

LEASE

STARR'S MILL MEDICAL OFFICE

Wilshire Village Drive Peachtree City, GA 30269



PROPERTY DESCRIPTION

Proposed Construction - estimated availability Nov 2024
2 Suites available (approx 3k sf each)
Medical or dental focus

PROPERTY HIGHLIGHTS

- New construction - ECD late 2023 - early 2024
- Sought-after area with several new developments

OFFERING SUMMARY

Lease Rate:	\$24.00 SF/yr (NNN)
Number of Units:	3
Available SF:	3,000 - 6,000 SF
Lot Size:	1.95 Acres
Building Size:	14,724 SF
Zoning:	GC
APN:	0609 025

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	834	3,697	7,254
Total Population	2,205	10,035	19,437
Average HH Income	\$133,527	\$134,054	\$130,870

Tom Fulton
770 632 1774

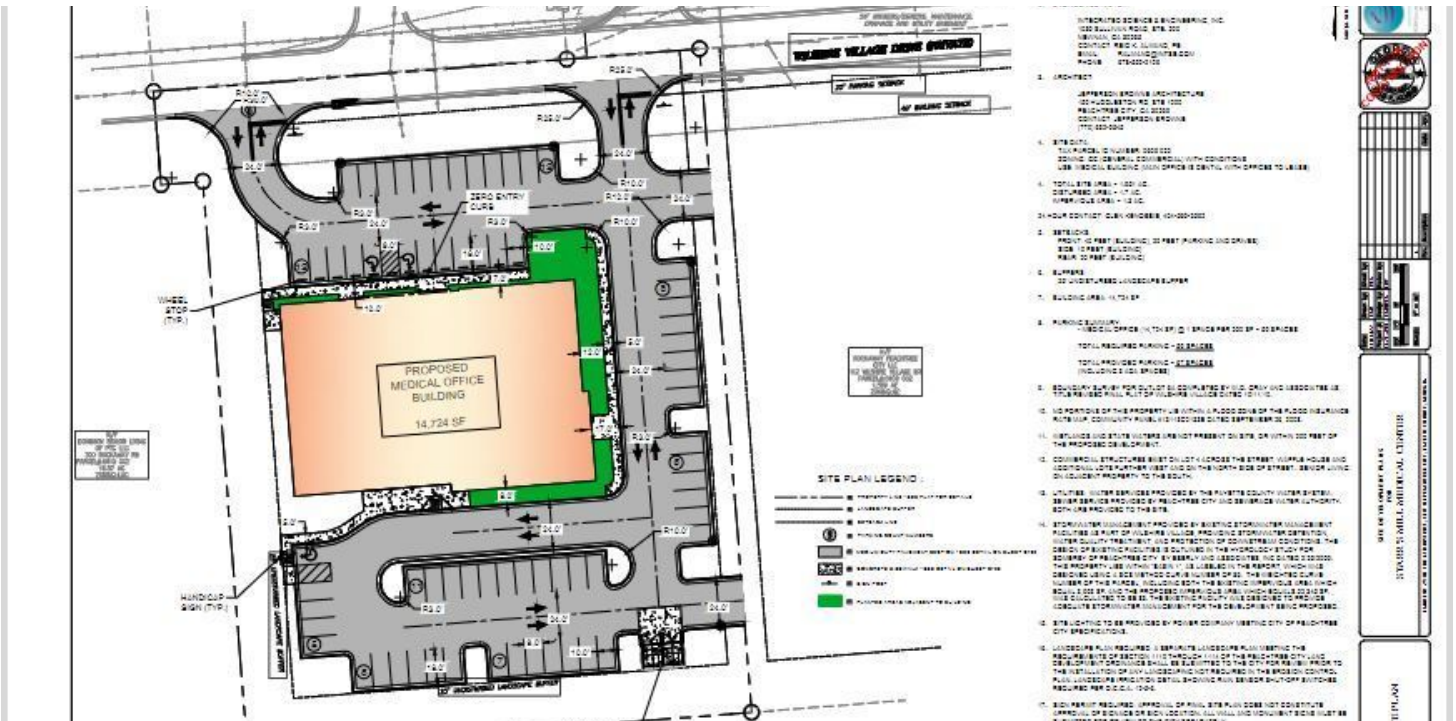


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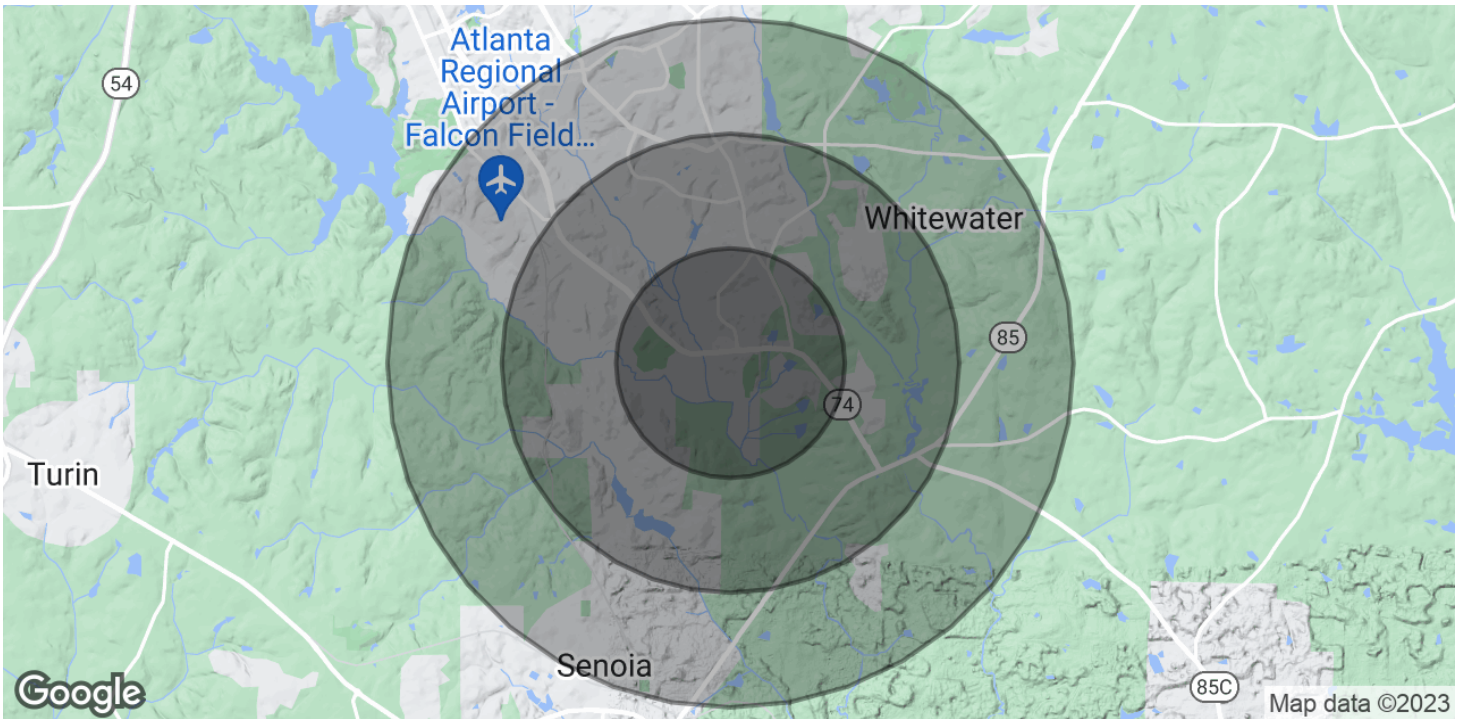


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,205	10,035	19,437
Average Age	44.8	43.5	43.2
Average Age (Male)	43.4	42.4	41.6
Average Age (Female)	46.9	45.1	44.7

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	834	3,697	7,254
# of Persons per HH	2.6	2.7	2.7
Average HH Income	\$133,527	\$134,054	\$130,870
Average House Value	\$387,987	\$356,302	\$346,252

* Demographic data derived from 2020 ACS - US Census

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