

FOR LEASE

MEDICAL OFFICE
BUILDING

505 Mount Pleasant Rd, Thomson, GA 30824

Property Summary



PROPERTY DESCRIPTION

Turn key medical office in Thomson, GA. This medical office building has been used by a primary care practice for over 50 years. The building has modern finishes as it has been remodeled and updated numerous times. There is a large waiting room, reception area, 18 exam / procedure rooms, break room, kitchen area, nurse stations, and physician offices. This is a rare opportunity for a medical practice to open with very minimal start up cost.

OFFERING SUMMARY

Lease Rate:	\$13.00 SF/yr (MG)
Available SF:	6,126 SF
Lot Size:	0.49 Acres
Building Size:	6,126 SF
Zoning:	P
Mcduffie County Parcel:	0T060070



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Complete Highlights



Large modern waiting room

PROPERTY HIGHLIGHTS

- Modern finishes and updates
- 20 surface parking spaces and 14 gravel employee parking spaces
- 18 exam / procedure rooms
- Large laboratory
- Multiple nurse stations
- Large waiting room
- Break area / kitchen area, and physician offices
- Five restrooms



Laboratory area

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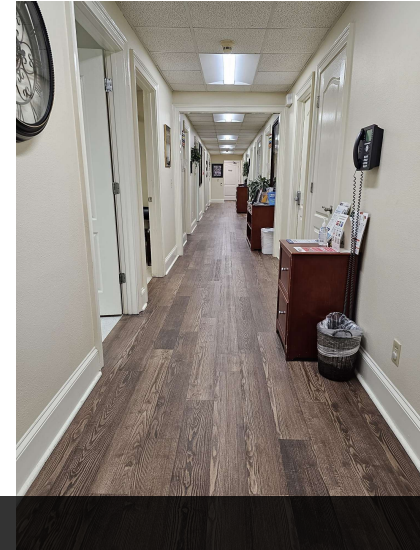
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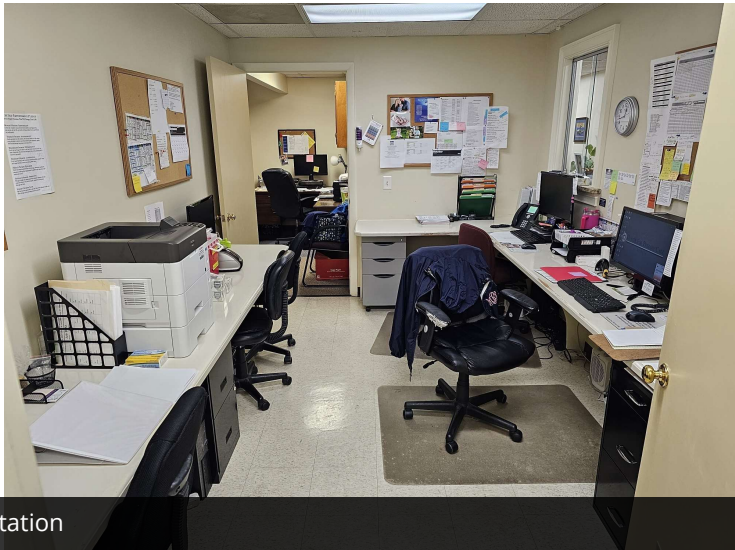
Additional Photos



