



**COLDWELL
BANKER
COMMERCIAL**

KENNON, PARKER, DUNCAN
& DAVIS

VERNON ROAD MEDICAL PLAZA

\$11.00 - 16.00 SF/yr (NNN)

AVAILABLE SPACE

1,262 - 13,512 SF



FOR LEASE

CBCWORLDWIDE.COM

RETAIL/OFFICE

Carson Cummings
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COLDWELL BANKER COMMERCIAL
KENNON, PARKER, DUNCAN & DAVIS
5670 Whitesville Road, Columbus, GA 31904
706.256.1500



VERNON ROAD MEDICAL PLAZA

1605 & 1597 Vernon Road, LaGrange, GA 30240

LEASE



OFFERING SUMMARY

Available SF: 1,262 - 4,420 SF

Lease Rate: \$11.00 - 17.50 SF/yr (NNN)

Lot Size: 3.99 Acres

Building Size: 37,050 SF

Zoning: C3

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PROPERTY OVERVIEW

The Vernon Road Medical Plaza in LaGrange is comprised of three separate buildings on Vernon Road, across from West Georgia Health Services and Medical Center Campus. The site has excellent visibility and multiple ingress/egress points.

PROPERTY HIGHLIGHTS

- Excellent Visibility!
- Located in a High Traffic Area!

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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,262 - 4,420 SF	Lease Rate:	\$11.00 - \$17.50 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Unit 1000	Available	1,262 SF	NNN	\$16.00 SF/yr
Unit 2000/2100	Available	2,375 SF	NNN	\$11.00 SF/yr
Unit 2200	Available	1,440 SF	NNN	\$11.00 SF/yr
Unit 2300	Available	1,450 SF	NNN	\$11.00 SF/yr
Unit 2400/2500	Available	4,420 SF	NNN	\$11.00 SF/yr
Unit 2600	Available	2,565 SF	NNN	\$11.00 SF/yr

