

Medical Office Space for Lease- 2,250 SF
3700 Ridge Rd Suite C, Buford, GA 30519



\$100,000 Tenant Improvement Allowance Offered!



FOR MORE INFORMATION CONTACT:

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PROPERTY SUMMARY

BUILDING DETAILS

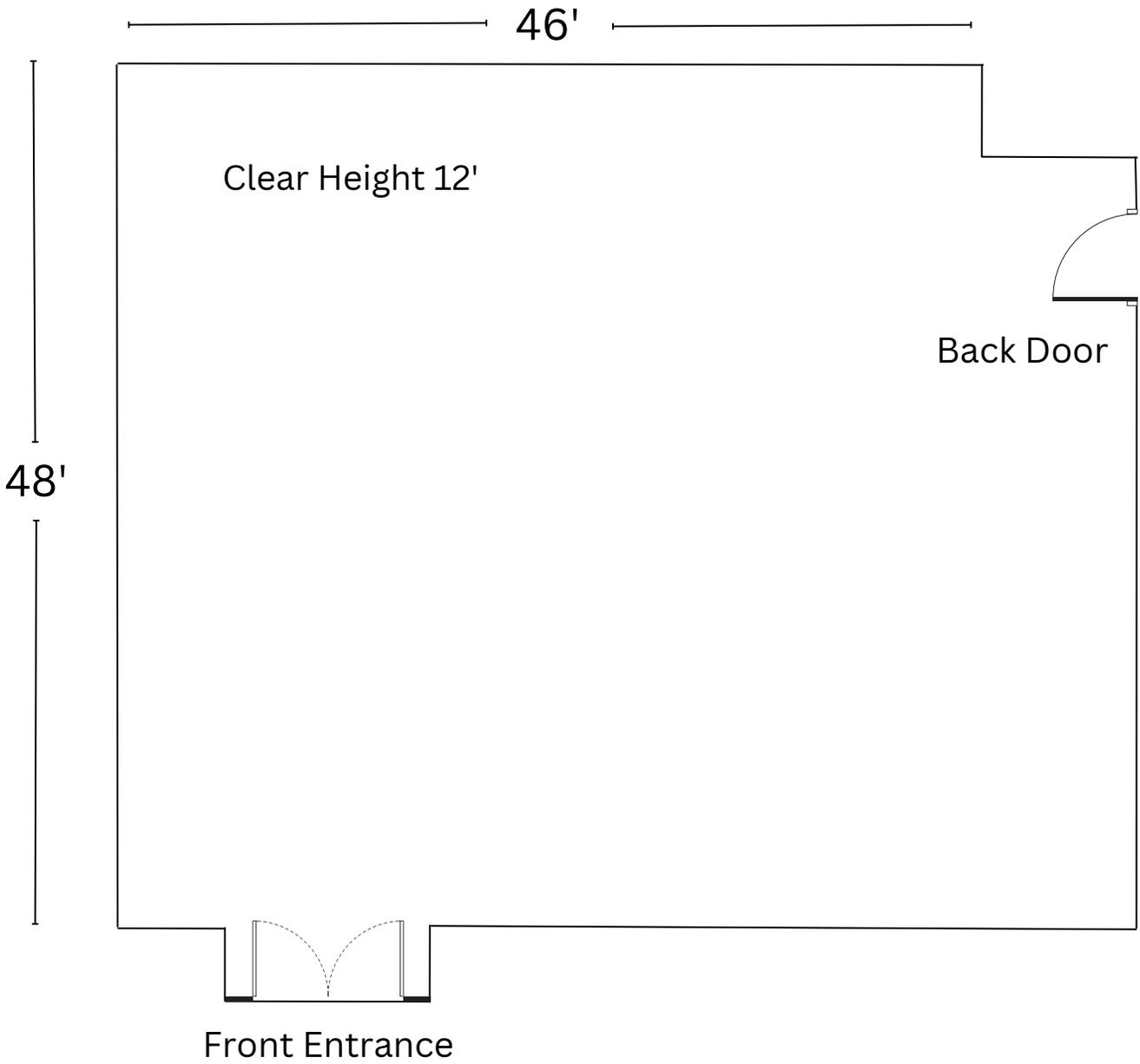
| | |
|-------------------------|-----------------------|
| Property Type | Medical Office |
| Property Subtype | Medical Office |
| Available | 2,250 SF |
| Year Built | 2008 |
| Tenancy | Multiple |
| Building Height | 1 Story |
| Building Class | B |
| Land Acres | 1.25 AC |

ABOUT THE PROPERTY

- **High Growth Market**
- **Next to Local Schools**
- **Perfect for all Practice Specialties**
- **Excellent co-tenancy with Pediatrics and Dental Specialists**



3700 RIDGE RD | FLOOR PLAN



**Medical/Office Space
approx 2,250 SF**

(This floor plan is a guide only and is not drawn to scale)

3700 RIDGE RD | BUSINESS MAP



IVY CREEK ELEMENTARY SCHOOL
1,414 STUDENTS

GLENN C. JONES MIDDLE SCHOOL
1,048 STUDENTS



Waffle House
Kroger Regions

PATRICK ELEMENTARY SCHOOL
781 STUDENTS

IVY CREEK DENTAL

BEST BUY **HOBBY LOBBY** **COSTCO WHOLESALE** **BED BATH & BEYOND**
ALDI **petco** **Marshall's** **PET SMART** **TJ-MAXX** **FIVE BELOW** **DOLLAR TREE**
WORLD MARKET **TARGET**

