

# FOR LEASE

## VERNON ROAD MEDICAL PLAZA

1605 & 1597 Vernon Road LaGrange, GA 30240



### OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	37,050 SF
Available SF:	1,262 - 4,420 SF
Lot Size:	3.99 Acres
Zoning:	C3

### 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!

**Carson Cummings**  
(706) 289-2468  
carson@cummingscre.com

**Tripp Crawford**  
(706) 984-1251  
tripp@cbckpdd.com



**COLDWELL BANKER  
COMMERCIAL**  
KENNON & PARKER

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### LEASE INFORMATION

Lease Type:	Available Upon Request	Lease Term:	Negotiable
Total Space:	1,262 - 4,420 SF	Lease Rate:	Negotiable

### AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 1000	Available	1,262 SF	Available Upon Request	Negotiable	-
Unit 2000/2100	Available	2,375 SF	Available Upon Request	Negotiable	-
Unit 2200	Available	1,440 SF	Available Upon Request	Negotiable	-
Unit 2300	Available	1,450 SF	Available Upon Request	Negotiable	-
Unit 2400/2500	Available	4,420 SF	Available Upon Request	Negotiable	-
Unit 2600	Available	2,565 SF	Available Upon Request	Negotiable	-

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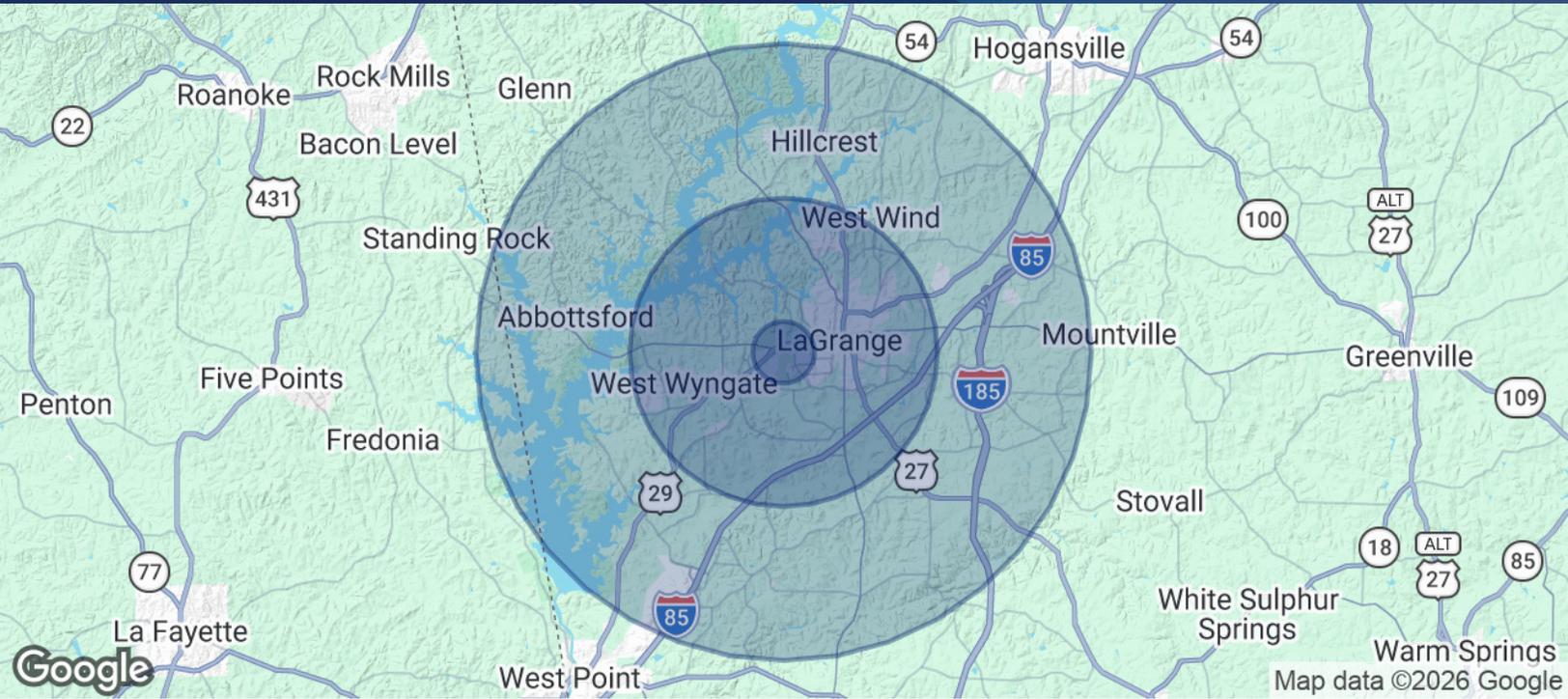


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### POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	2,355	33,241	59,646
Average Age	38	35.4	35.7
Average Age (Male)	35.7	33.4	33.9
Average Age (Female)	39.5	38	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

2020 American Community Survey (ACS)

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