Modern exam rooms



Updated throughout



Nurses Station

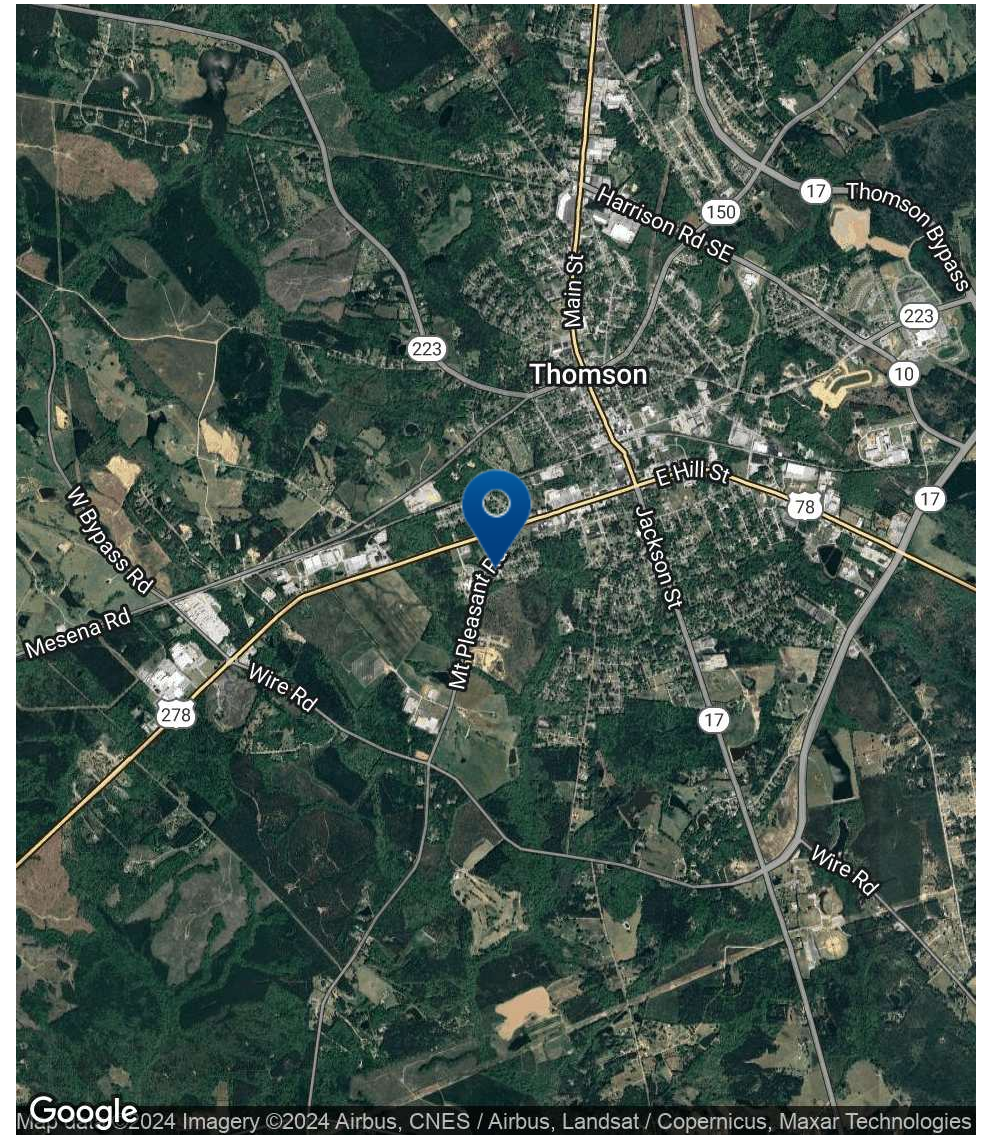
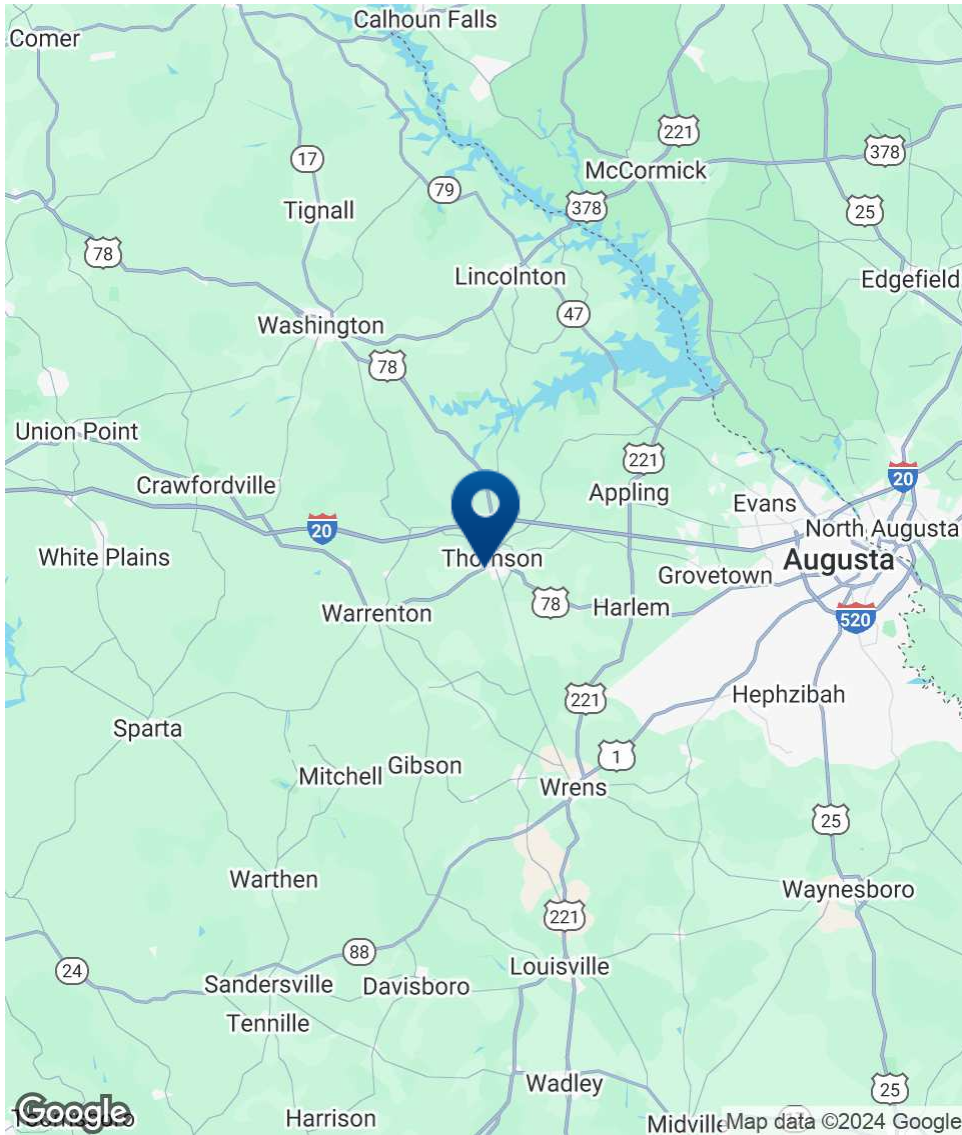


