



# FOR SALE | LEASE

**CLASS A MEDICAL | OFFICE BUILDING**

**3002 N. Germantown Parkway  
Bartlett, Tennessee**



**GILL**  
PROPERTIES

**OFFERED AT \$1.8M**

**FOR LEASE**

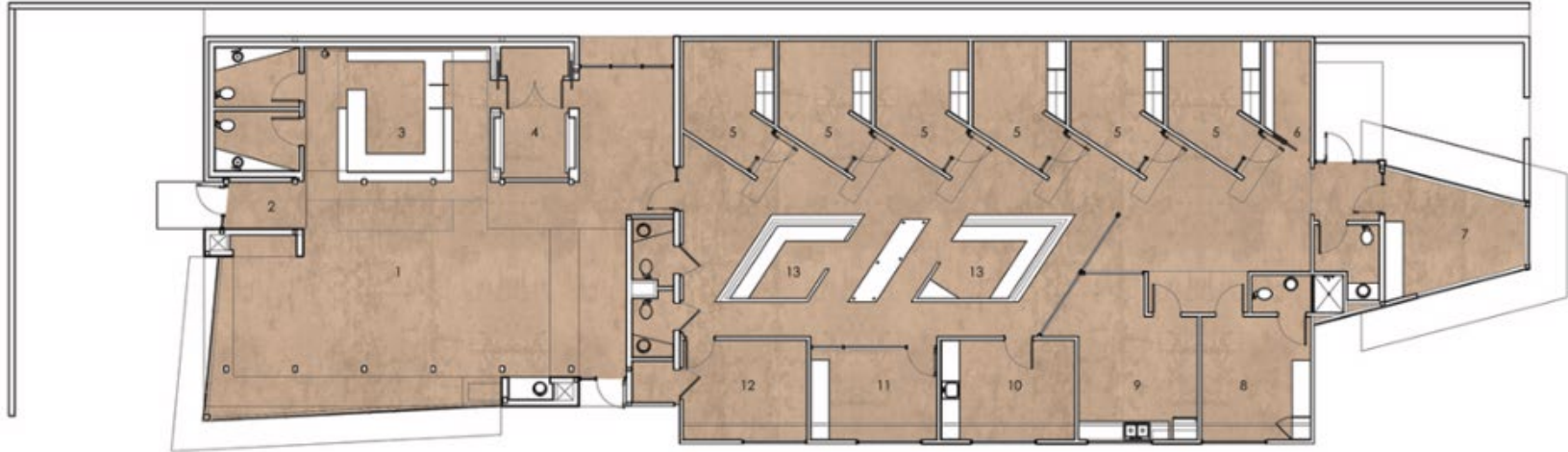


## PROPERTY HIGHLIGHTS

- 100 SF Fronting Germantown Parkway
- 4,994 SF Freestanding Building on 1 AC
- 30 Surface Parking Spaces
- Nurses Station
- Laboratory
- 3 Bathroom Sets (M|F) | 1 Bathroom w/Shower
- Owner/User – Presently, used as a dermatology practice.
- Strategically located off I-40 and Hwy 64
- Great location near retail centers and residential neighborhoods.
- Excellent high end space for variety of tenants.

# | Floor Plan

# 4,994 SF | 1 AC



- FLOOR PLAN**
- 1. WAITING
  - 2. VESTIBULE
  - 3. RECEPTION
  - 4. CHILD WAITING
  - 5. EXAM ROOM
  - 6. STORAGE
  - 7. SEMINAR ROOM
  - 8. DOCTOR'S OFFICE
  - 9. BREAK ROOM
  - 10. LABORATORY
  - 11. OFFICE MANAGER
  - 12. SUPERVISED WAITING
  - 13. NURSES STATION

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MEMPHIS | NASHVILLE | OXFORD

8130 Macon Station, Suite 114  
Memphis, TN 38018  
901.758.1100  
[info@gillprop.com](mailto:info@gillprop.com)  
[www.GillProp.com](http://www.GillProp.com)

FOR MORE INFORMATION | SCHEDULED SHOWING:

FRANK DYER, CCIM, RPA  
(C): 901.277.8183  
[frank@gillprop.com](mailto:frank@gillprop.com)

BARRY MAYNARD  
(C): 901.230.4265  
[barry@gillprop.com](mailto:barry@gillprop.com)

# | Premier Medical Facility



Vestibule



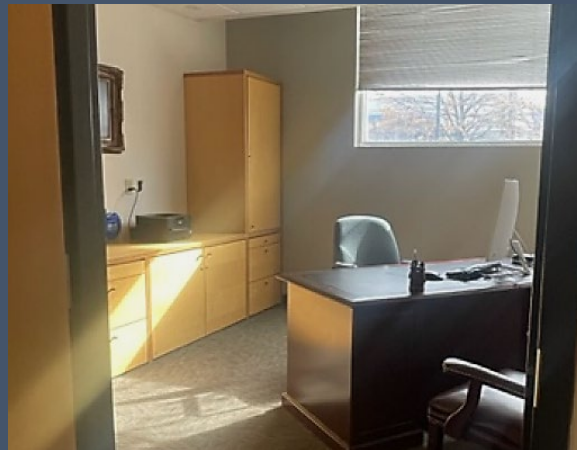
7 Exam Rooms



Laboratory



Nurses Station, Managers  
Office & Breakroom



Doctor's Office w/ Private  
Bath & Shower



Lobby

# | Park Setting with Open Greenspace



FOR MORE INFORMATION | SCHEDULE SHOWING:



**FRANK DYER, CCIM, RPA**  
Senior Vice President of Brokerage  
(C): 901.277.8183  
[frank@gillprop.com](mailto:frank@gillprop.com)



**BARRY MAYNARD**  
Senior Vice President of Brokerage  
(C): 901.230.4265  
[barry@gillprop.com](mailto:barry@gillprop.com)

# Demographics | Traffic Count | Retail Layout



DEMOGRAPHICS			
	1 Mile	3 Mile	5 Mile
Population	4,657	61,907	163,589
Households	1,805	24,129	61,061
Avg. Income	\$71,973	\$68,015	\$71,917