



Free-Standing Emergency Department For Lease

**1360 S Main St,
Ellijay, GA 30540**

Summary

Colliers is proud to exclusively present a rare opportunity to lease a free-standing emergency department located in Ellijay, GA. Formerly operated by Piedmont Healthcare, this turnkey facility provides an incoming tenant the opportunity to offer 24-hour emergency care services to the greater North Georgia Mountain Region. Services offered by the previous Tenant included blood testing, advanced imaging, and care for emergent illnesses such as heart attacks, stroke, and minor trauma.

Highlights

- **Rate:** Negotiable
- **FF&E:** Negotiable
- **Square Feet Available:** ± 12,840
- **Stories:** 1
- **Year Built:** 2003
- **Free Parking:** ± 5/1,000
- Helipad Available
- Adjoined to a 100-bed, well-operated skilled nursing facility
- Building and monument signage available

Josh Gregory

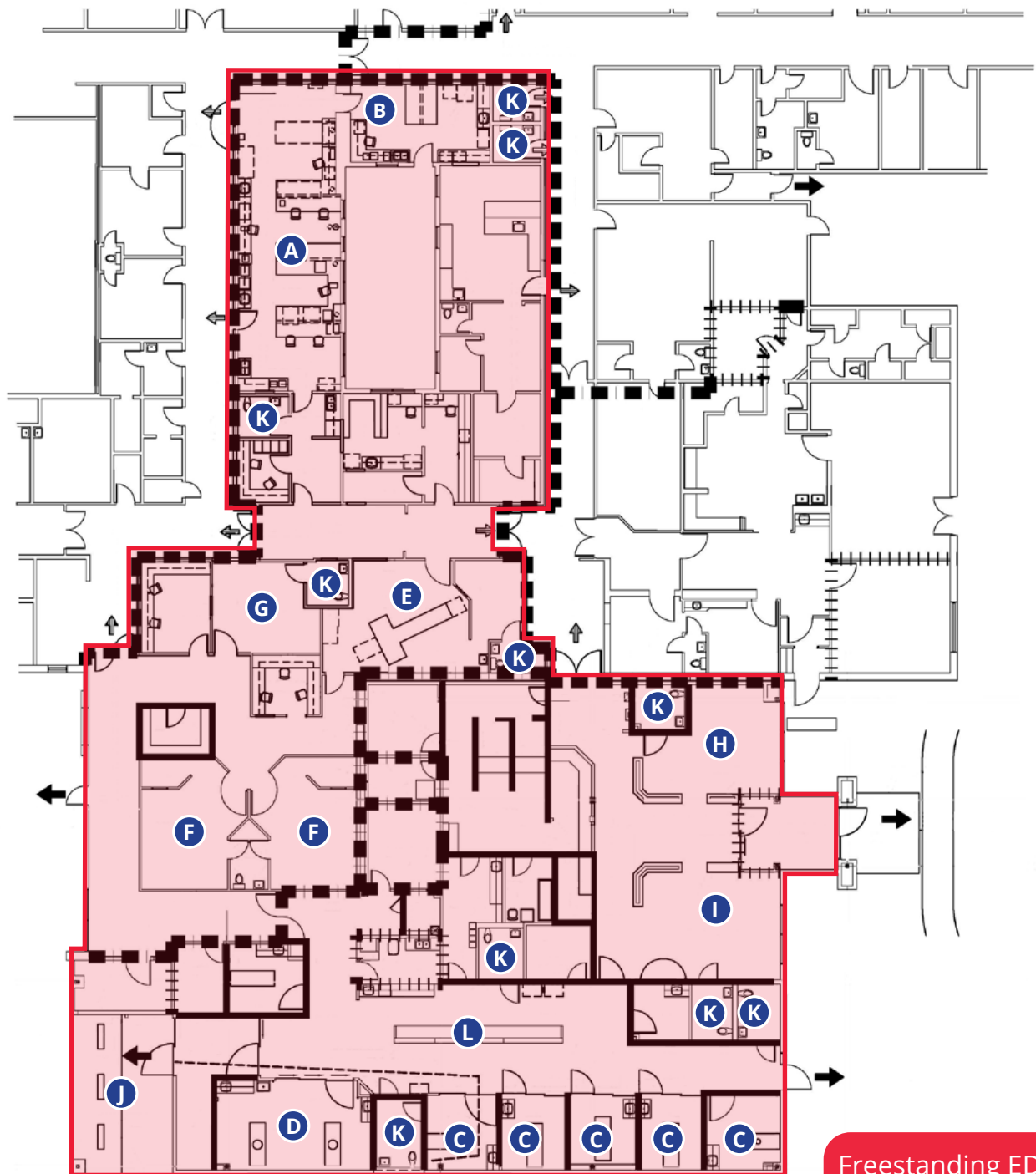
Executive Vice President, Principal
+1 404 213 6377
josh.gregory@colliers.com

