

# HICKORY MEDICAL CENTER

2045 Main Street East, Snellville, GA 30078



**DAG**  
Architects

**BUILD-TO-SUIT OPPORTUNITIES AVAILABLE!**

**SOUTHEAST  
HEALTHCARE  
ADVISORY  
SERVICES**

**DANIEL TOPPING**

Vice President,  
Healthcare Advisory Services  
404.226.0297  
daniel.topping@transwestern.com

**STEVE HALL**

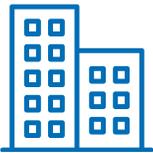
Senior Managing Director,  
Healthcare Advisory Services  
404.842.6560  
steve.hall@transwestern.com





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## DEVELOPMENT HIGHLIGHTS



Two Story MOB  
40,500 GSF  
(20,250 GSF Per Floor)



Site: 3.43 Acres  
City: Snellville, GA  
County: Gwinnett



Built-to-suit opportunity,  
ideal for growing practices  
Zoning: BG (Business General)



Brick Veneer, Composite  
Metal Panel, and TPO Roof  
Exterior



Type IIB Construction,  
Sprinklered Steel Frame,  
Composite Deck



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## DEVELOPMENT HIGHLIGHTS



182 Parking Spaces  
(4.5 Spaces per 1,000 GSF)



Centralized Snellville location,  
<5 minutes from city hall



Large building signage  
opportunities

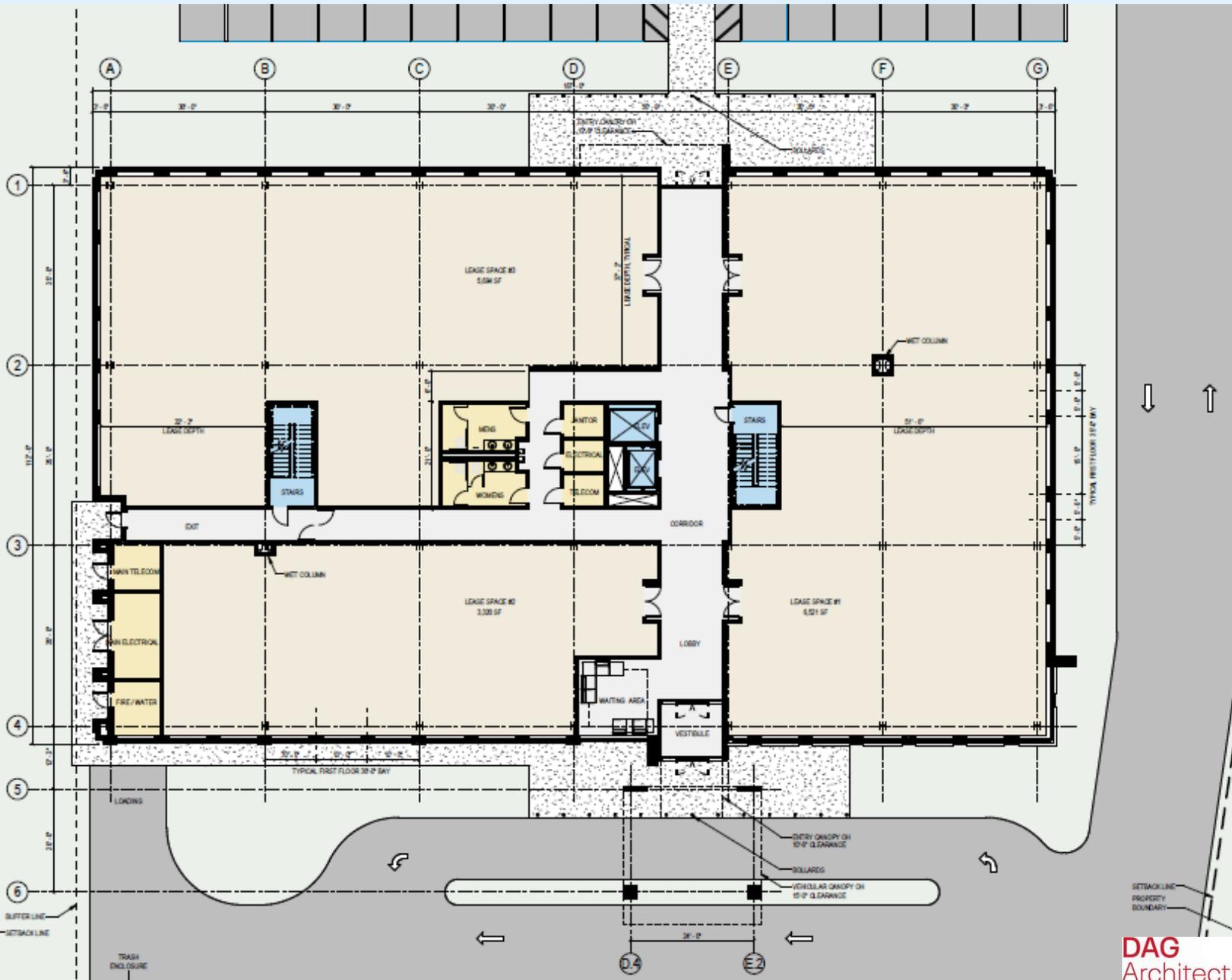


Existing dedicated traffic  
light and turn lane



