



FranklinStreet

Offering Memorandum

# 9 MEDICAL DRIVE NORTHEAST

Cartersville, GA 30121  
2006 Year Built  
2 Units



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# CONFIDENTIALITY AGREEMENT

This is a confidential Offering Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest into the acquisition of the Subject Property.

This Offering Memorandum contains selected information pertaining to the Property and does not purport to be a representation of state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner or Franklin Street Real Estate Services, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to all interested and qualified prospective purchasers. Neither the Owner or Franklin Street Real Estate Services, LLC, nor any of their respective directors, officers, affiliates or representatives are making any representation or warranty, expressed or implied, as to the accuracy or completeness of this Offering Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Offering Memorandum or use of its contents; and you are to rely solely on your own investigations and inspections of the Property in evaluating a possible purchase of the real property.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase Property, and/or to terminate discussions with any entity at any time with or without notice which may arise as a result of review of this Offering Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any obligations therein have been satisfied or waived.

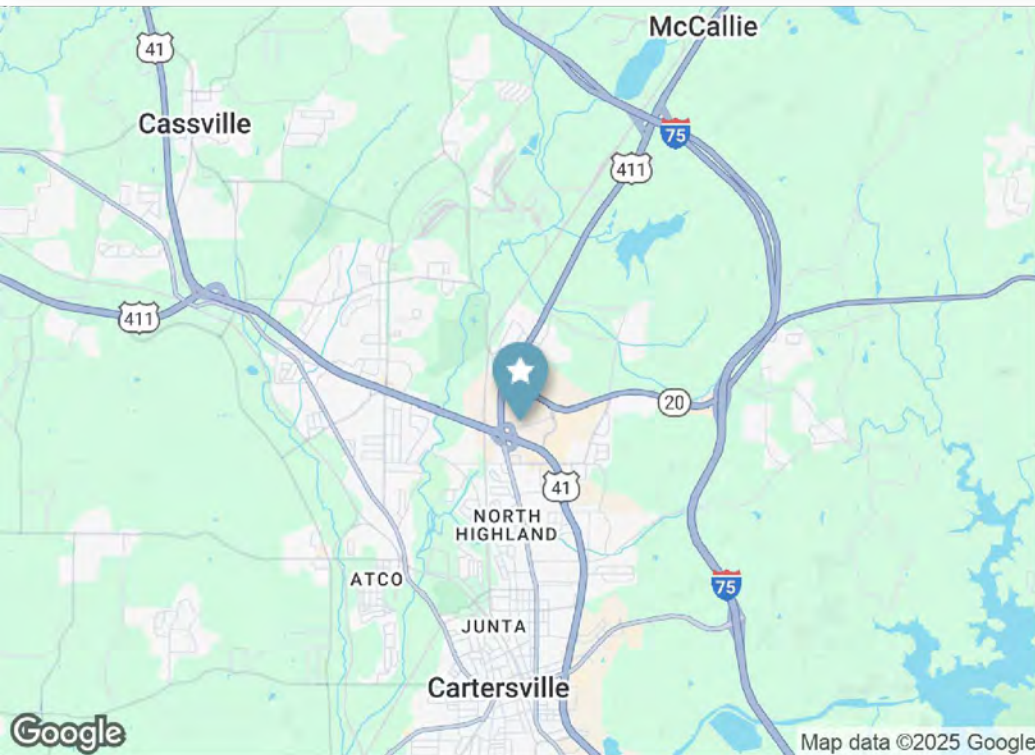
By receipt of the Offering Memorandum, you agree that this Offering Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Offering Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or the Franklin Street Real Estate Services, LLC.

Furthermore, you agree not to use this Offering Memorandum or any of its contents in a manner detrimental to the interest of the Owner or Franklin Street Real Estate Services, LLC. In this Offering Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are so advised and expected to review all such summaries and other documents of whatever nature independently and not to rely on the contents of this Offering Memorandum in any manner.

ALL PROPERTY SHOWINGS ARE BY APPOINTMENT ONLY. PLEASE CONSULT YOUR FRANKLIN STREET REAL ESTATE SERVICES, LLC AGENT FOR MORE DETAILS.

