



Watkinsville Medical Office Available

1715 RESURGENCE DRIVE, WATKINSVILLE, GA 30677

Property Highlights

- Modern commercial medical office space
- High ceilings and large windows
- Ample parking for staff and patients
- Versatile floor plan for custom layout
- Professional landscaping and well-maintained exterior
- Nearby referral network



FOR MORE INFORMATION | [MILLENIA-PARTNERS.COM](https://millenia-partners.com)

PRESENTED BY
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EXECUTIVE SUMMARY

1715 RESURGENCE DRIVE, WATKINSVILLE, GA 30677

Resurgence Medical Center



OFFERING SUMMARY

Lease Rate:	\$27.00 SF/yr (NNN)
Building Size:	27,872 SF
Available SF:	2,522 - 6,656 SF
Lot Size:	2.19 Acres
Number of Units:	4
Year Built:	2024
Zoning:	B-1
Market:	Atlanta
Submarket:	Athens

PROPERTY OVERVIEW

1715 Resurgence Drive, a new commercial property available for lease in Watkinsville, GA. Located in growing Oconee county in a prime location including ample parking, high ceilings, and large windows that flood the interior with natural light. With a versatile floor plan, this property offers flexibility for a variety of practices. Tenant improvement available based on credit and term. Schedule a tour today and envision your practice growing at this impressive address.

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OFFICE BUILDING

For Lease

ADDITIONAL PHOTOS

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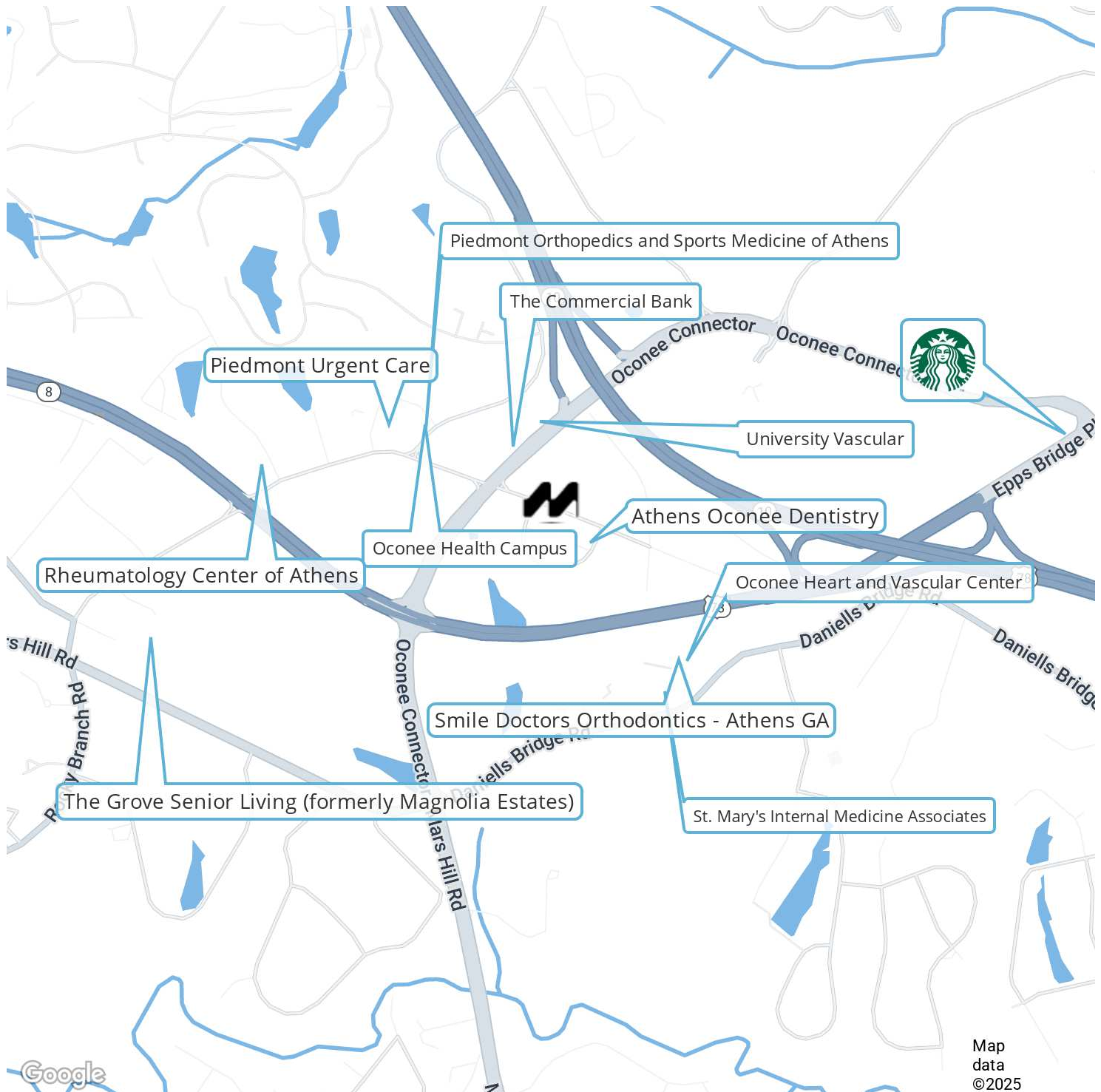
OFFICE BUILDING

