

MEDICAL OFFICE BUILDING

FOR LEASE / SALE / BTS
4,500 - 5,000 SF

CONTACTS:

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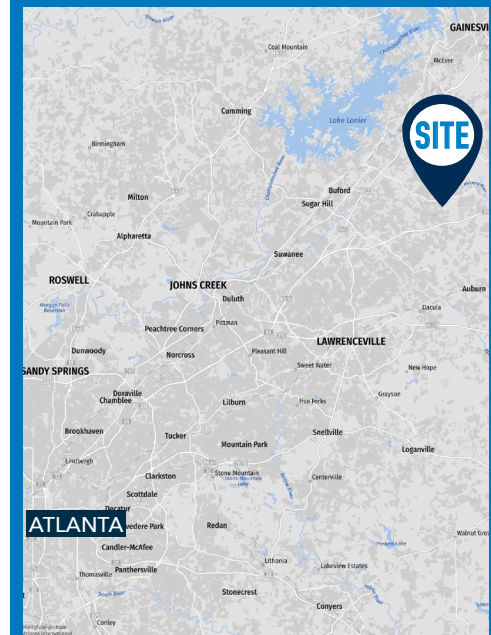
Sam Farmer
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HIGHLIGHTS:

- » Brand new, pad ready 4,500-5,000 SF medical building with retail exposure
- » No use restrictions for medical practices
- » Building signage opportunity
- » Convenient access to I-85 and I-985
- » Adjacent to the new ALDI and Kiddie Academy at Spout Springs Rd & Thompson Mill Rd
- » Located in front of Harrison At Braselton (248 Apartments)
- » Within 5 minutes of Northeast Georgia Health System, Del Webb Active Adult Community (783 Homes), and The Phoenix at Braselton Assisted Living Facility (162 Units)
- » Other medical co-tenancy in the area includes Health Choice Urgent Care, MedLife Primary Care, Fresenius Kidney Care, Northeast Georgia Hearing, and Northside Hospital Family Medical Partners
- » ±5 miles to Chateau Elan Winery, Resort, & Golf Club



5331 THOMPSON MILL RD
HOSCHTON, GA 30548
HALL COUNTY



BRASELTON MEDICAL OFFICE

4,500 - 5,000 SF



DEMOGRAPHICS

Population



1 MILE: 4,525
3 MILE: 38,774
5 MILE: 94,894

Households



1 MILE: 1,431
3 MILE: 12,747
5 MILE: 30,783

Median HH Income



1 MILE: \$127,176
3 MILE: \$113,448
5 MILE: \$109,936

Employees



1 MILE: 1,535
3 MILE: 11,761
5 MILE: 21,203

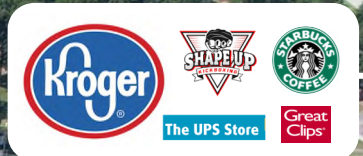
**The Harrison
at Braselton**
(248 Apartments)

**Owned by
ALDI**

**KIDDIE
ACADEMY**
EDUCATIONAL CHILD CARE

Oaks at Braselton
(80 Active Adult
Apartments)

THOMPSON MILL RD



SPOUT SPRINGS RD



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