

SALE

120 HAWTHORNE PARK

120 Hawthorne Park Athens, GA 30606



PROPERTY DESCRIPTION

This property is net leased to a credit tenant with limited Landlord responsibilities. There are 13 exam rooms as well as 4 Physician's offices. There is also a nice sized lab as well as a cavernous waiting room suitable for 36 patients. In addition, there are 2 employee restrooms, one with a shower as well as 2 patient restrooms. A nice sized procedure room that is lead lined further adds to the functionality of this office. Additionally, there is plenty of support space that could be retrofitted to more exam rooms/storage if need be. Lastly, the property contains an abundance of parking that one does not run across every day in Athens

LOCATION DESCRIPTION

Ideal location just off the GA. 10 Loop. The property is 1.2 miles from UGA/AU Medical School campus, 1.3 miles to Piedmont Athens Regional Hospital and 2 miles to St. Mary's Hospital. This property is also very convenient to downtown Athens as well as Ga. Hwy. 316 heading to Atlanta.

PROPERTY HIGHLIGHTS

- 1) Net leased with limited Landlord responsibilities.
- 2) Superb location proximate to both major hospitals.
- 3) An attractively designed building with an abundance of parking.
- 4) Highly efficient layout and flow.
- 5) Just off Ga. Loop 10, close to everything Athens!

OFFERING SUMMARY

Sale Price:	\$1,950,000
Building Size:	6,680 SF
NOI:	\$141,257.00
Cap Rate:	7.24%

Roby Redwine
706 207 2942

Katie Reeves
706 254 3446



**COLDWELL BANKER
COMMERCIAL**
UPCHURCH REALTY

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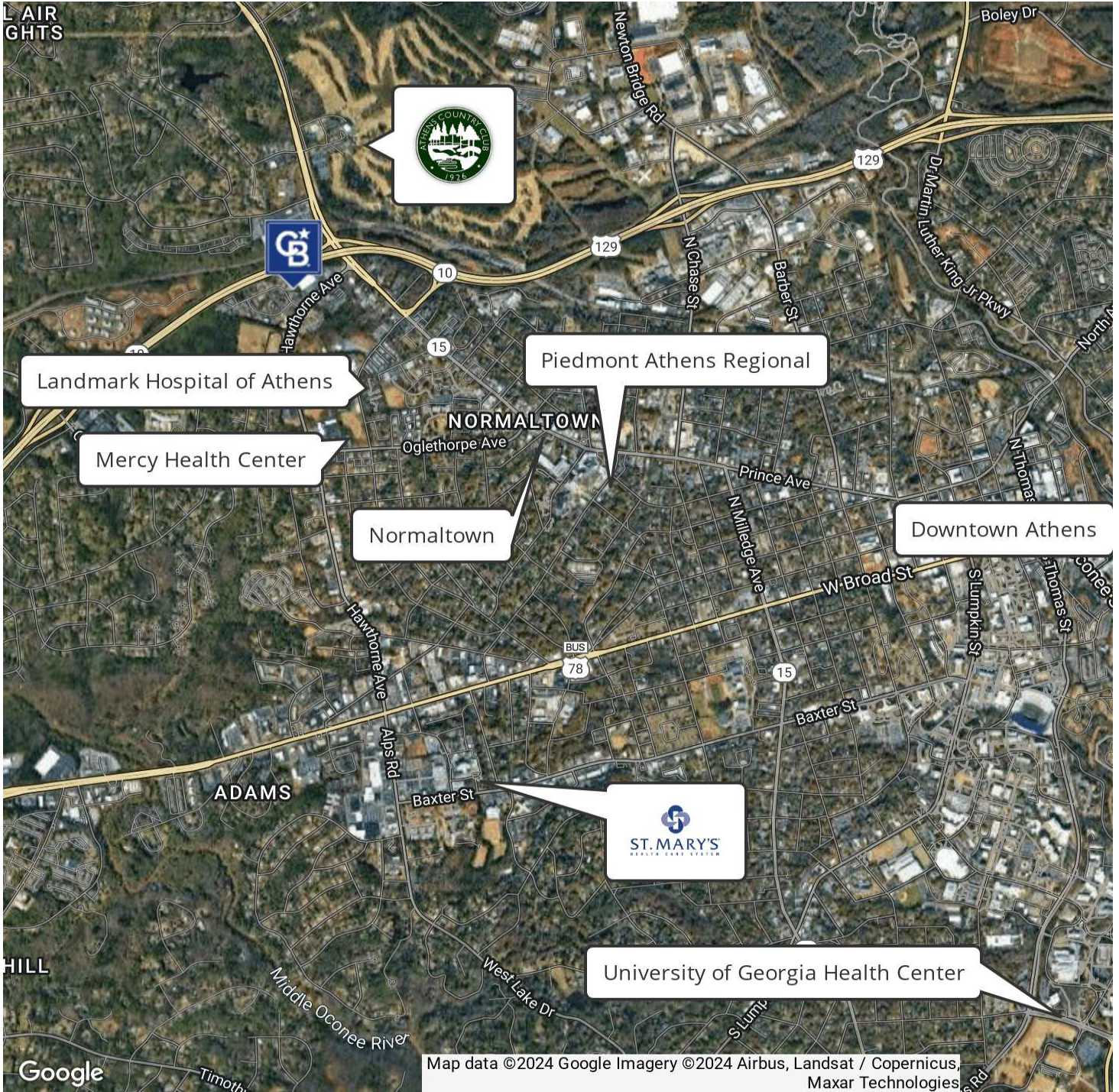