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LOCATION MAP

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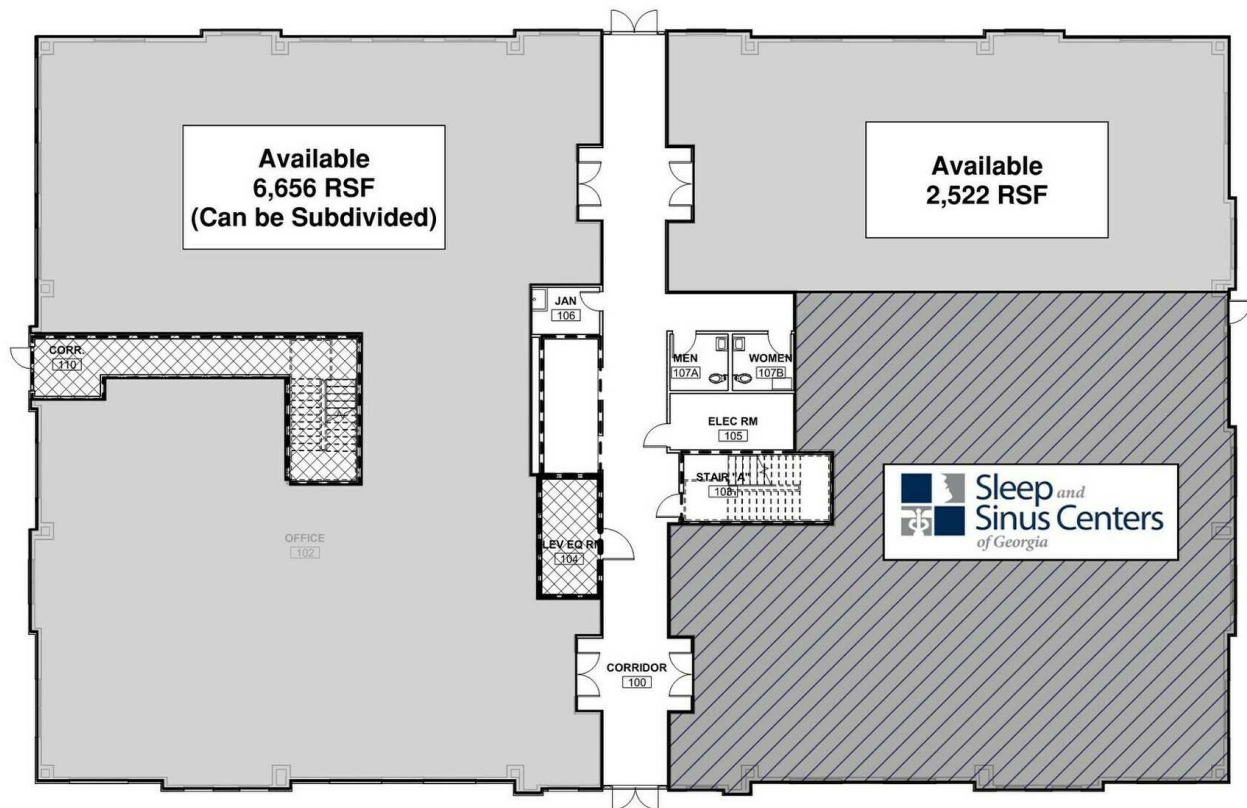
OFFICE BUILDING

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FLOOR PLANS

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1 OCCUPANCY DIAGRAM-LEVEL 1
CS-3 SCALE: 3/32" = 1'-0"

