

Office Building with Procedure Rooms
Strategically Located
REDUCED PRICING
Available for Lease or Sale

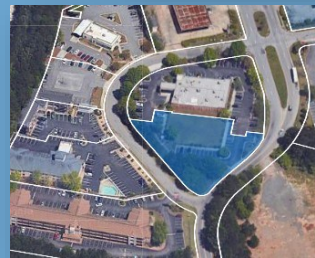
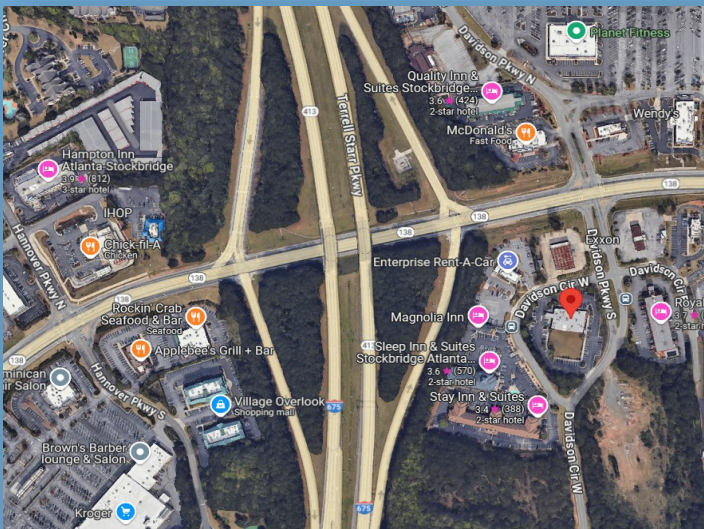
Currently Occupied By a Prominent Vascular Group

7402 Davidson Circle West, Stockbridge, GA 30281



- ◆ 9,794 SF medical office space available for lease
- ◆ Offered for lease at \$25/SF NNN
- ◆ **Purchase \$ 1,590,000**
- ◆ One acre available adjacent to building available for \$595,000

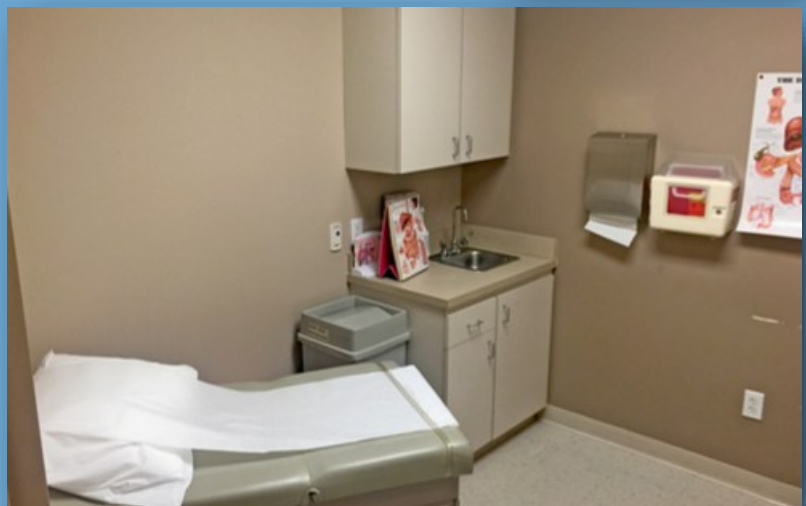
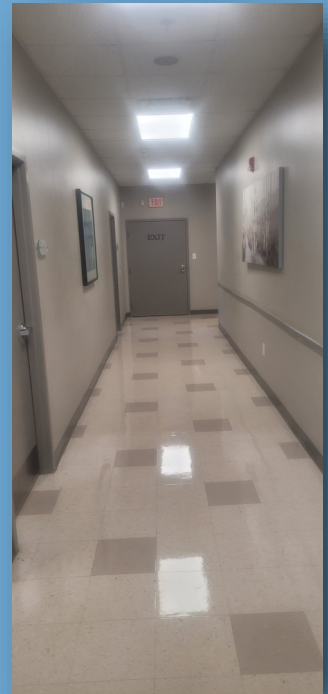
This property is located between Southern Regional Hospital and Piedmont Henry Hospital, within 1 mile of I-75, I-675 and US Hwy 23, in Stockbridge, GA.