*Disclaimer: The information contained in this Marketing Brochure has been obtained from sources we believe to be reliable; however, Franklin Street has not verified, and will not verify, any of the information contained herein. All potential buyers must take appropriate measures to verify all of the information set through the due diligence period.*

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# PROPERTY INFORMATION

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## 9 MEDICAL DRIVE NORTHEAST

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# PROPERTY DETAILS

## LOCATION INFORMATION

Street Address	9 Medical Drive Northeast
City, State, Zip	Cartersville, GA 30121
County	Bartow

## PROPERTY INFORMATION

Property Type	Office
Property Subtype	Medical
Zoning	C1
Lot Size	1.48 Acres
APN #	C101-0001-005
Traffic Count	18600
Traffic Count Street	Highway 441 SE

## BUILDING INFORMATION

Building Size	10,750 SF
NOI	\$279,960.00
Cap Rate	7.00%
Building Class	B
Occupancy %	100.0%
Tenancy	Multiple
Year Built	2006
Gross Leasable Area	10,750 SF



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Sale Price:	\$4,000,000
Cap Rate:	7.00%
NOI:	\$279,960
Price Per SF:	\$372.09



## OFFER SUMMARY

### Investment Highlights

- **Passive Investment** - Two new Triple Net (NNN) leases signed by Georgia Urology and Piedmont Healthcare providing a secure and passive investment.
- **Strong Tenancy** - Georgia Urology is the southeast's leading independent urology practice with over 80 providers across more than 30 locations. Piedmont Healthcare is the largest health system in Georgia with over 2,170 locations and more than 44,000 employees. Piedmont Healthcare has an investment grade credit rating of AA- (S&P Global).
- **Long-Term WALT** - Georgia Urology and Piedmont Healthcare recently signed new leases, bringing the Weighted Average Lease Term to 7.5 years, providing a stable income for years to come.
- **Annual Rent Escalations** - Both leases boast 3% annual escalations. Annual rent escalations are a necessity for a safe investment providing locked in rental growth and a hedge against inflation.
- **Medical Corridor** - The property is located in a strong healthcare corridor and just across the street from Piedmont Cartersville Medical Center, a 139-bed acute care hospital, and surrounded by other complimentary medical providers.
- **Growing Demographics** - There are 53,773 residents with an average household income of \$89,617 within a 5-mile radius of the property. The population is projected to grow 1.9% annually for the next five years.



# PROPERTY DESCRIPTION



## PROPERTY DESCRIPTION

Franklin Street is pleased to present an outstanding investment opportunity for medical office investors at 9 Medical Dr Northeast, Cartersville, GA. This 10,750 SF property with 2 units, built in 2006 and zoned C1, offers a compelling 100% occupancy rate. Take advantage of two newly signed Triple Net (NNN) leases by Georgia Urology and Piedmont Healthcare, providing a secure and hassle-free investment for passive income. With lease terms averaging 7.5 years, 3.00% annual escalations, and reputable tenants including the prominent Georgia Urology and Piedmont Healthcare, this property ensures stable and lucrative returns for a strong investment.

# INDIVIDUAL TENANT OVERVIEW



## Tenant

Georgia Urology

## Company Website

<https://www.gaurology.com/>

## Lease Type

NNN

## Guarantor

Georgia Urology

## Lease Space

7,320 SF

## Original Lease Term

10 Years

## Lease Term Remaining

9.5 Years

## Rent Increases

3% Annually (FMV on Options)

## Renewal Options

2 x 5 Years

## Rent Commencement Date

2/1/2025

## Rent Expiration Date

1/31/2035

## Number of Locations

32



## GEORGIA UROLOGY

Georgia Urology is the Southeast's leading independent urology practice, offering exceptional care for men, women, and children. With over 80 providers across more than 30 clinics and ambulatory surgery centers, and 24-hour emergency kidney stone hotline, they deliver convenient and accessible care to their patients. Georgia Urology is physician owned and the largest urology practice in the state of Georgia, and consistently recognized as the top performer in the space winning Best Urology Practice in 2023.

BASE RENT	LEASE YEARS	PER SF	ANNUAL	MONTHLY	% INCREASE
Year 1	February 2025 - January 2026	\$27.00	\$197,640.00	\$16,470.00	3%
Year 2	February 2026 - January 2027	\$27.81	\$203,569.20	\$16,964.10	3%
Year 3	February 2027 - January 2028	\$28.64	\$209,676.28	\$17,473.02	3%
Year 4	February 2028 - January 2029	\$29.50	\$215,966.56	\$17,997.21	3%
Year 5	February 2029 - January 2030	\$30.39	\$222,445.56	\$18,537.13	3%
Year 6	February 2030 - January 2031	\$31.30	\$229,118.93	\$19,093.24	3%
Year 7	February 2031 - January 2032	\$32.24	\$235,992.50	\$19,666.04	3%
Year 8	February 2032 - January 2033	\$33.21	\$243,072.27	\$20,256.02	3%
Year 9	February 2033 - January 2034	\$34.20	\$250,364.44	\$20,863.70	3%
Year 10	February 2034 - January 2035	\$35.23	\$257,875.37	\$21,489.61	3%

## DISCLAIMER

The statements and figures herein are secured from sources we believe authoritative. References to square footage or age are approximate. This summary is for information only and does not constitute all or any part of an offer or contract. Buyer must verify all information and bears all risk for any inaccuracies. Seller does not warrant any inaccuracies and pricing is subject to change.