Alec Clifford

Senior Associate
+1 757 675 8515
alec.clifford@colliers.com

1230 Peachtree St NE, Ste 800
Atlanta, GA 30309
P: +1 404 888 9000
colliers.com

Floor Plan



Freestanding ED Portion
± 12,840 SF

Space Notes:

- | | |
|--------------------------------|----------------------------------|
| A Lab Stations | G Ultrasound Room |
| B Blood Bank/Lab | H Outpatient Waiting Room |
| C 5 Individual Bedrooms | I Emergency Waiting Room |
| D 2-Bed Trauma Unit | J Ambulance Entry |
| E CT Room | K 10 Private Restrooms |
| F Radiology Area | L Large Nursing Station |

Interior Photos



Signage Opportunities



Building Signage
Opportunity

Monument Signage
Opportunity

Signage Here

Signage Here

EMERGENCY
ONLY

Entrance
Parking

Hazardous & Vapor Free Minimizes Fire Exposure

1360 South Main St.

Contact us:

Josh Gregory

Executive Vice President, Principal
+1 404 213 6377
josh.gregory@colliers.com

Alec Clifford

Senior Associate
+1 757 675 8515
alec.clifford@colliers.com

1230 Peachtree St NE, Ste 800
Atlanta, GA 30309
P: +1 404 888 9000
colliers.com

Demographics

Within 5 Mile

17,116

POPULATION

6,924

HOUSEHOLDS

\$88,277

AVERAGE HH INCOME

\$72,853

MEDIAN HH INCOME

Within 15 Miles

51,848

POPULATION

21,302

HOUSEHOLDS

\$92,741

AVERAGE HH INCOME

\$73,156

MEDIAN HH INCOME

Within 30 Miles

355,925

POPULATION

136,138

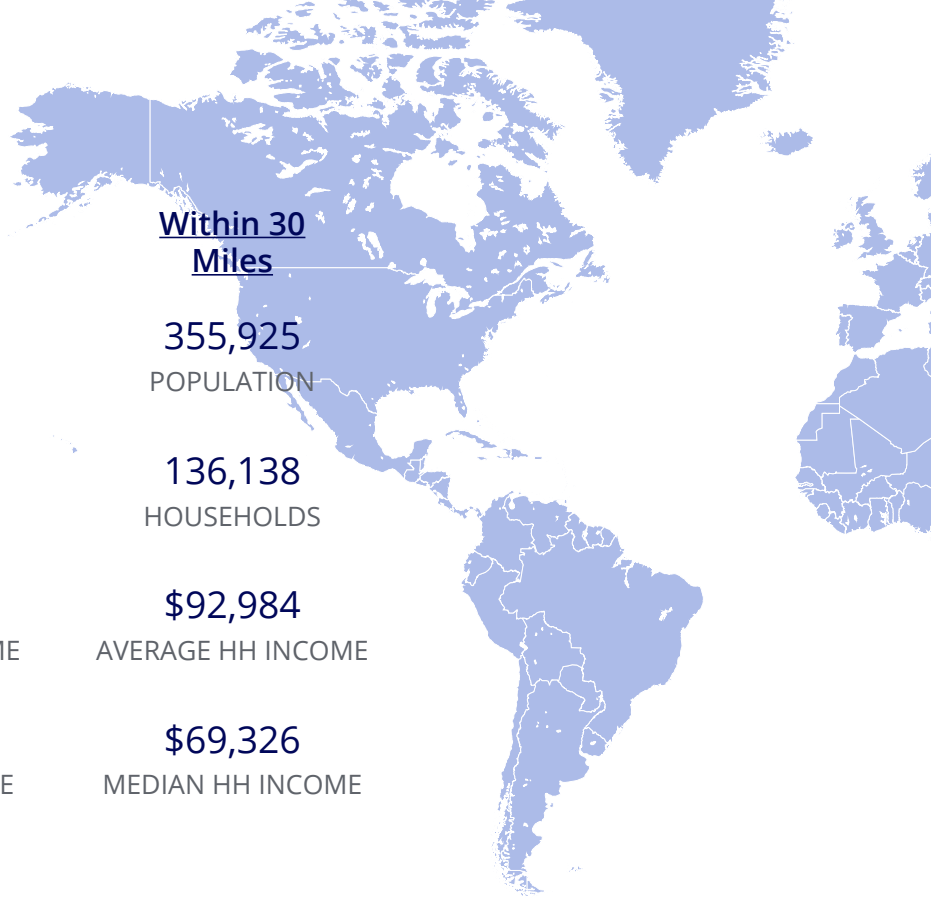
HOUSEHOLDS

\$92,984

AVERAGE HH INCOME

\$69,326

MEDIAN HH INCOME



Aerial View



Contact us:

Josh Gregory

Executive Vice President, Principal
+1 404 213 6377
josh.gregory@colliers.com

Alec Clifford

Senior Associate
+1 757 675 8515
alec.clifford@colliers.com

1230 Peachtree St NE, Ste 800
Atlanta, GA 30309
P: +1 404 888 9000
colliers.com