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Information contained herein may have been provided by outside sources and while deemed to be reliable, may be estimated, projected, subject to change, and/or limited in scope, and therefore should not be relied upon as accurate. Information should be independently confirmed within an applicable due diligence period.

MOB Interior



Heavy Power - Backup Generator - Fire Suppression

GE Spectra Series™ APNB HEAT RATED BOLT-ON STYLE

REQ. NO. D03492AAT	ORDER NO. 178PP90757	ITEM NO. 1	DATE CODE MM322
VOLTS 208Y/120 AC	PHASE 3	WIRE 4	FEED BOTTOM
INTERIOR AMPS 600			USE

LIGHTING OR APPLIANCE BRANCH CIRCUITS ARE NOT TO BE SUPPLIED DIRECTLY THROUGH MORE THAN 10 PERCENT OF THE BRANCH CIRCUIT OVERCURRENT - PROTECTIVE DEVICES.

SHORT CIRCUIT CURRENT RATING: THE SHORT CIRCUIT RATING OF THIS PANELBOARD IS EQUAL TO THE LOWEST CURRENT INTERRUPTING RATING OF ANY DEVICE INSTALLED, OR COMBINATION SERIES CONNECTED CIRCUIT BREAKER. SEE LABEL ON BOX. THE MAXIMUM RMS SYMMETRICAL AMPERS RATING IS: **42K AMPS**

SUITABLE FOR USE AS SERVICE EQUIPMENT IN USA WHEN EQUIPPED WITH A MAIN OVERCURRENT DEVICE OR WHEN NOT MORE THAN SIX SERVICE DISCONNECTING MEANS ARE PROVIDED. EACH DEVICE MUST BE LESS THAN 1000 AMPS OR HAVE GROUND FAULT PROTECTION OR SYSTEM MUST BE LESS THAN 100V TO GROUND.