# INDIVIDUAL TENANT OVERVIEW



## Tenant

Piedmont Healthcare

## Lease Type

Triple Net (NNN)

## Guarantor

Corporate

## Lease Space

3,430 Square Feet

## Original Lease Term

38 Months

## Lease Term Remaining

38 Months

## Rent Increases

3% Annually

## Renewal Options

1 x 2 Year Option

## Rent Commencement Date

11/1/2025

## Rent Expiration Date

10/31/2028

## Credit Rating

AA- (S&P Global Ratings)

## Number of Locations

2,170+ Locations



## PIEDMONT HEALTHCARE

Piedmont Healthcare's purpose is to make a positive difference in every life they touch and today Piedmont empowers people to seamlessly orchestrate compassionate care and high-quality care. Founded in 1905, they are a private, not-for-profit organization with over 44,000 employees caring for 4 million patients across 1,755 locations and serving communities that comprise of 85% of Georgia's population. Piedmont Provides safe, compassionate, convenient, and high-quality care across 26 hospitals, 75 Piedmont Urgent Care Centers, 25 QuickCare Locations, 1,875 Piedmont Clinic physician practice locations and more than 3,200 Piedmont Clinic members. In the past 5 Years, Piedmont has provided \$1.4 billion in uncompensated care and community benefit programming to the communities they serve.

BASE RENT	LEASE YEARS	PER SF	ANNUAL	MONTHLY	% INCREASE
Year 1	September 2025 to August 2026	\$24.00	\$82,320.00	\$6,860.00	3%
Year 2	September 2026 to August 2027	\$24.72	\$84,789.60	\$7,065.80	3%
Year 3	September 2027 to August 2028	\$25.46	\$87,333.29	\$7,277.77	3%
Year 4**	September 2028 to November 2028	\$26.22	\$14,992.21	\$7,496.11	3%

OPTION RENT	LEASE YEARS	PER SF	ANNUAL	MONTHLY	% INCREASE
Option Year 1	November 2028 to October 2029	\$26.22	\$89,953.29	\$7,496.11	3%
Option Year 2	November 2029 to October 2030	\$27.01	\$92,651.89	\$7,720.99	3%

**\*\*Two months of free rent with lease commencement September 1st 2025**

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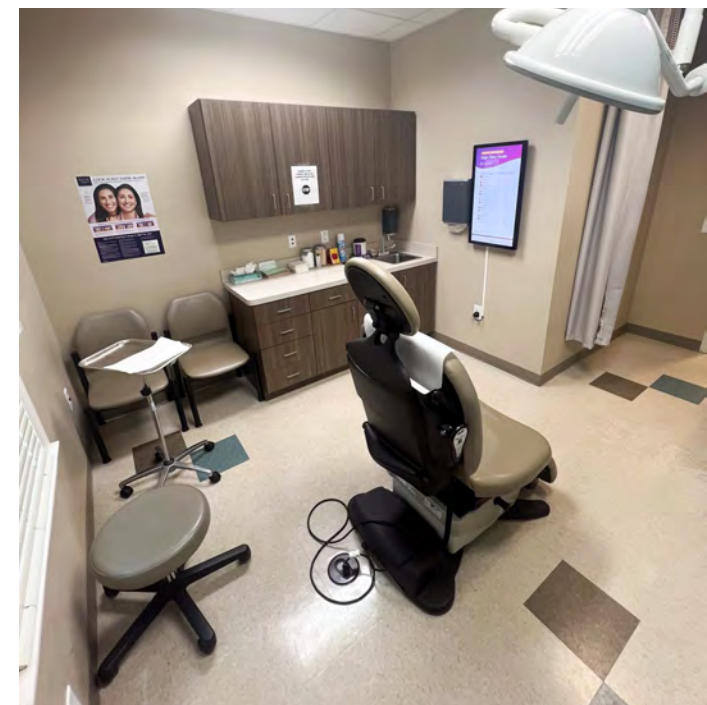
# PARCEL VIEW













