

MEDICAL SPACE AVAILABLE FOR SALE

2,000 SF medical office space available at 625 Beaver Ruin Rd Suite E, Lilburn, GA.

Turnkey modern office for a general medical practice, with \$250K invested in recent renovations. Conveniently located off Beaver Ruin Rd with easy access to I-85, this space is ideal for medical, wellness, or professional office users seeking a move-in ready opportunity.

625 Beaver Ruin Rd Suite E, Lilburn, GA 30047



2,000 SF
LILBURN, GA





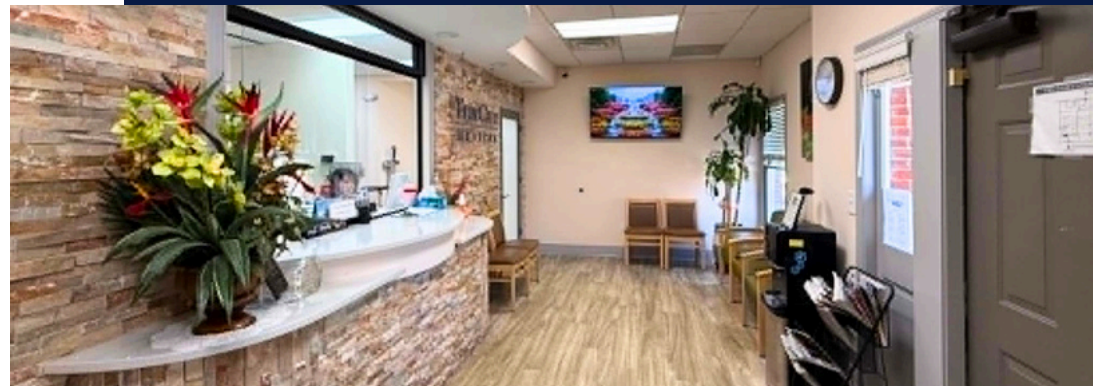
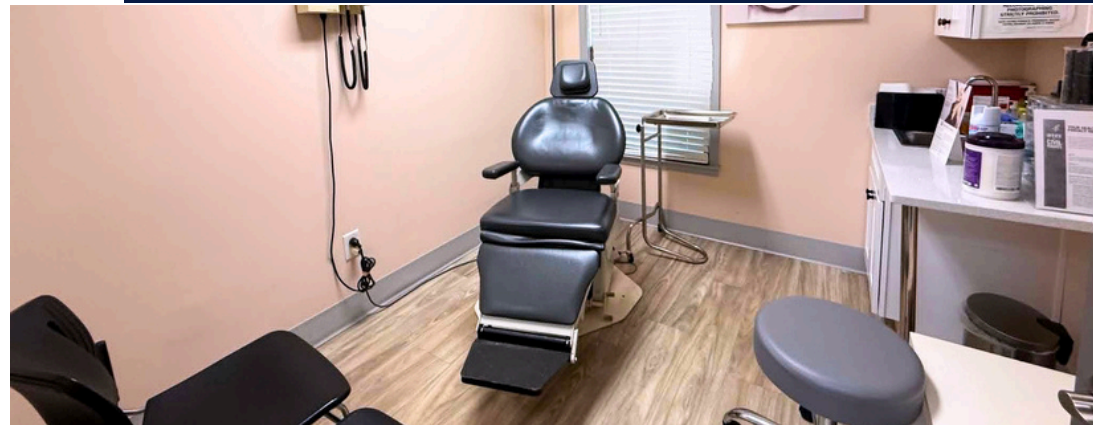
PROPERTY FACTS

- **2,000 SF** medical office space
- Turnkey modern office for a general medical practice
- **\$250K** was spent on the recent **renovation**
- Conveniently located off **Beaver Ruin Rd**, with easy access to **I-85**
- Excellent end-cap space located at **Platinum Pointe Office Park**