CUST. MARK: MDP
NOTE: ALUMINUM BUS HEAT RATED



TAG # 1172651 SITE # 296A2

FACTORY DIRECT
24 HOUR
SERVICES

EMERSON
 Network Power

1-800-543-2378
 Software Support 1-800-222-5877
 Rev. 12/06 CS-10622

67 M 405



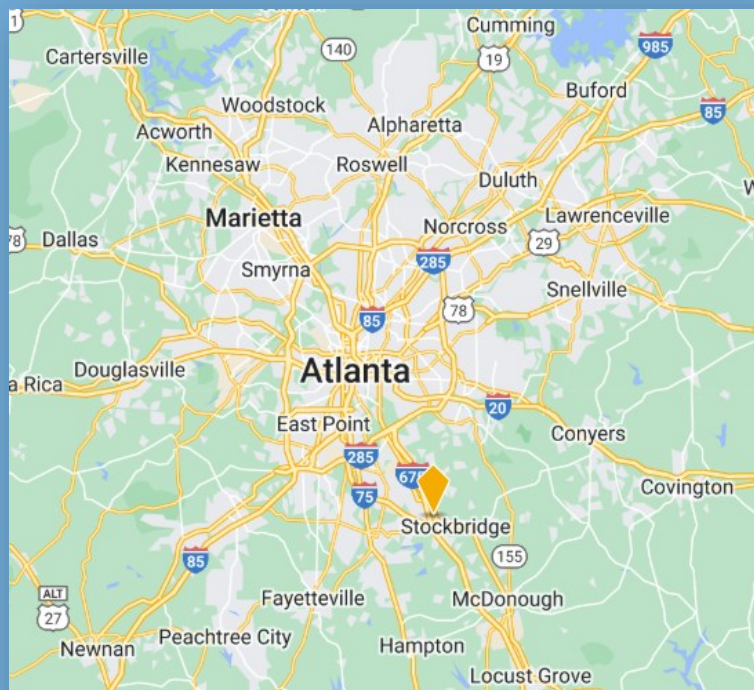
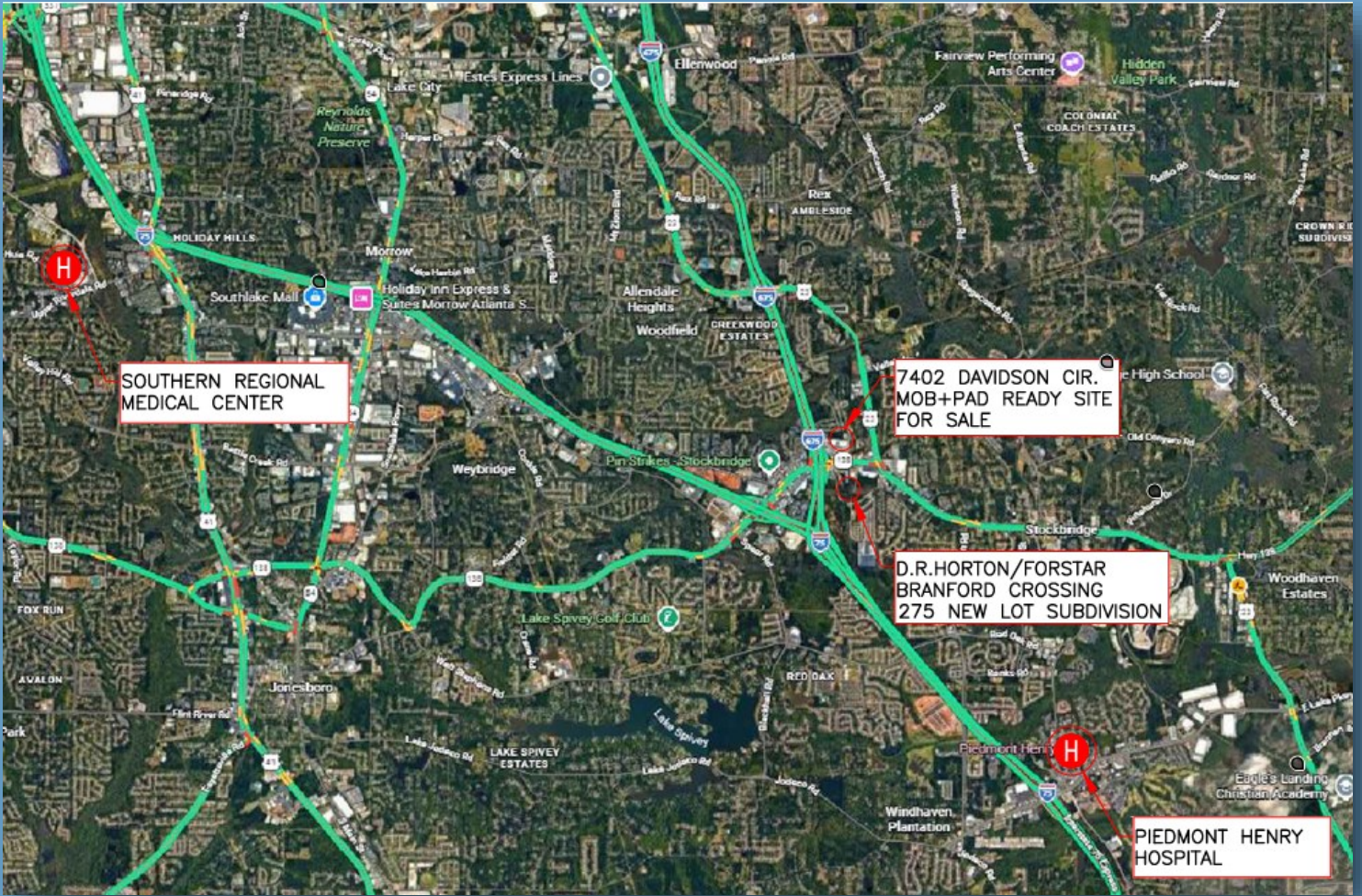
275 New Homes Under Construction