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**Subject Property**

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# RENT ROLL

**Sale Price:** \$4,000,000

**Cap Rate:** 7.00%

**Net Operating Income:** \$279,960

**Leasable Area:** 10,750 RSF

**Year Built:** 2006

**Occupancy:** 100.00%

TENANT	SF	GLA %	LEASE BEGIN	LEASE EXPIRATION	RENT PSF	ANNUAL BASE RENT	COMMENTS
Piedmont Healthcare	3,430	31.90%	09/01/25	10/31/28	\$24.00	\$82,320	3.00% Annual Escalations 2 x 1 Year Options
Georgia Urology	7,320	68.09%	02/01/25	01/31/35	\$27.00	\$197,640	3.00% Annual Escalations 2 x 5 Year Options FMV at Renewals
<b>TOTALS/AVGS</b>	<b>10,750</b>	<b>100%</b>			<b>\$26.04</b>	<b>\$279,960</b>	





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# LOCATION INFORMATION

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**Subject Property**

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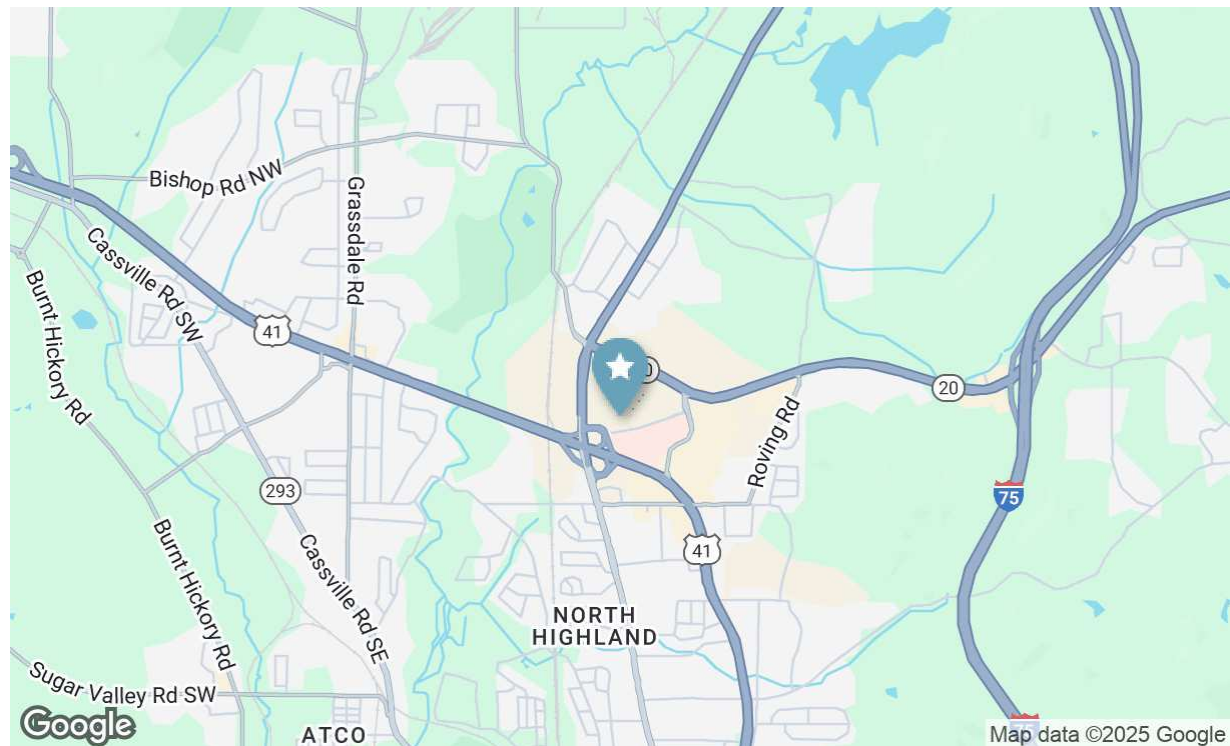




# LOCATION OVERVIEW

## ABOUT CARTERSVILLE

Situated in the heart of Cartersville's well-established medical corridor, 9 Medical Dr Northeast enjoys a premier location just off Highway 41 and within minutes of Cartersville Medical Center. This highly accessible property benefits from strong visibility, ample parking, and proximity to major healthcare providers, making it a preferred destination for patients and healthcare professionals alike. The area boasts robust demographics, steady population growth, and continued commercial development, further strengthening the long-term viability of medical practices in the region. Located just 45 minutes north of Atlanta, this site offers the perfect balance of suburban convenience and metropolitan reach, making it an ideal investment in one of Georgia's rising healthcare hubs.



