

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

5990 LOVE ST
AUSTELL, GA 30168

PROPERTY SUMMARY

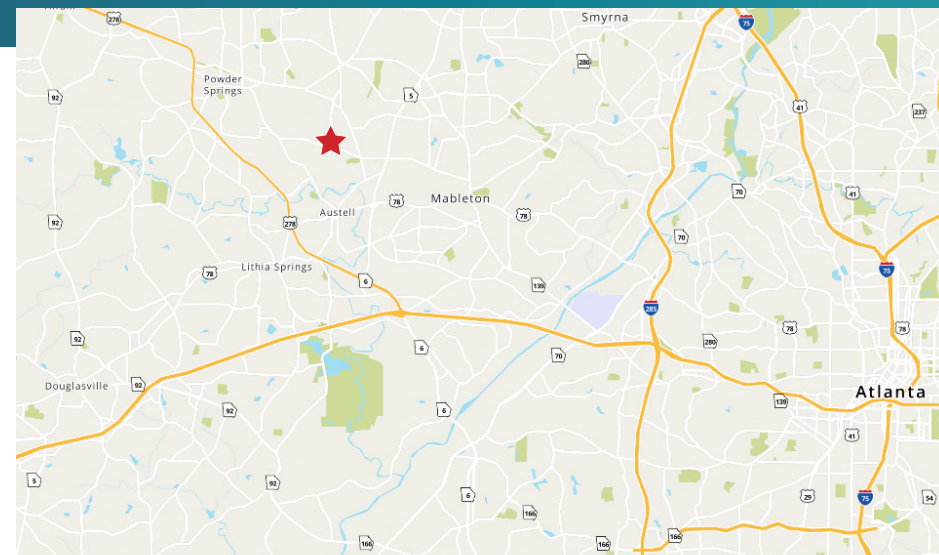


PROPERTY HIGHLIGHTS

- 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

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 OVERVIEW

MEDICAL OFFICE

