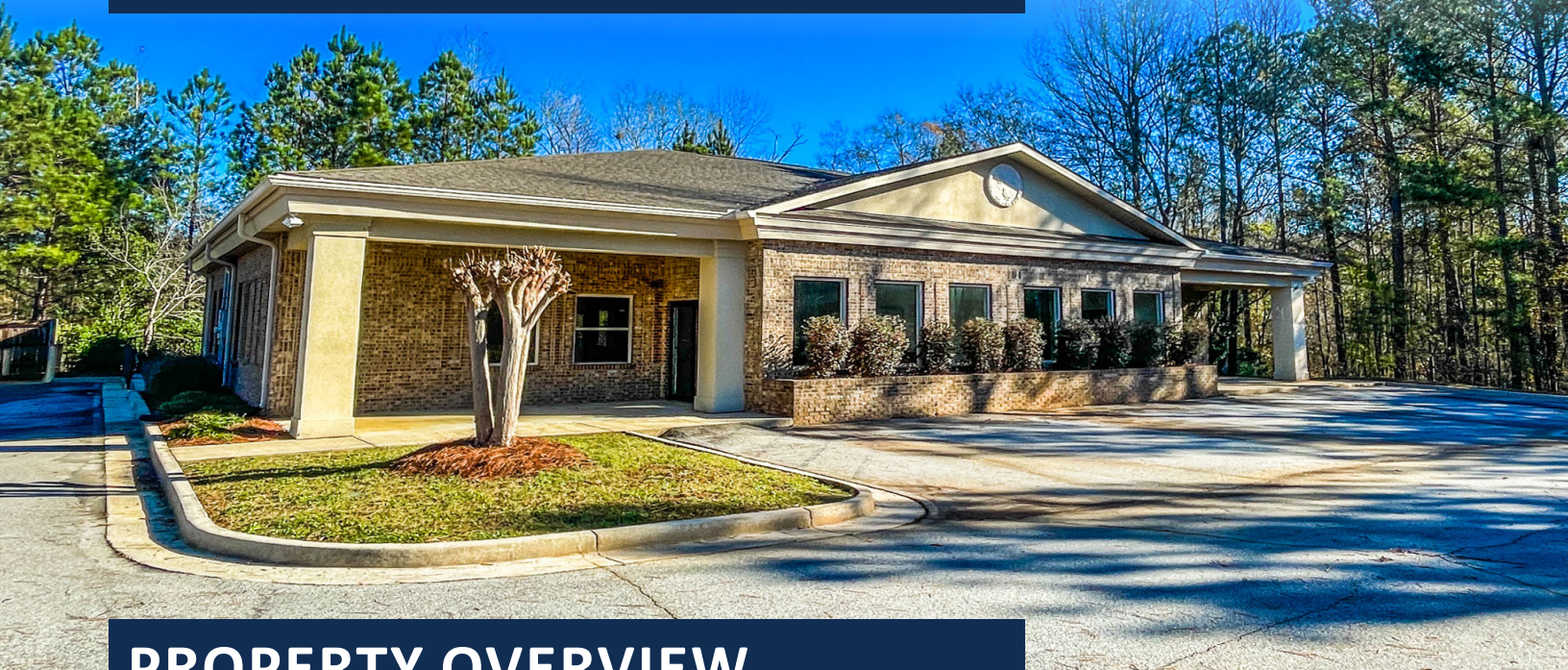


# Traditional & Medical Office FOR LEASE

247 Lana Drive, Gray, GA 31032



## PROPERTY OVERVIEW

Opportunity to conduct business awaits at this freestanding, two-tenant office building located in Gray, GA. The building is currently divided into two separate units: Suite A ( $\pm 2,304$  SF) and Suite B ( $\pm 2,304$  SF). Both suites are available for lease either separately or can be combined for a grand total of  $\pm 4,608$  SF. Monument signage available. The property is currently zoned C2, allowing for a wide-range of permitted uses. [Click here for permitted uses.](#)

Suite A, currently in grey shell condition, provides prospects with a blank canvas, allowing the space to be configured into multiple layouts and styles. Suite B recently underwent complete renovations in the Spring/Summer of 2023. It was previously occupied by Georgia Pain and Behavioral Medical Clinic. Ideal for medical practices, doctors office, urgent care, etc.