Prominent location and  
signage for a hospital system

# 1<sup>ST</sup> FLOOR PLAN

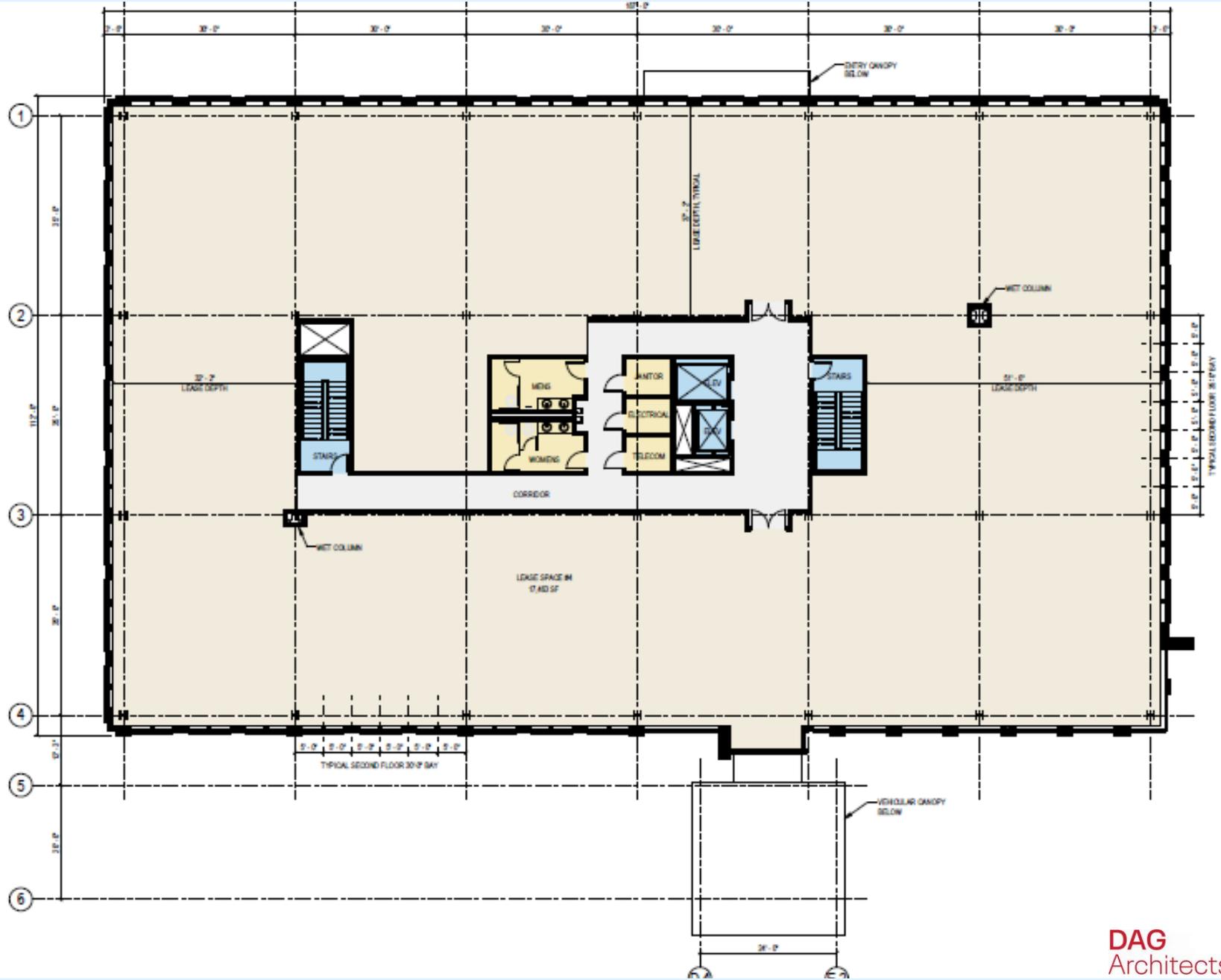


## Plan Legend

- LEASE SPACE
- COMMON SUPPORT SPACES
- COMMON LOBBY & TENANT CORRIDOR
- MAJOR VERTICAL PENETRATIONS

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# 2<sup>ND</sup> FLOOR PLAN



## Plan Legend

- LEASE SPACE
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## PROXIMITY TO KEY DESTINATIONS



**2.1 Mi | 8 Min** – Piedmont Eastside Medical Center - South Campus

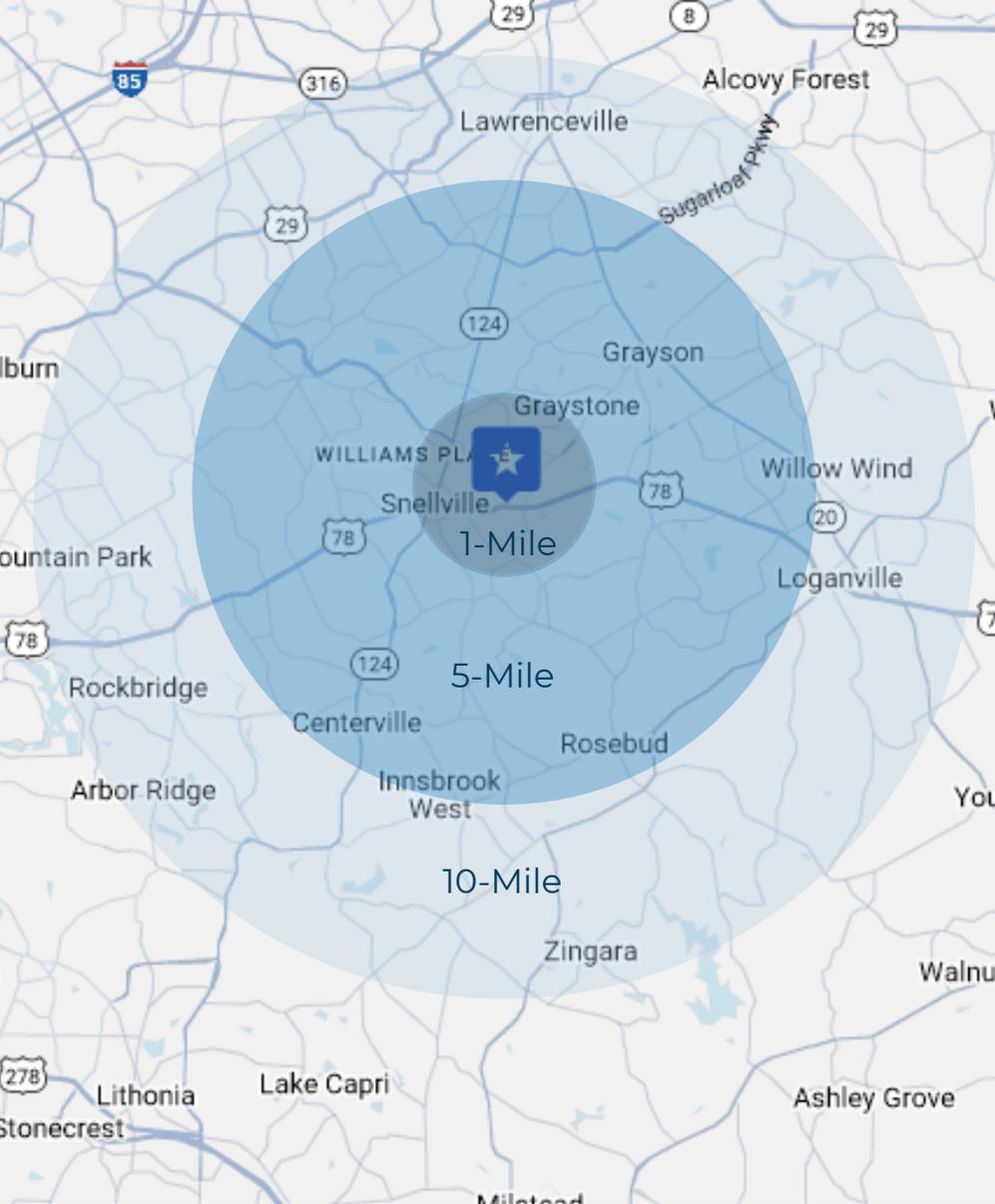
**2.9 Mi | 10 Min** – Piedmont Eastside Medical Center - Main Campus