For Sale: \$2,000,000

For Lease: \$15.00/SF NNN

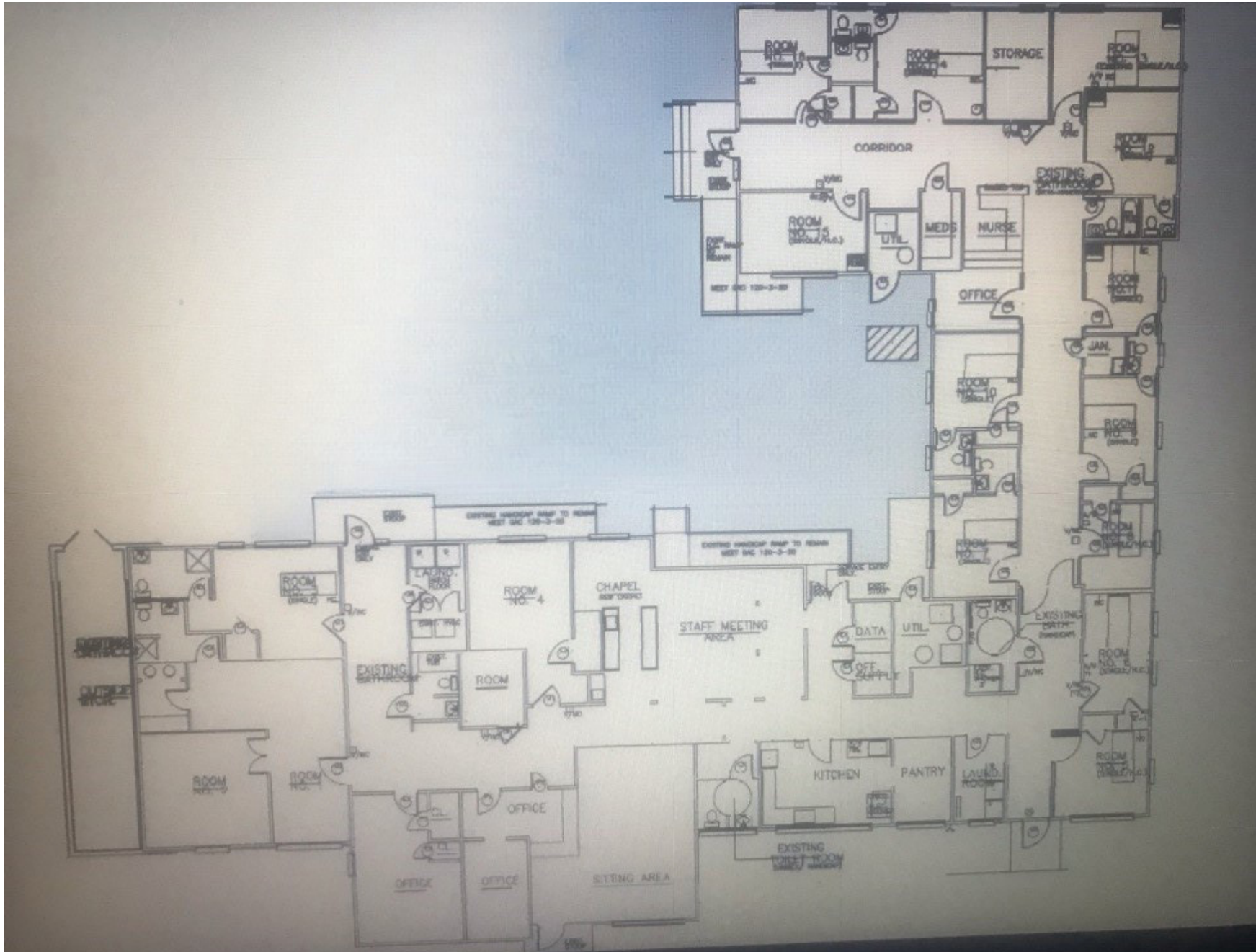
PROPERTY DETAILS

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

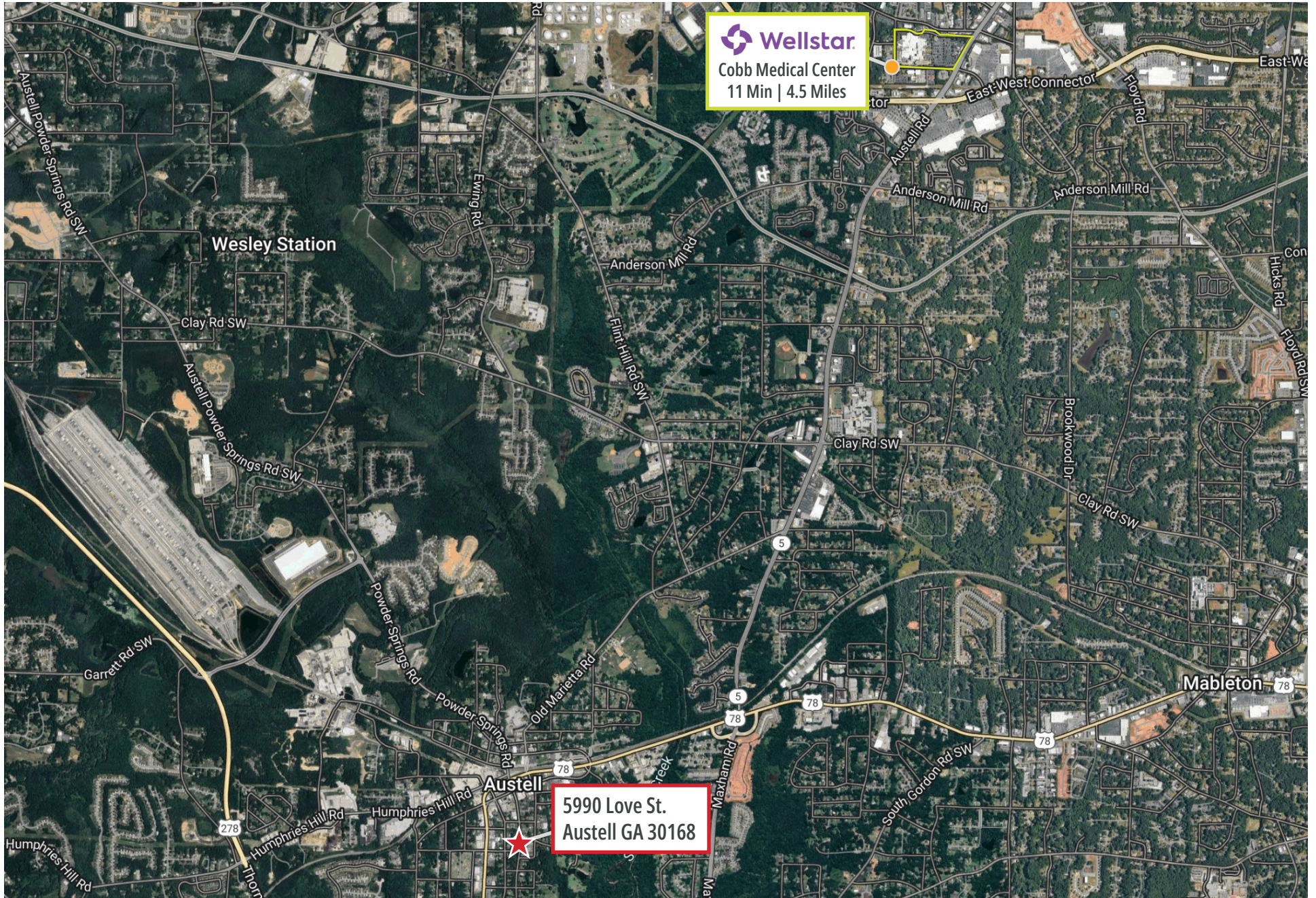


FLOOR PLAN

+/- 9,390 SF AVAILABLE



LOCATION MAP



PHOTOS



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