$\pm 2,304$ -  
 $4,608$  SF

Available Space

\$12-15/SF  
NNN

Lease Rate

27  
SPACES

Parking

IMMEDIATE

Availability

Information contained herein may have been provided by the seller, landlord or other outside sources. While deemed reliable, it may be estimated, projected, limited in scope and is subject to change or inaccuracies. Pertinent information should be independently confirmed prior to lease or purchase offer or within an applicable due diligence period.



**BRICE BURNS**  
V.P. Macon Office  
404-876-1640 x158 (O)  
478-733-4245 (C)  
Brice@BullRealty.com

**BULL REALTY, INC.**  
50 Glenlake Parkway, Suite 600  
Atlanta, GA 30308  
BullRealty.com

CONTACT

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## SUITE A

±2,304 SF | \$12/SF/Yr NNN

- Gray shell condition allowing for multiple layouts and designs
- Several large fixed windows in-suite, providing an abundance of natural light
- Access to shared patio space in rear of building
- Ample surface parking



Virtual Tour



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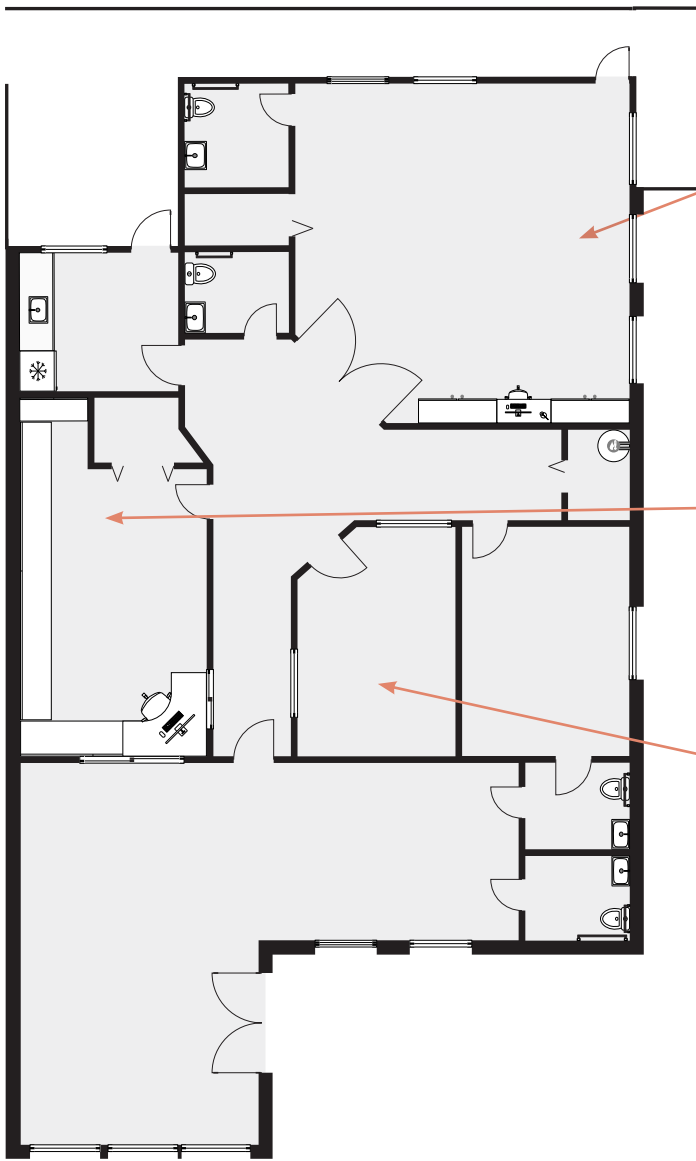
247 Lana Drive, Gray, GA 31032



## SUITE B

±2,304 SF | \$15/SF/Yr NNN

- Previously occupied by Georgia Pain and Behavioral Medical Clinic
- Fully renovated in the Spring/Summer of 2023
- Floorplan features a large lobby/waiting area, reception desk/office, 2 exam rooms, doctors office w/private restroom, kitchenette, 3 restrooms, storage, and access to shared patio space in rear of building
- Several large fixed windows in-suite, providing an abundance of natural light
- Ample surface parking



