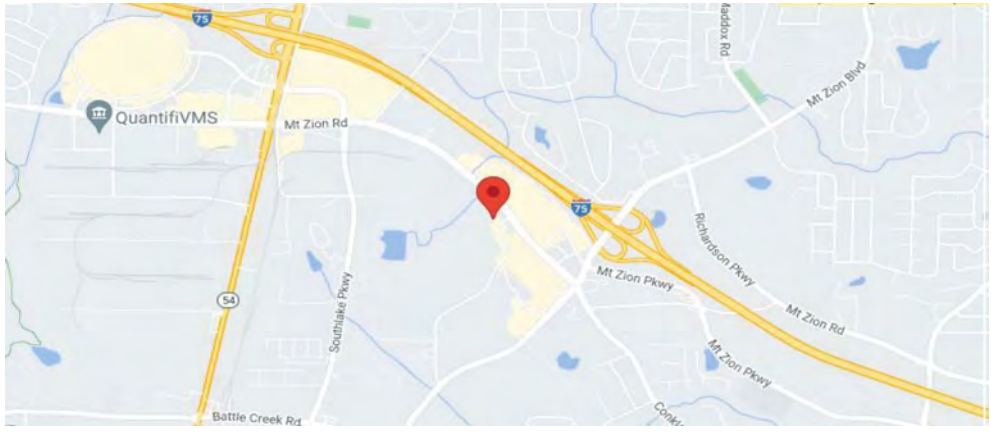




# PELICAN HILL MEDICAL CENTER

1939 Mount Zion Rd. Morrow, GA 30260

**EXCITING COMMERCIAL SPACES AVAILABLE FOR LEASE!**



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Within a ten-mile radius of the center, over 519,560 individuals reside. Pelican Hill Medical Center benefits from its proximity to various establishments, including the Costco Business Center, Home Depot, Lowes Outlet Store, Shoppers World, LA Fitness, Best Buy, Nam Dae Mun, Publix, Dress for Less, Burlington Coat Factory, AMC Theater, and more. When you become part of our complex, you'll immerse yourself in a community of like-minded entrepreneurs and professionals who align with your vision. Utilize networking opportunities to foster collaboration, driving forward the growth and expansion of your business.

# PELICAN HILL MEDICAL CENTER

\$25.00 /SF/YR

Exciting Commercial Spaces Available for Lease!  
Transform your business at the renovated 1939 Mount Zion Rd, Morrow, GA 30260. This space has been masterfully repurposed into a vibrant mixed-use commercial hub. With a variety of flexible lease options available, seize this chance to become part of a thriving community of businesses, including medical offices, boutique stores, and a trendy coffee shop.



Rental Rate:	\$25.00 /SF/YR
Min. Divisible:	2,000 SF
Property Type:	Retail
Property Subtype:	Freestanding
Gross Leasable Area:	20,500 SF
Year Built:	1997
Walk Score ®:	55 (Somewhat Walkable)
Rental Rate Mo:	\$2.08 /SF/MO

## 1st Floor

Space Available	2,000 - 10,790 SF
Rental Rate	\$25.00 /SF/YR
Date Available	120 Days
Service Type	Triple Net (NNN)
Space Type	Relet
Space Use	Retail
Lease Term	Negotiable

# PELICAN HILL MEDICAL CENTER

**VERSATILE SPACES:** Offering units ranging from 2,000 sq ft to 4,050 sq ft, our building accommodates a diverse range of business requirements. Whether you're establishing a burgeoning retail shop, a specialized medical practice, or envisioning the next popular coffee destination in Morrow, we have the perfect space for you.

**PRIME LOCATION:** Nestled in a vibrant area of Morrow, GA, your business will thrive with prominent visibility, effortless accessibility, and consistent foot traffic. Positioned as a magnet for local clientele and drawing visitors from the surrounding regions, this location offers unparalleled opportunities for growth.

**CONTEMPORARY DESIGN:** Our building features modern amenities and a stylish aesthetic, cultivating an inviting ambiance for tenants and their clientele alike. Abundant natural light floods through expansive windows, fostering a welcoming atmosphere that elevates productivity and enhances customer satisfaction.

## Building Floor Plan



MODIFY CURB TO ACCOMMODATE DRIVE-THRU AND TRASH PICK UP

## Site Plan



### PARKING INFORMATION

	REQUIRED	PROVIDED
MEDICAL OFFICE	6,000 SF	15 SP
PHARMACY	1,700 SF	4 SP
OPTOMETRIST	2,000 SF	5 SP
RETAIL	10,790 SF	36 SP
<b>TOTAL</b>		<b>60 SP</b> / <b>122 SP</b>

MODIFY PARKINGS FOR DRIVE-THRU

MODIFY PARKINGS FOR OUTDOOR SEATING