**16.1 Mi | 30 Min** – Piedmont Walton Hospital

**10.2 Mi | 25 Min** – Northside Hospital Gwinnett

**1.2 Mi | 4 Min** – Snellville City Hall

**36.6 Mi | 50 Min** – Hartsfield-Jackson Atlanta Airport

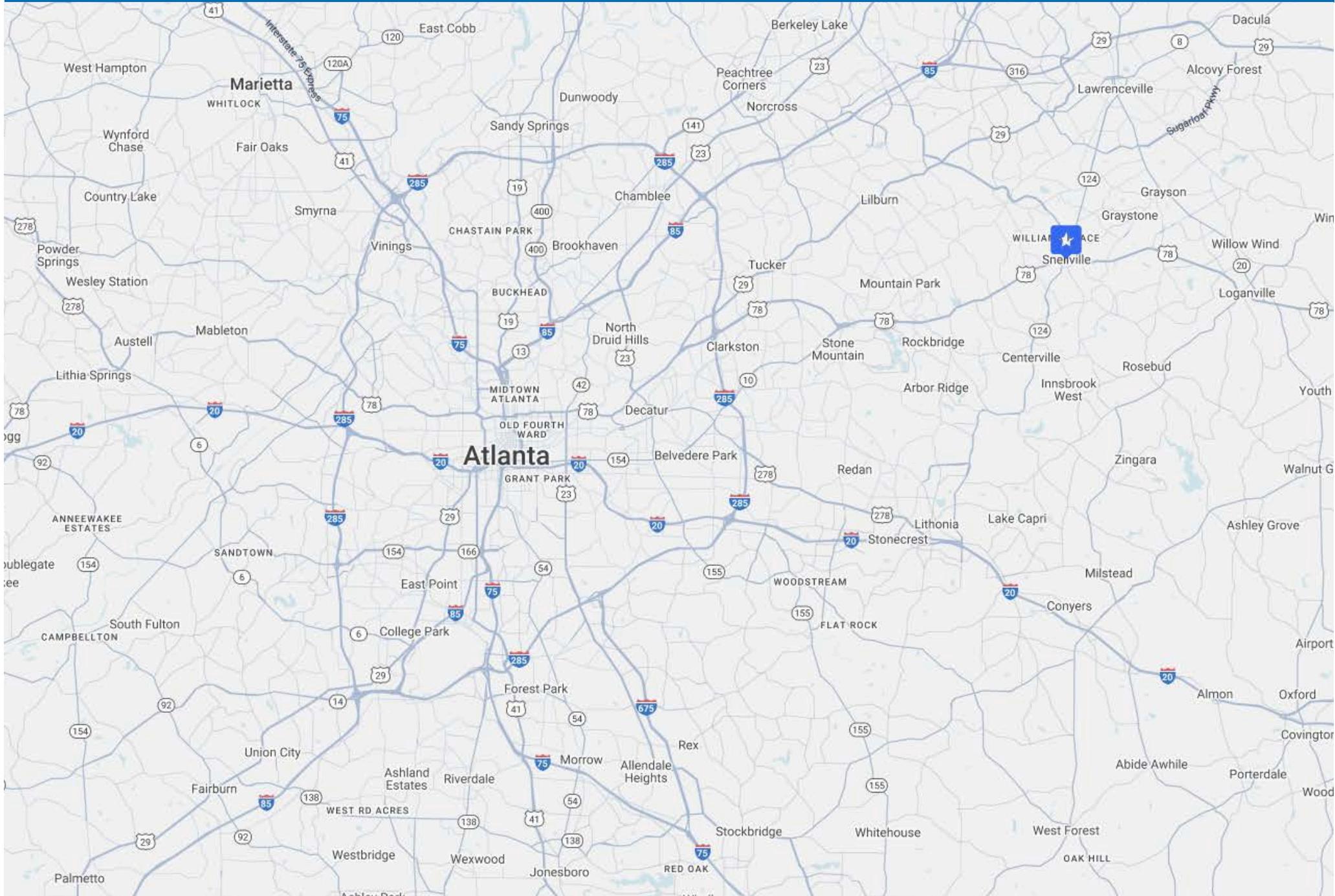


Traffic Counts & Connectivity	2024	2023	2022
AADT	40,300	39,800	40,700
Single Unit AADT	2,080	2,057	1,383
Combo Unit AADT	235	233	276
Truck %	6%	6%	4%

## AREA DEMOGRAPHICS

The site benefits from its excellent visibility and accessibility, supported by strong traffic volumes along Main Street. The Average Annual Daily Traffic (AADT) for 2024 is 40,300 vehicles per day, consistent with prior years (39,800 in 2023 and 40,700 in 2022). Single-unit vehicles account for over 2,000 daily trips, while truck traffic represents 6%, creating a balanced mix of consumer and commercial flow. This high and stable traffic ensures reliable exposure for businesses and convenient access for residents and commuters within the 1-, 5-, and 10-mile trade areas.

# MAP LOCATION



# Let's do this.

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