Info Link Below

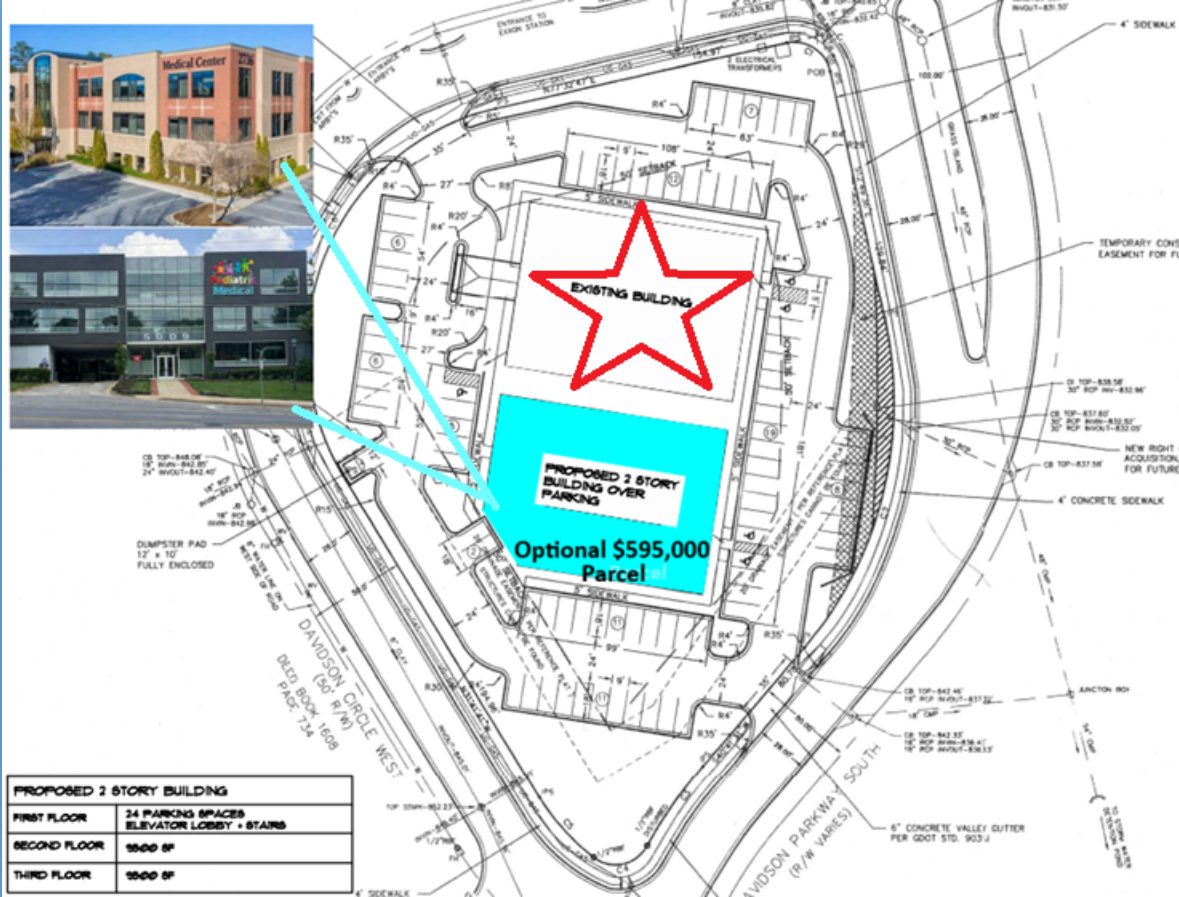
<https://henryga.news/2024/06/27/new-275-lot-subdivision-approved-beside-i-75-in-stockbridge/>



