,000
- Tenant: Emory Specialty Associates, a wholly owned subsidiary of Emory Healthcare Inc.
- Initial term of 10 years expires 3/31/2027, two (2)
 five (5) year options remaining
- NN Lease landlord pays roof, structure, and property Insurance.
- Annual Rent beginning 4/1/24: \$113,839.00. Rent increases 3% every year throughout the remainder of the Initial Term and the Option Period(s)
- Snellville is a thriving suburb of Atlanta
- This is a Primary Care facility serving the Snellville Community
- Building is 6,740 SF
- Competitive rental rate at \$16.40 per square foot
- · Renovated in 2017, new roof was installed

STREET VIEW



DEMOGRAPHIC HIGHLIGHTS

	3 MILE	5 MILE	7 MILE
2023 POPULATION	5,385	64,869	172,227
2023 AVG HH INCOME	\$86,772	\$107,093	\$113,438
2023 EMPLOYEES	6,002	18,667	36,812