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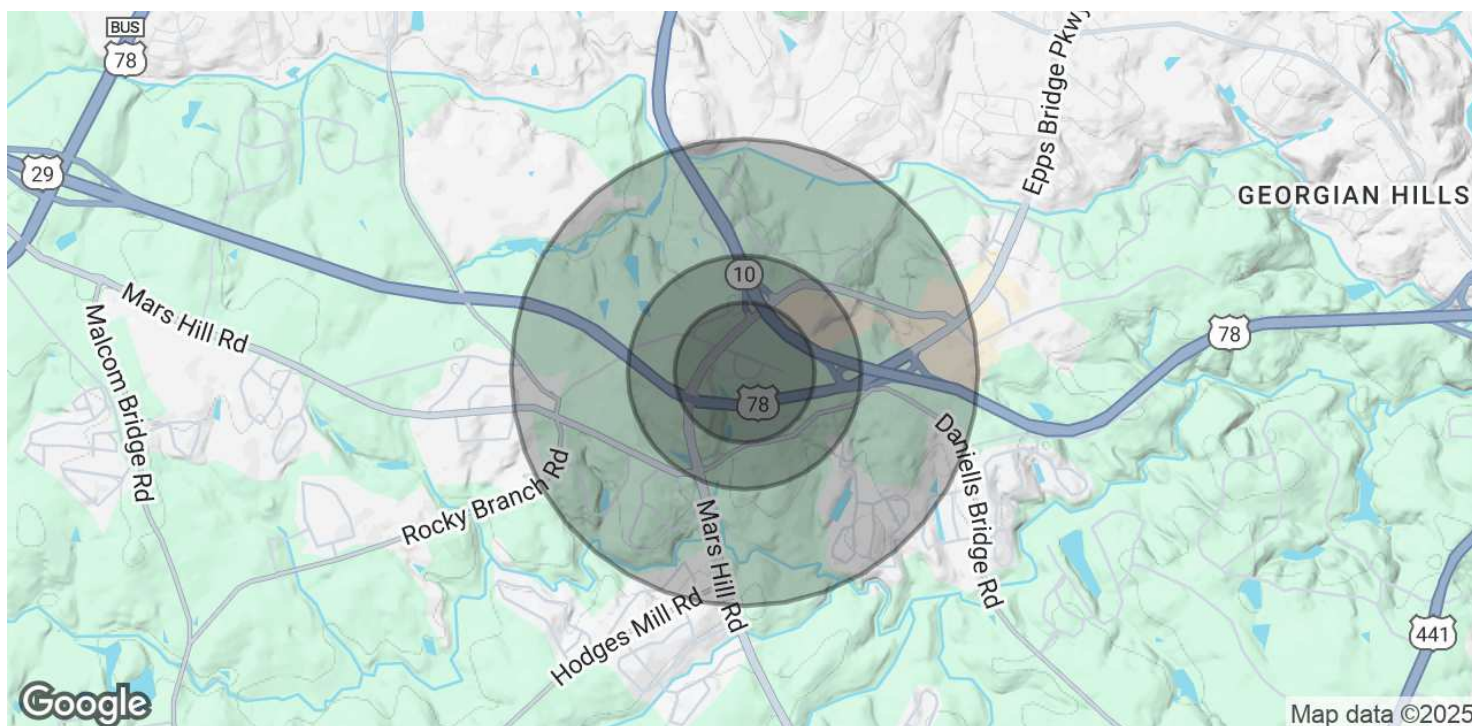
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DEMOGRAPHICS MAP & REPORT

1715 RESURGENCE DRIVE, WATKINSVILLE, GA 30677

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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	10	145	1,616
Average Age	47	43	41
Average Age (Male)	43	41	40
Average Age (Female)	50	45	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	4	53	601
# of Persons per HH	2.5	2.7	2.7
Average HH Income	\$188,174	\$155,336	\$143,563
Average House Value	\$496,851	\$481,614	\$477,014

Demographics data derived from AlphaMap

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ADVISOR BIO 1

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PROFESSIONAL BACKGROUND

Jessica Fleming is Atlanta Managing Partner for Millenia Partners and licensed in both Georgia and Florida. Prior to joining Millenia Partners, Jessica brought 10+ years of extensive medical sales experience working with physicians and healthcare systems across the Southeast. Since her alliance with Millenia Partners, Jessica's solid medical industry foundation has been instrumental in securing upward of 100 million in transactions across the south.

Utilizing her comprehensive knowledge in the medical field, Jessica guides clients through the complexities of physician practice needs, project finance, construction, and development. She prides herself on staying apprized on the state of the market, its trends, and outlooks. Jessica's focus is growing the firm across the Georgia market and continued personal client relationships while assisting in net leased sales, leasing, landlord representation, and tenant representation.

Specializes in:

Medical Office | Investment Sale

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