Kids R Kids

MALL OF GEORGIA

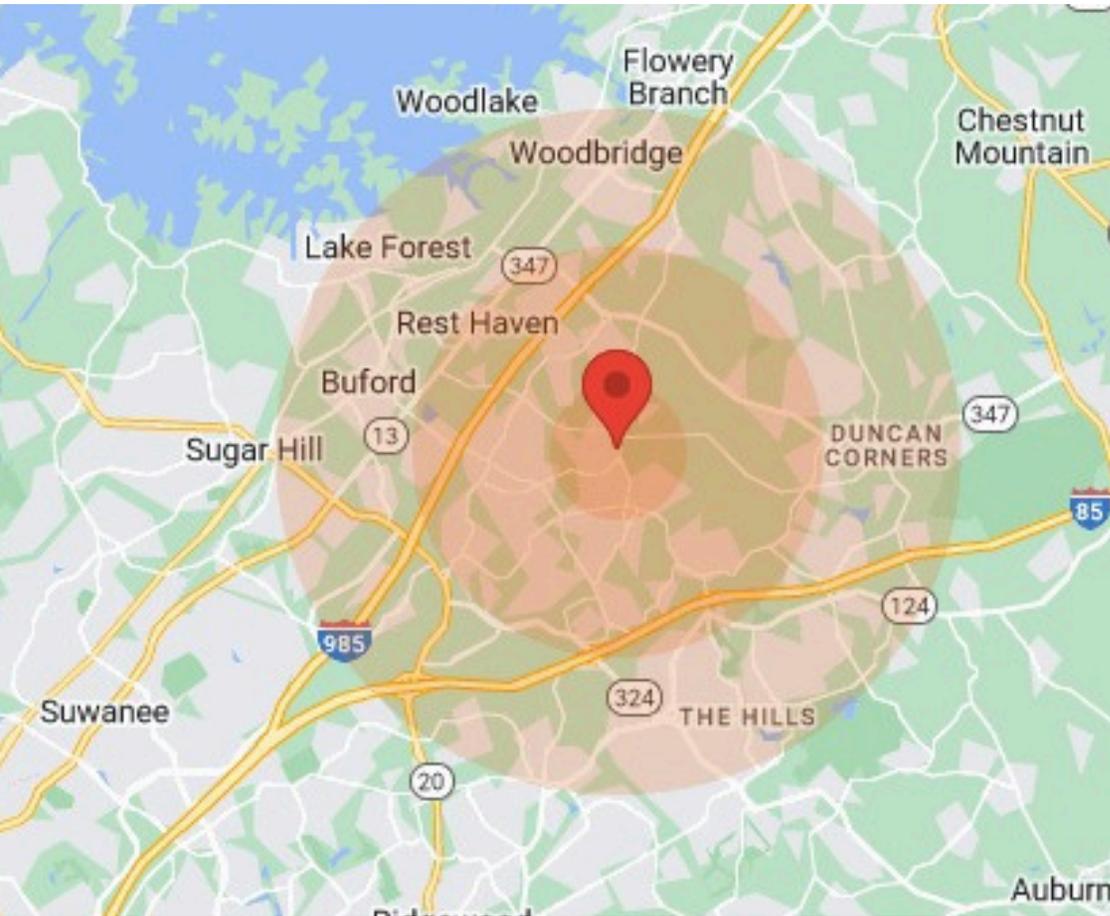
Bath & Body Works **FINISH LINE**
Abercrombie & Fitch **PAC SUN**
Dillard's **rue21** **SEPHORA**
macy's **claire's** **ALDO**
TILLYS **SALLY BEAUTY** **VANS**
JCPenney **LOFT** **LENSCRAFTERS**
DICK'S **HOLLISTER** **Red Robin** **beik**
H&M **LUCKY BRAND**



SMILE PARTNERS
SUBJECT PROPERTY

GE RD ± 12,000 VPD

DEMOGRAPHIC DETAIL REPORT



| Population | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male | 3,136 | 18,362 | 49,652 |
| Female | 3,205 | 17,404 | 48,835 |
| Total Population | 6,341 | 35,766 | 98,487 |

| Income | 1 Mile | 3 Miles | 5 Miles |
|---------------------|----------|----------|----------|
| Median | \$91,129 | \$74,228 | \$70,357 |
| < \$15,000 | 134 | 668 | 2,215 |
| \$15,000-\$24,999 | 75 | 692 | 2,293 |
| \$25,000-\$34,999 | 131 | 1,088 | 2,692 |
| \$35,000-\$49,999 | 226 | 1,593 | 4,048 |
| \$50,000-\$74,999 | 217 | 2,074 | 6,161 |
| \$75,000-\$99,999 | 365 | 1,839 | 5,372 |
| \$100,000-\$149,999 | 547 | 2,156 | 5,878 |
| \$150,000-\$199,999 | 150 | 644 | 2,331 |
| >\$200,000 | 95 | 566 | 1,324 |

| Housing | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units | 1,926 | 11,886 | 34,033 |
| Occupied | 1,825 | 11,009 | 31,525 |
| Owner Occupied | 1,659 | 9,101 | 25,415 |
| Renter Occupied | 166 | 1,908 | 6,110 |
| Vacant | 101 | 877 | 2,508 |

Population | 5 Mile Radius



98,487

Median Income | 5 Mile Radius



\$70,357

Housing | 5 Mile Radius



34,033

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.



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