Location



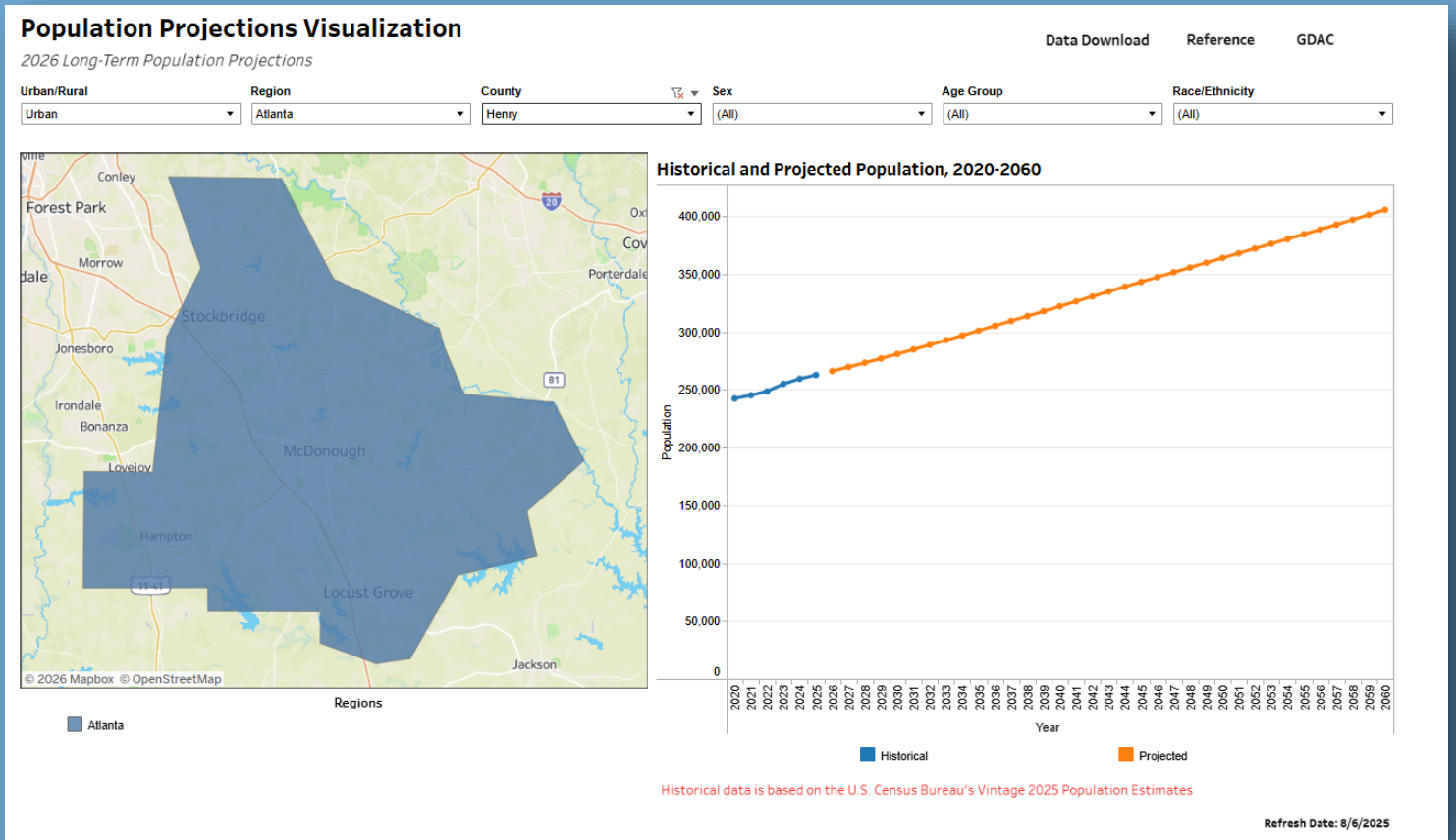
Medical Building and Available Optional Parcel



Demographics

US Census Link: [US Census](#)

City of Stockbridge Link: [Stockbridge Economic Development](#)



Market Dynamics and Residential Growth Catalyst

The location is uniquely situated to benefit from the massive influx of new residents, creating a strong and growing consumer pipeline..

Executive Summary

7402 Davidson Circle West presents a unique opportunity to acquire or lease a strategically positioned medical office building in Stockbridge, Georgia. The property is ideally located within a burgeoning medical node, immediately surrounded by massive residential growth, offering a ready-made patient pipeline for a new owner or tenant.

The property features a fully equipped medical build-out and includes a valuable adjacent acre for future expansion.

Property and Offering Highlights

The 9,794 square foot medical office space is available for sale or lease. The building is currently occupied by a prominent Vascular Group (South Atlanta Vascular Institute), which is scheduled to vacate the premises by the end of August 2026.