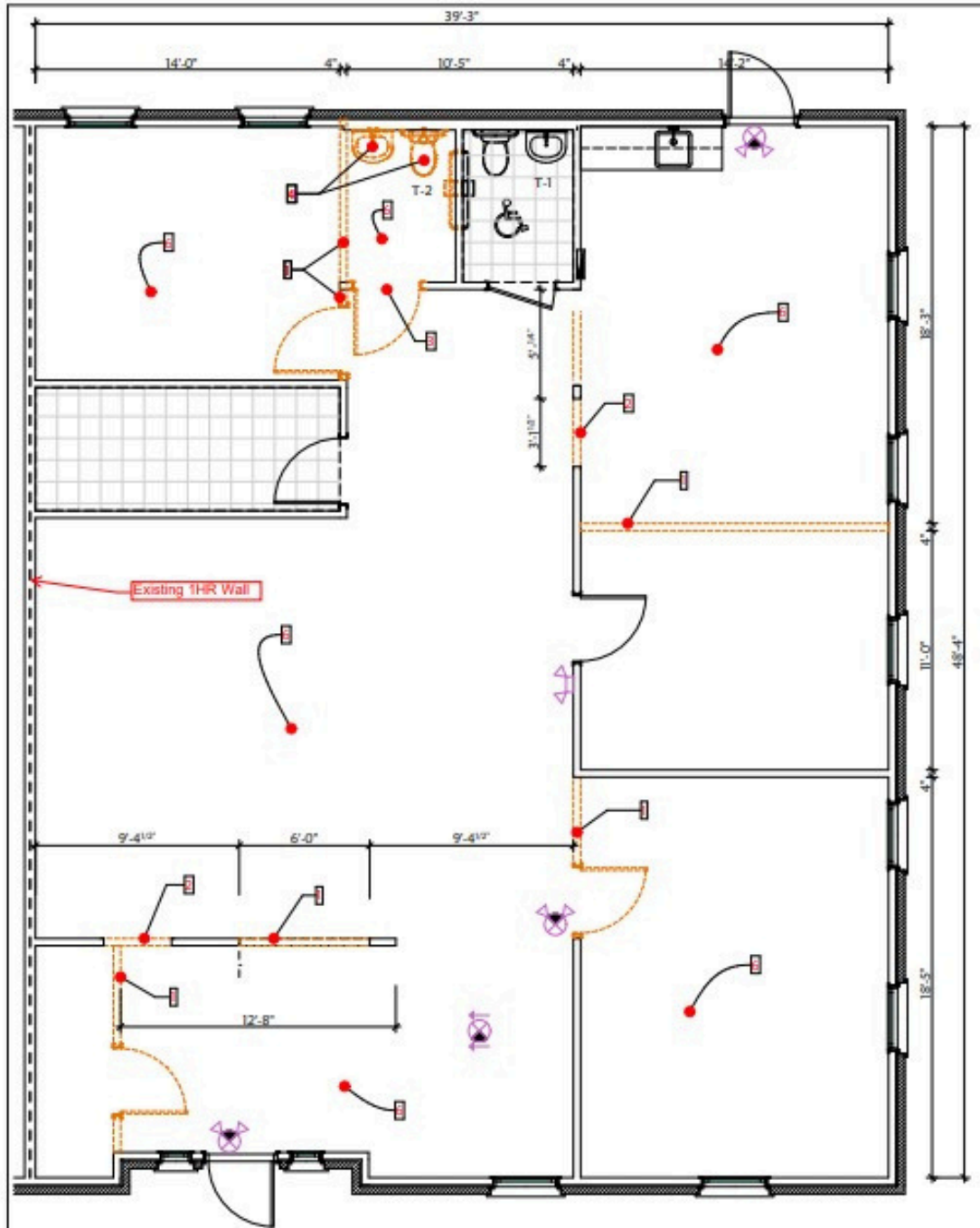
LOCATION OVERVIEW

This property offers strong visibility in a dense retail corridor. Minutes from **Lawrenceville Hwy** and **I-85**, it is surrounded by **Walmart**, **Kroger**, **McDonald's**, and **Home Depot**, with strong daily traffic, established neighborhoods, and a diverse mix of commercial uses.

