

# FOR SALE OR LEASE +/-9,390 SF MEDICAL OFFICE

5990 LOVE ST  
AUSTELL, GA 30168



# PROPERTY SUMMARY

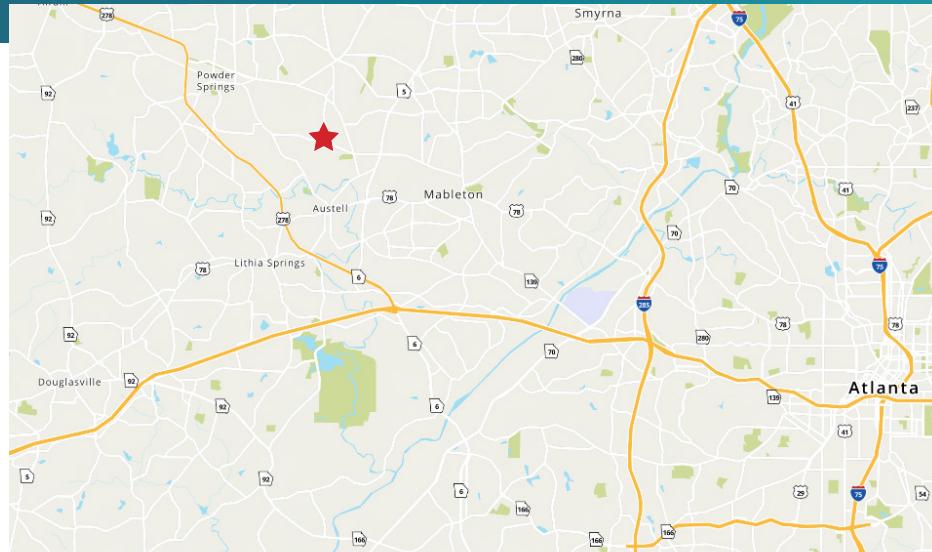


## AREA DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	4,349	50,252	131,783
Total Households	1,666	19,195	49,932
Average Income	\$83,189	\$89,213	\$97,898
Median Age	34.1	34.7	35.7

## PROPERTY HIGHLIGHTS

- Located just outside of the Downtown Austell area with easy access to the local shops and restaurants.
- +/- 9,390 RSF of 2nd generation medical office space available immediately
- Flexible layout suitable for various inpatient uses including hospice, therapy, and other medical or administrative uses.
- Large waiting room, offices, kitchenette, and multi-purpose areas.
- Ample parking for staff and visitors
- Easy access to I-20 and Veterans Memorial Highway
- Capital Improvement - The Landlord has spent \$450,000+ on interior upfit since the beginning of 2023



# PROPERTY OVERVIEW

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## MEDICAL OFFICE

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**For Sale: \$2,000,000**

**For Lease: \$15.00/SF NNN**

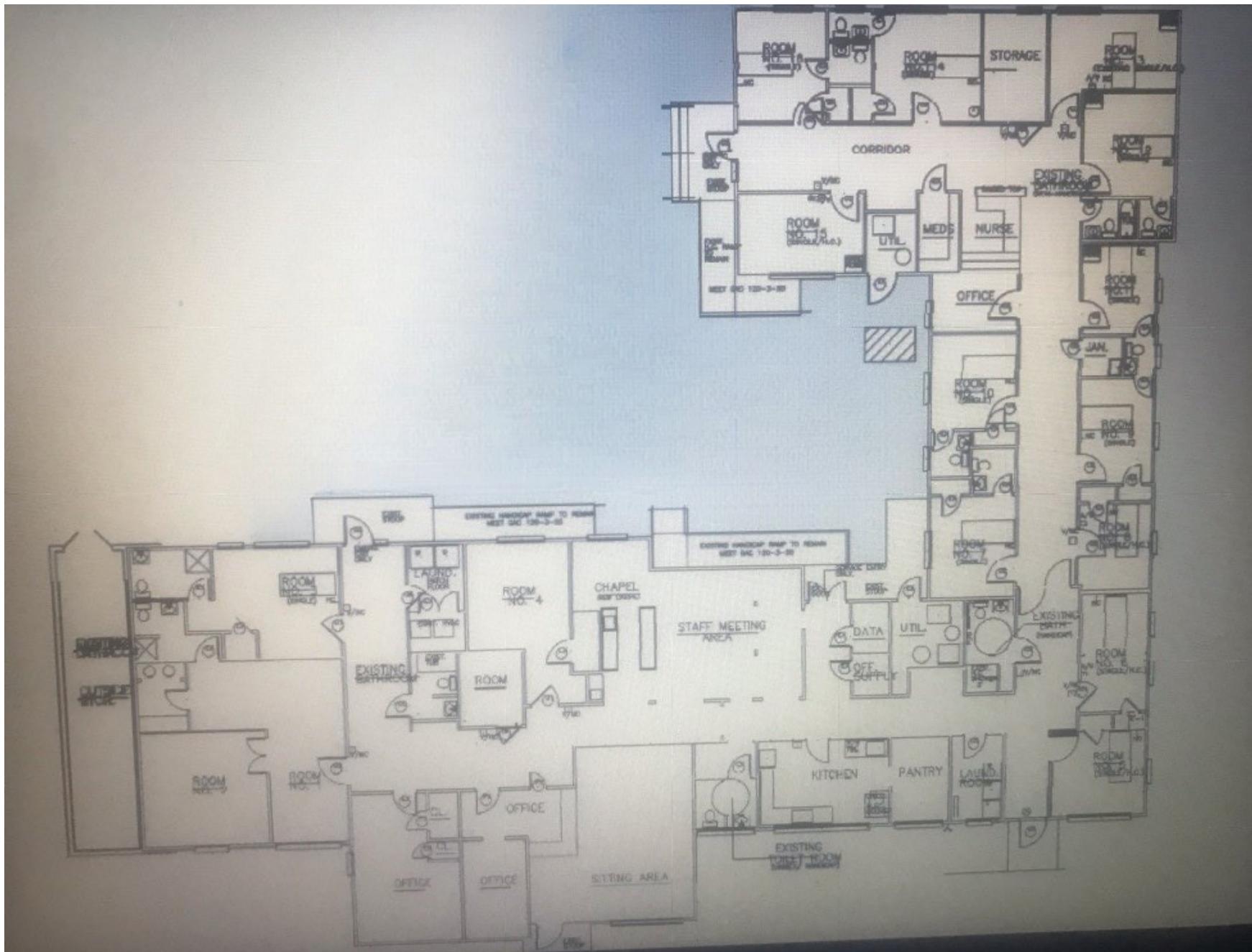
### PROPERTY DETAILS

<b>Address</b>	5990 Love St   Austell, GA 30168
<b>Available SF</b>	9,390
<b>Use</b>	Medical Office
<b>Acreage</b>	0.44
<b>Parcel ID</b>	18-0092-0-082-0
<b>Year Built</b>	1965



# FLOOR PLAN

**+/- 9,390 SF AVAILABLE**



# LOCATION MAP



# PHOTOS

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# CONTACT

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