- **Sale Price:** \$2,799,530.00. This price includes the existing medical building and a developed, adjacent 1-acre site.
- **Lease Rate:** Offered for lease at \$25/SF NNN. Estimated Additional Rent (excluding property taxes) is approximately \$7.15/SF annually.
- **Condition:** The space is "healthcare-ready", requiring only minor refreshing (paint & move in). The floorplan includes procedure rooms.
- **Infrastructure:** The building features critical medical infrastructure, including a full back-up generator and fire sprinklers. It also has a secure entrance system and a covered patient drop-off area. The facility offers single-tenant use but the landlord is open to demising the 9,794 SF building to accommodate smaller requirements, such as 4,200–5,000 SF.

Strategic Medical Corridor Location

The property is positioned within a high-traffic medical hub, establishing a highly desirable "Medical Corridor".

- **Hospital Proximity:** 7402 Davidson Circle West is strategically located between Southern Regional Hospital and Piedmont Henry Hospital. Piedmont Henry Hospital is a 259-bed acute care facility. This location allows for direct access to hospital referrals from pediatricians and neurologists within both networks.
- **Exceptional Accessibility:** The site is easily accessible, located within one mile of major interstates I-75 and I-675, as well as US Highway 23. This access makes the location convenient for families commuting from Stockbridge, McDonough, Jonesboro, and South Atlanta.

Market Dynamics and Residential Growth Catalyst

The location is uniquely situated to benefit from the massive influx of new residents, creating a strong and growing patient pipeline.

- **Booming Housing Development:** Henry County ranks as the 6th fastest growing county in Metro Atlanta, with nearly 7,000 new residential units built since 2020.
- **Immediate Development Sites:** The property is surrounded by numerous large new home developments, notably from national homebuilder D.R. Horton, Inc. Active subdivisions under construction nearby include Broder Farms, Cooper Park, and Echo Glen. A D.R. Horton/Forstar 275-lot subdivision is immediately adjacent to the property. In total, approximately 400 new homes are being built by two developers nearby,
- **Favorable Demographics:** Stockbridge's population has grown over 30% in the last decade. Crucially for medical uses, roughly 24.6% of residents are under the age of 18, signaling high demand for pediatric and family-oriented services.

Expansion and Value-Add Potential

The inclusion of the adjacent developed 1-acre parcel offers a significant opportunity for future growth. This expansion potential allows a provider to double their clinic size as the patient list grows, without the cost of relocating. Conceptual plans have been proposed by an architect for a potential 2-story, 20,000 square foot addition with underground parking, which could accommodate a day care center or additional medical space, substantially increasing the asset's total value. The property is ideally suited for a physician group seeking to own a "plug and play" facility in a recession-proof medical node.

Call Rick at 678-209-3100 for more information and schedule a tour



Rick Ferguson

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Rick's commercial real estate expertise centers on common sense and skilled negotiations. Raised in a middle class blue collar town in upstate New York, Rick learned how to work hard, be persistent and get things done.

Upon graduation from Siena College with a Bachelor's degree in Marketing and Management Rick visited Atlanta and was fascinated with the newness, fast/fun pace and business community. This visit lead to relocating two weeks later to Atlanta and landing a 20 year career selling business telephone systems to hundreds of real estate, doctor, attorney, CPA., wealth management, construction related Etc. offices.

In 2005 Rick got licensed in real estate and began helping firms with their site selection, he assists to locate, negotiate and lease office space. In addition to site selection ATL Commercial Real Estate, Inc. represents firms and investors acquire commercial real estate. The firm also prides itself in taking property to market and selling for higher than anticipated prices. In 2019 Rick got licensed as a Broker and now can now supervise real estate agents.

Rick lives in Brookhaven with Kathy his Atlanta born wife and is in the process of becoming an empty nester as his children (two adopted from Russia & one an Atlanta native) venture into the real world. Rick's hobbies include road biking, traveling, boating & driving his vintage convertible.

Organizations: National Association of Realtors Georgia Association of Realtors Atlanta Commercial Board of Realtors, Real Professionals Network, Buckhead 50 Club, Southern Resource Group, Siena Alumni Organization & Dunwoody Baptist Church.