625 Beaver Ruin Rd Suite E,
Lilburn, GA 300474



FLOOR PLAN

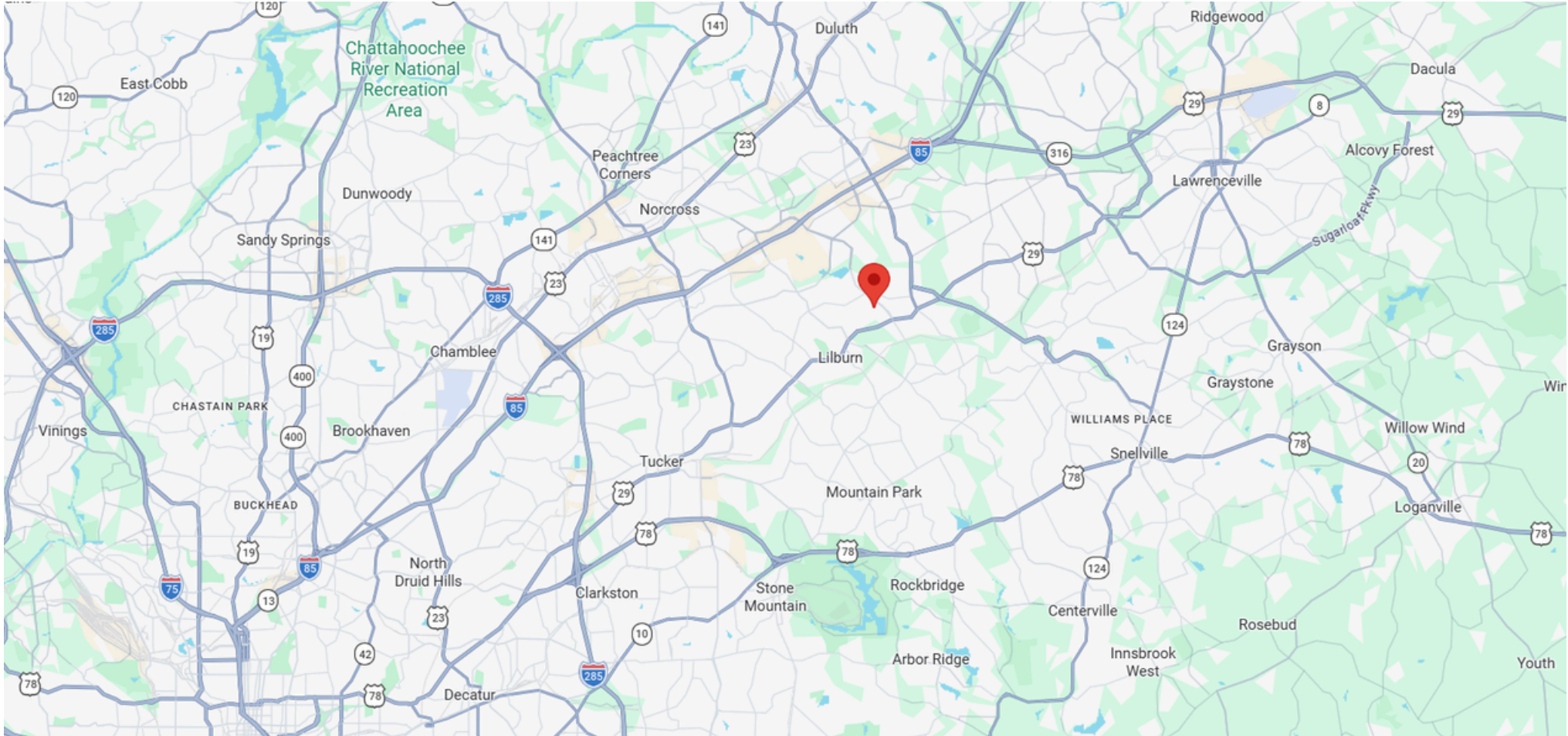


**4 Exam rooms
2 bathrooms
1 breakroom**

AERIAL MAP



DEMOGRAPHICS



TOTAL POPULATION

2 MILE	5 MILES	10 MILES
43,515	270,866	891,611

MEDIAN HH INCOME

2 MILE	5 MILES	10 MILES