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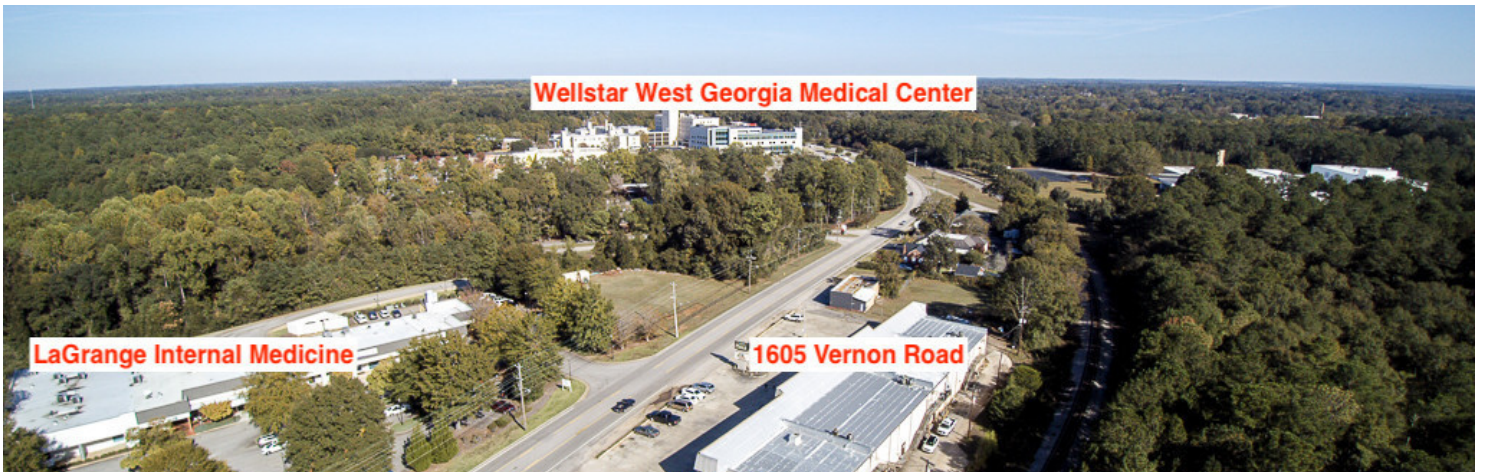
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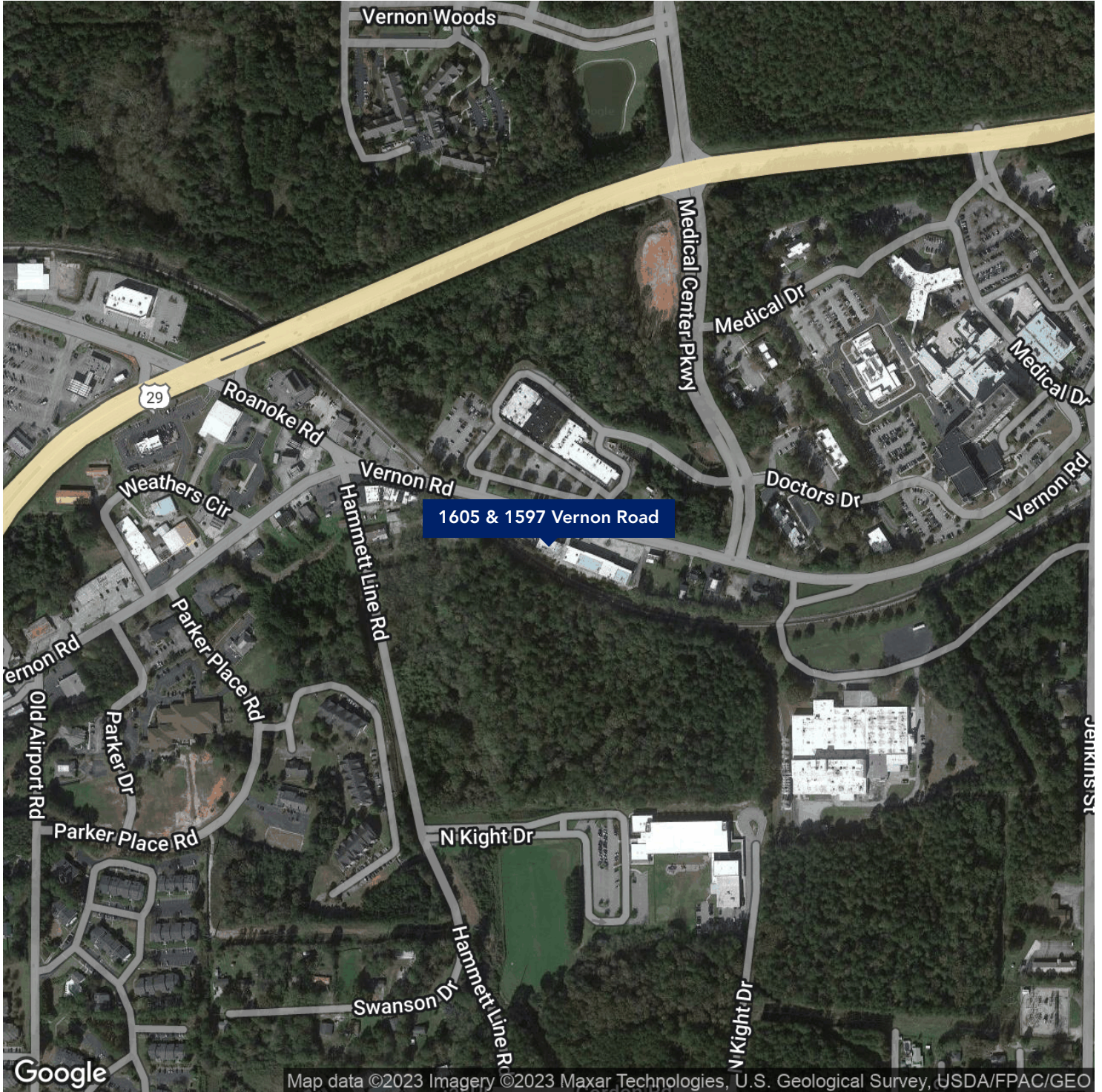
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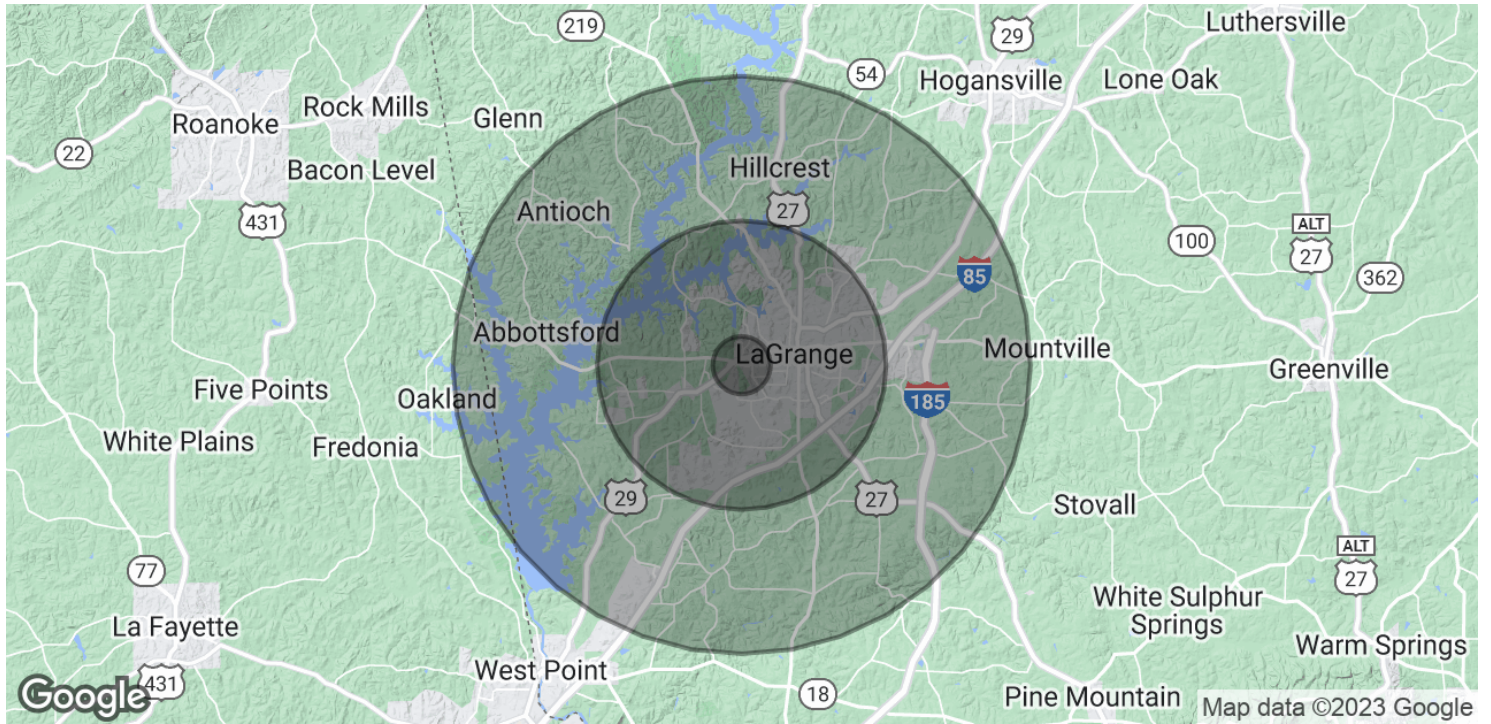


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,355	33,241	59,646
Average age	38.0	35.4	35.7
Average age (Male)	35.7	33.4	33.9
Average age (Female)	39.5	38.0	37.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	928	12,107	21,480
# of persons per HH	2.5	2.7	2.8
Average HH income	\$42,596	\$54,033	\$54,204
Average house value	\$213,017	\$203,682	\$168,190

* Demographic data derived from 2020 ACS - US Census

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