Modern waiting room

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Location Map



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Site Plans



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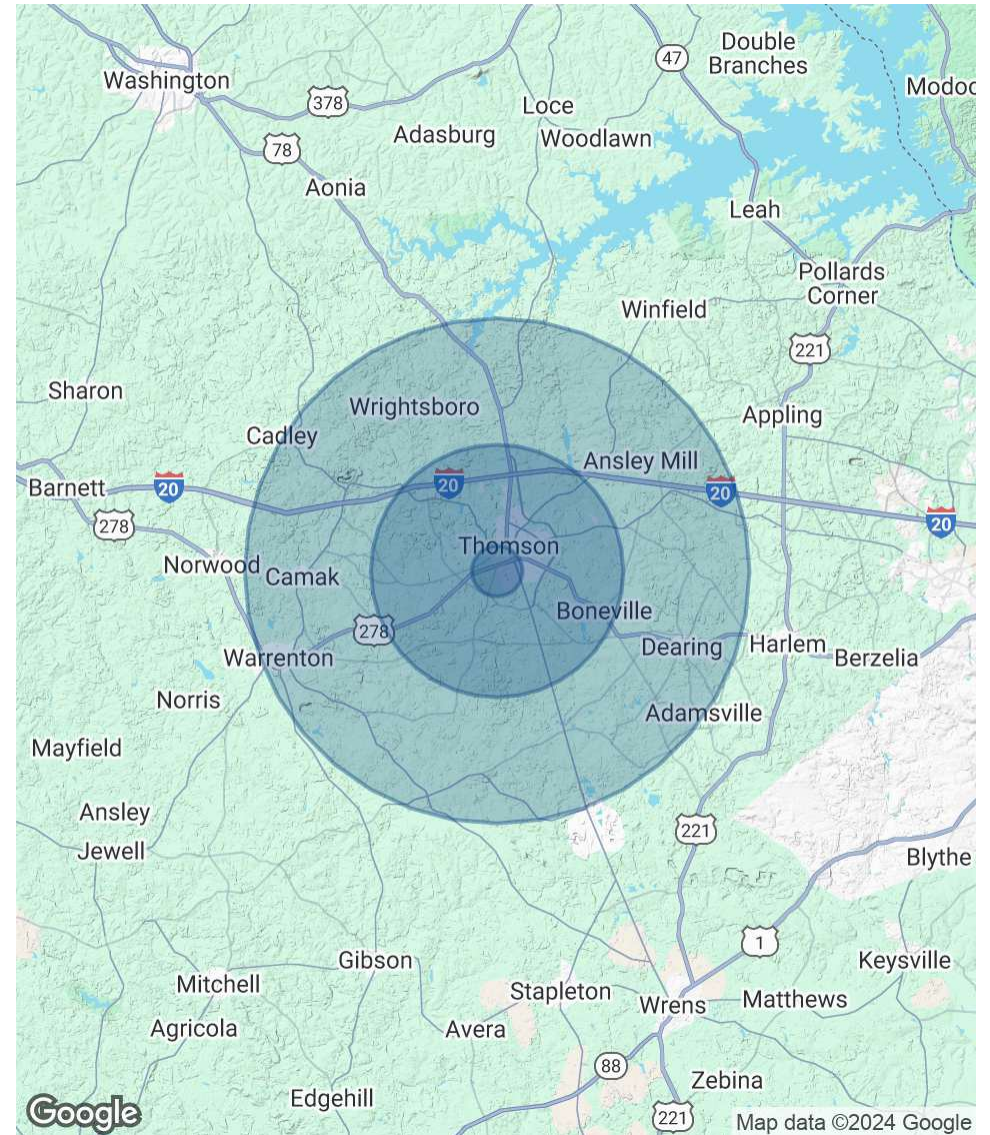
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Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,091	12,897	23,801
Average Age	40.5	37.7	38.8
Average Age (Male)	34.5	36.5	37.9
Average Age (Female)	37.7	39.4	40.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	579	5,744	10,473
# of Persons per HH	1.9	2.2	2.3
Average HH Income	\$41,758	\$49,952	\$51,230
Average House Value	\$104,366	\$120,546	\$124,732

2020 American Community Survey (ACS)



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