Doctor's Office



Reception



Exam Room

Virtual Tour



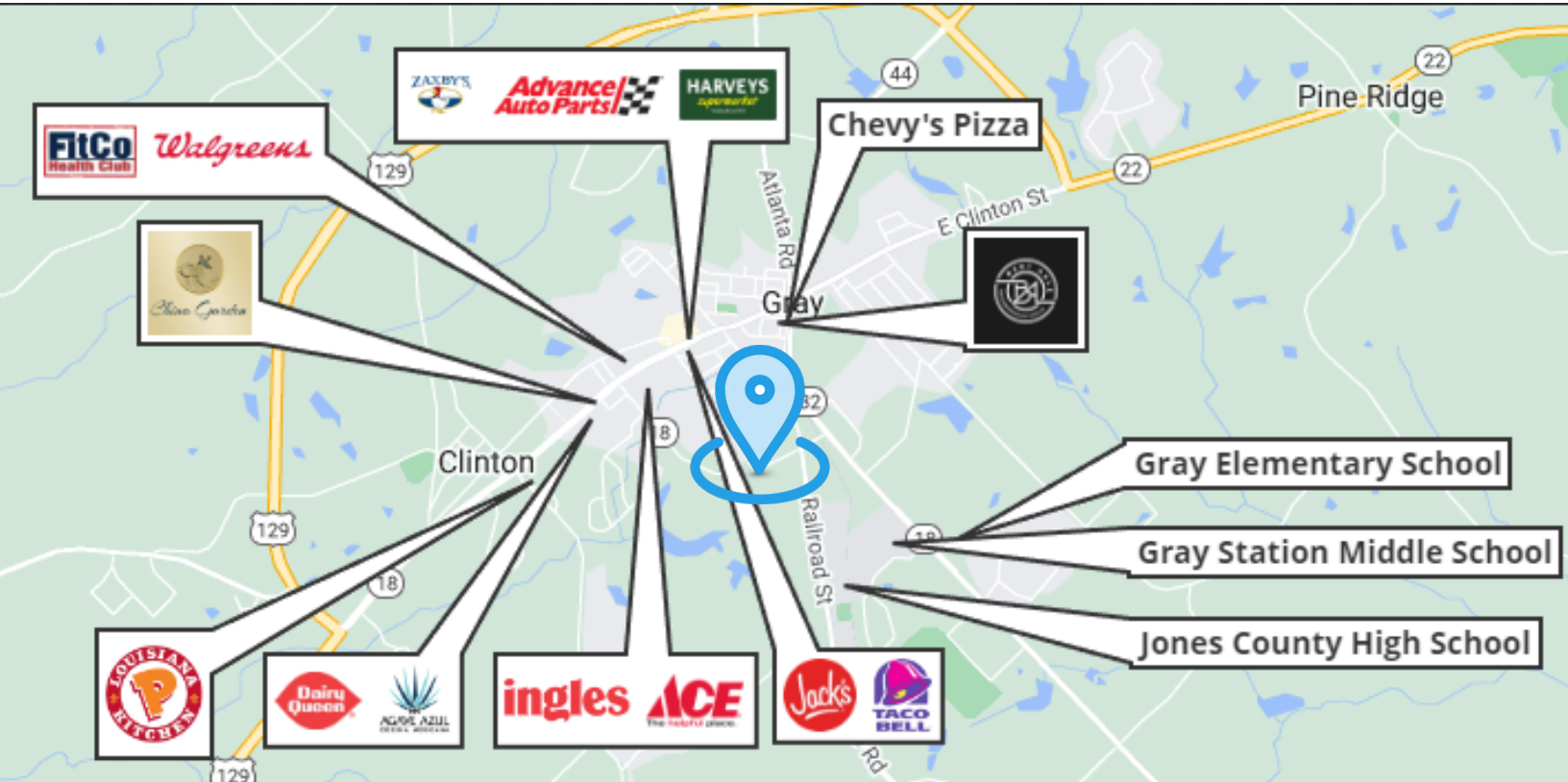
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## DEMOGRAPHICS

	1-Mile	3-Mile	5-Mile
<b>Population</b>	3,128	7,766	11,425
<b>Households</b>	1,228	2,885	4,221
<b>Avg. Household Income</b>	\$84,805	\$85,463	\$87,119
<b>Medical Spending</b>	\$7,398,118	\$17,925,695	\$27,422,213

Source: 2023 ESRI

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