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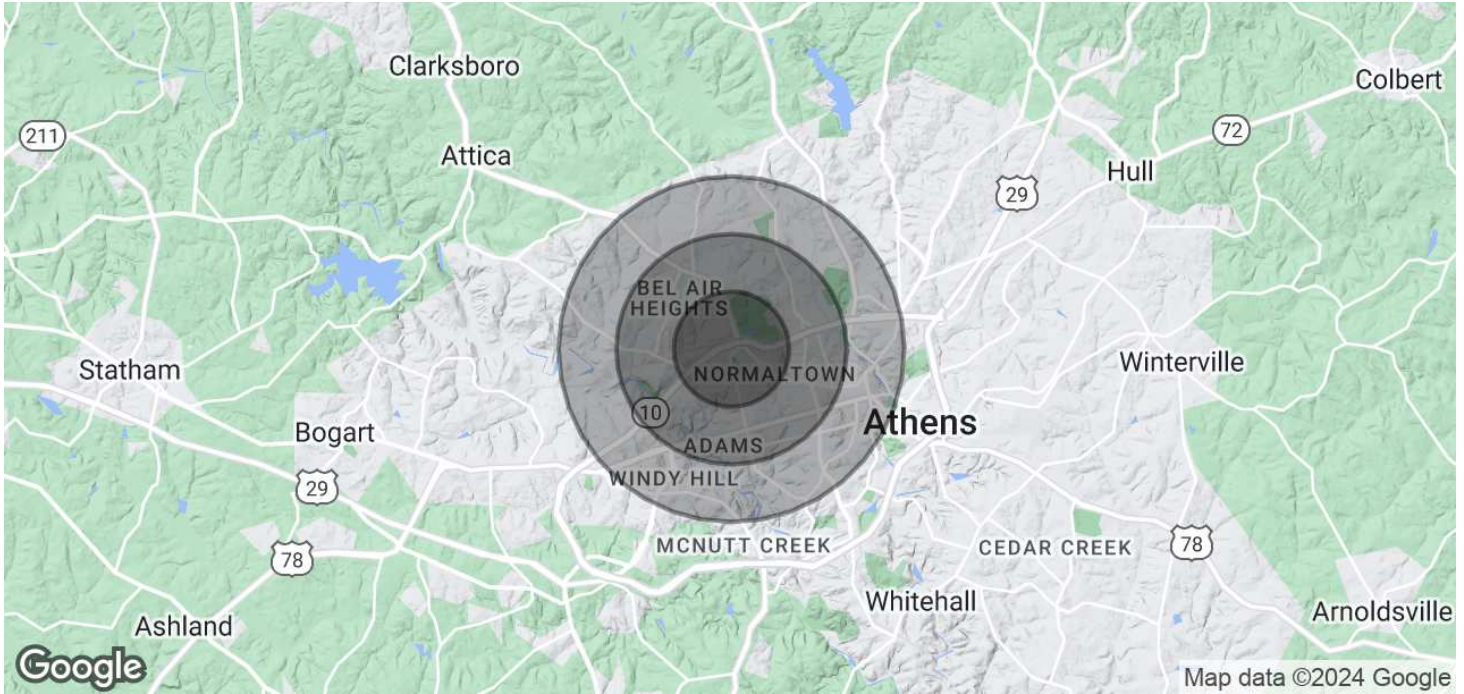


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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	4,539	18,824	47,796
Average Age	37.4	32.2	32.1
Average Age (Male)	37.4	32.7	31.5
Average Age (Female)	38.1	32.4	33.2
HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	2,191	8,923	20,719
# of Persons per HH	2.1	2.1	2.3
Average HH Income	\$68,043	\$59,257	\$60,712
Average House Value	\$279,505	\$281,095	\$261,806

* Demographic data derived from 2020 ACS - US Census

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