\$57,676	\$68,619	\$78,886

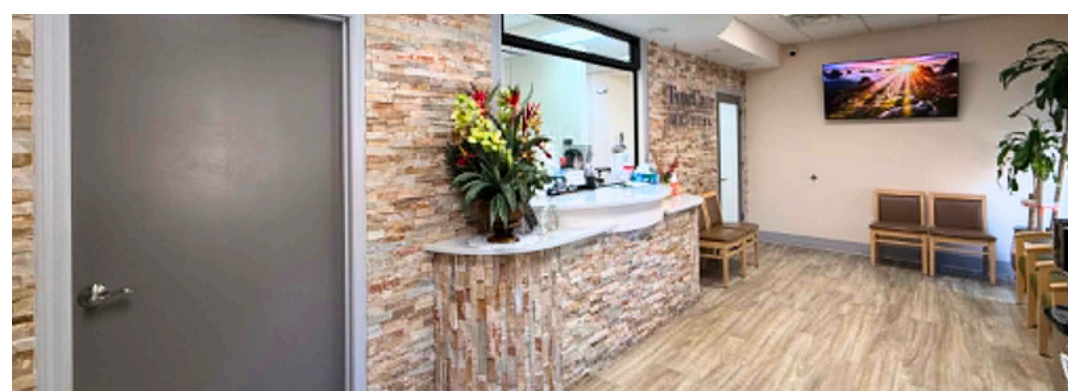
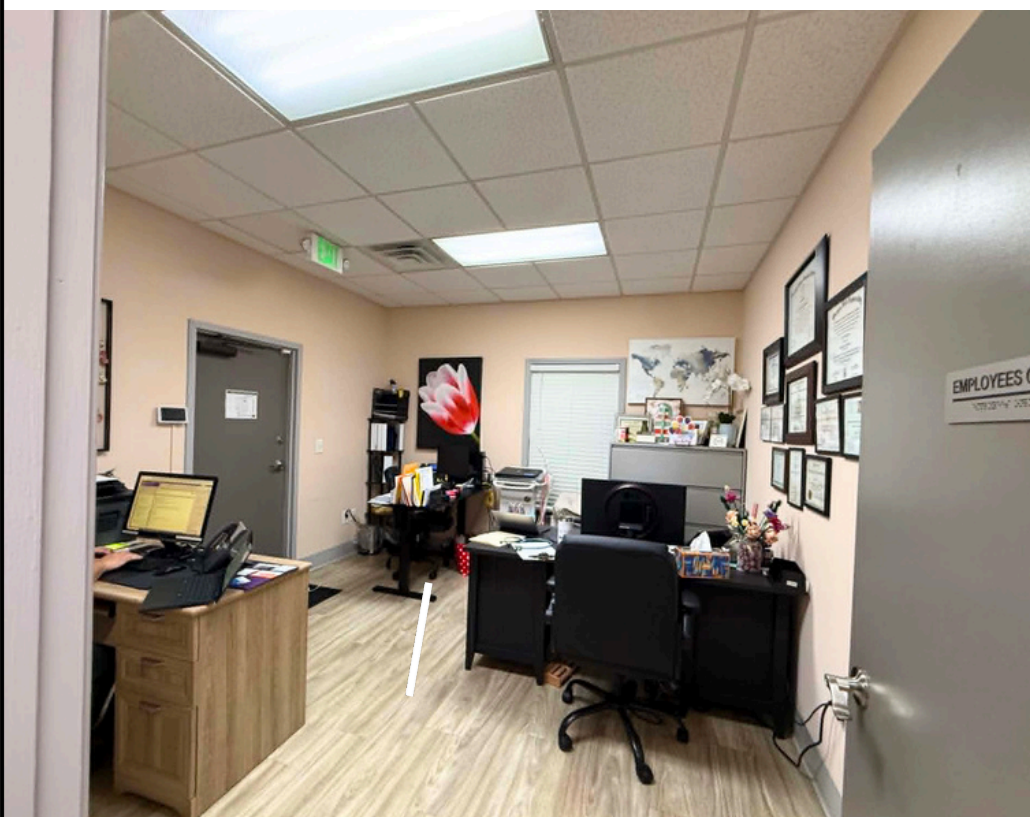
HOUSEHOLDS

2 MILE	5 MILES	10 MILES
13,689	90,546	312,195

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INTERIOR PHOTO



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