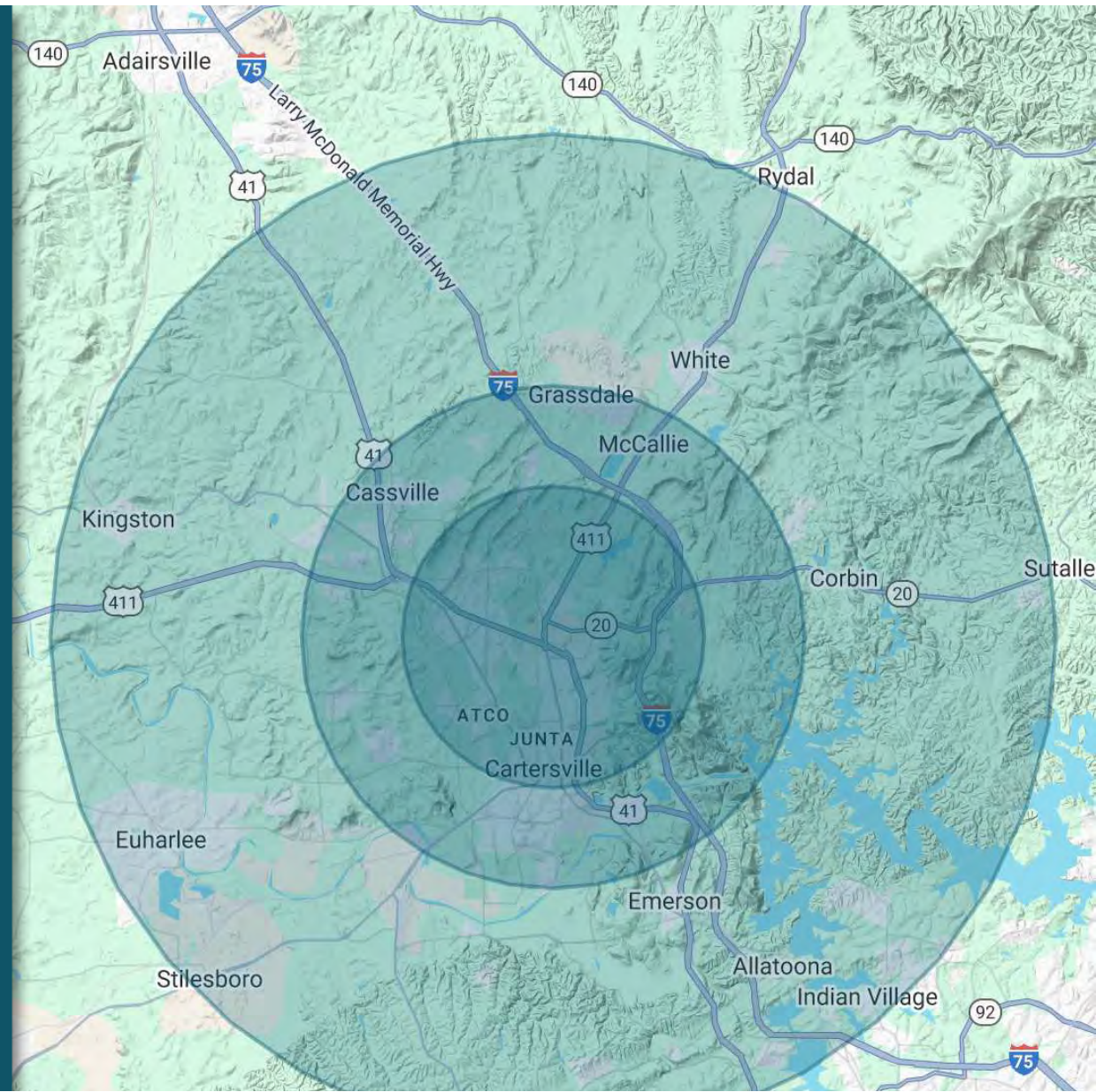


# AREA OVERVIEW

## DEMOGRAPHICS

	3 MILES	5 MILES	10 MILES
<b>POPULATION</b>			
Total population	31,647	53,773	105,325
Median age	39	40	40
Median age (Male)	37	38	39
Median age (Female)	40	41	41
<b>HOUSEHOLDS &amp; INCOME</b>			
Total households	12,123	20,387	38,307
# of persons per HH	2.6	2.6	2.7
Average HH income	\$86,043	\$89,617	\$104,253
Average house value	\$260,795	\$285,047	\$326,896

\* Demographic data derived from 2020 ACS - US Census





# 9 MEDICAL DRIVE NORTHEAST

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Contact a Team Member

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