

RESURGENCE PARK MEDICAL OFFICE BUILDING

1715 RESURGENCE DRIVE, WATKINSVILLE, GA 30677



MEDICAL OFFICE FOR LEASE

MARKS COMMERCIAL REALTY, INC.
1865 W. Broad Street, Suite A
Athens, Georgia 30606



PRESENTED BY:

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PROPERTY SUMMARY

Resurgence Park Medical Office Building
1715 Resurgence Drive | Watkinsville, GA 30677



Property Summary

Building RSF:	27,872
Available RSF:	9,178
Minimum Divisible RSF:	2,522
Lease Rate:	Contact For Details
Lease Type:	NNN
Lot Size:	2.19 Acres
Parking Ratio:	5/1000
Year Built:	2024
Zoning:	B-1
APN:	B 04P 010
County:	Oconee
Delivery:	Spring 2024

Property Overview

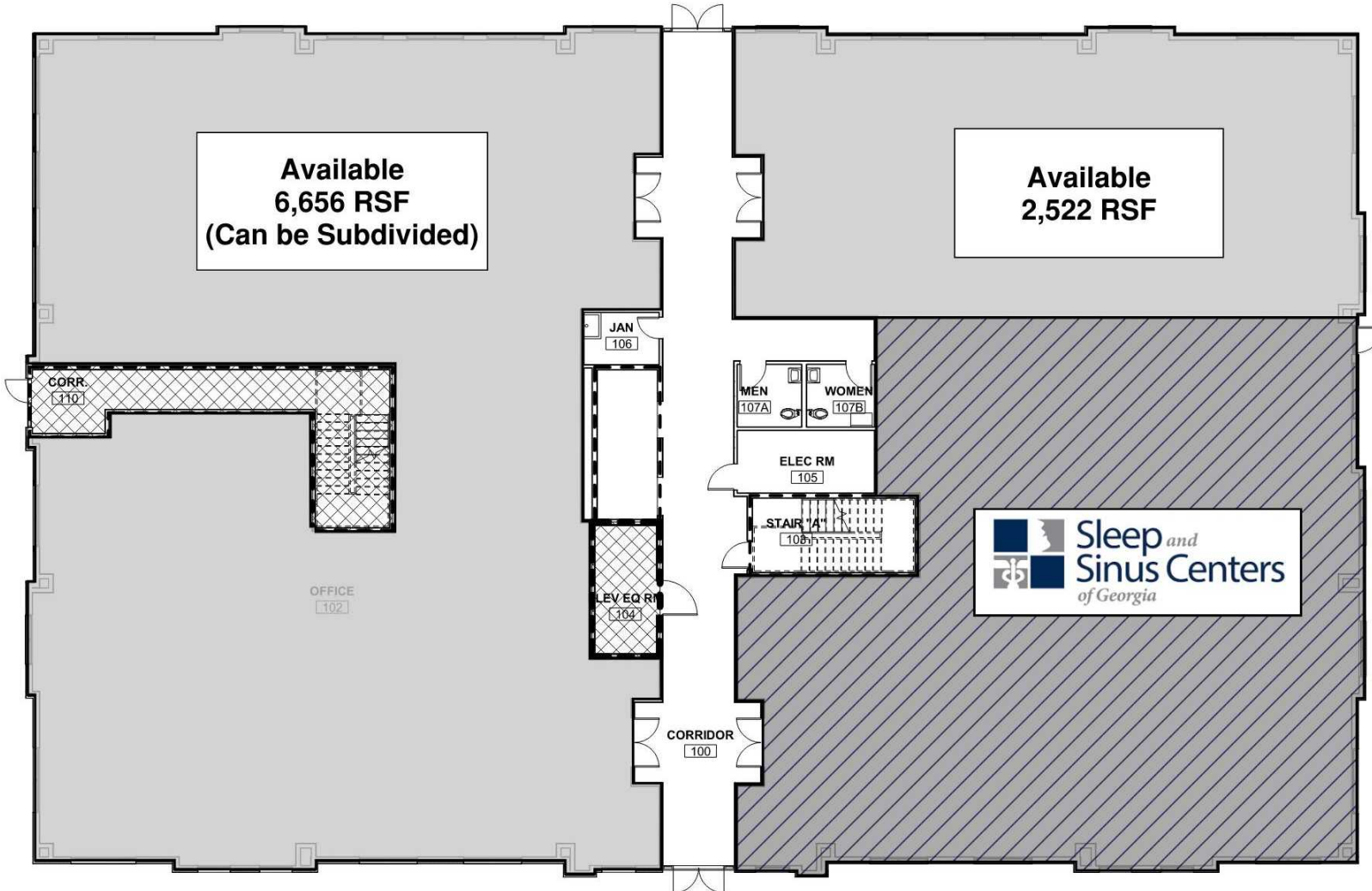
Discover the epitome of modern healthcare infrastructure in the brand-new, state-of-the-art, (2) story medical office building, boasting a generous 9,178 rentable square feet available for lease on the ground floor. This stunning facility redefines the standard for medical office spaces, offering a harmonious blend of innovation, convenience, and patient-centered design.

Location Overview

Centrally located in highly sought-after, Resurgence Park, which is strategically positioned between Highway 78, State Route 316, and the Athens-10 Loop, this medical office building enjoys exceptional visibility and accessibility. Located within a thriving medical, retail, dining, and entertainment hub, it's conveniently situated for both patients and medical professionals from the Oconee County, Athens-Clarke, and surrounding areas. Nearby medical facilities consist of University Cancer & Blood Center, Piedmont Athens Regional-Oconee, Atlanta Allergy & Asthma, Georgia Skin Cancer & Aesthetic Dermatology, and many more.

1ST FLOOR

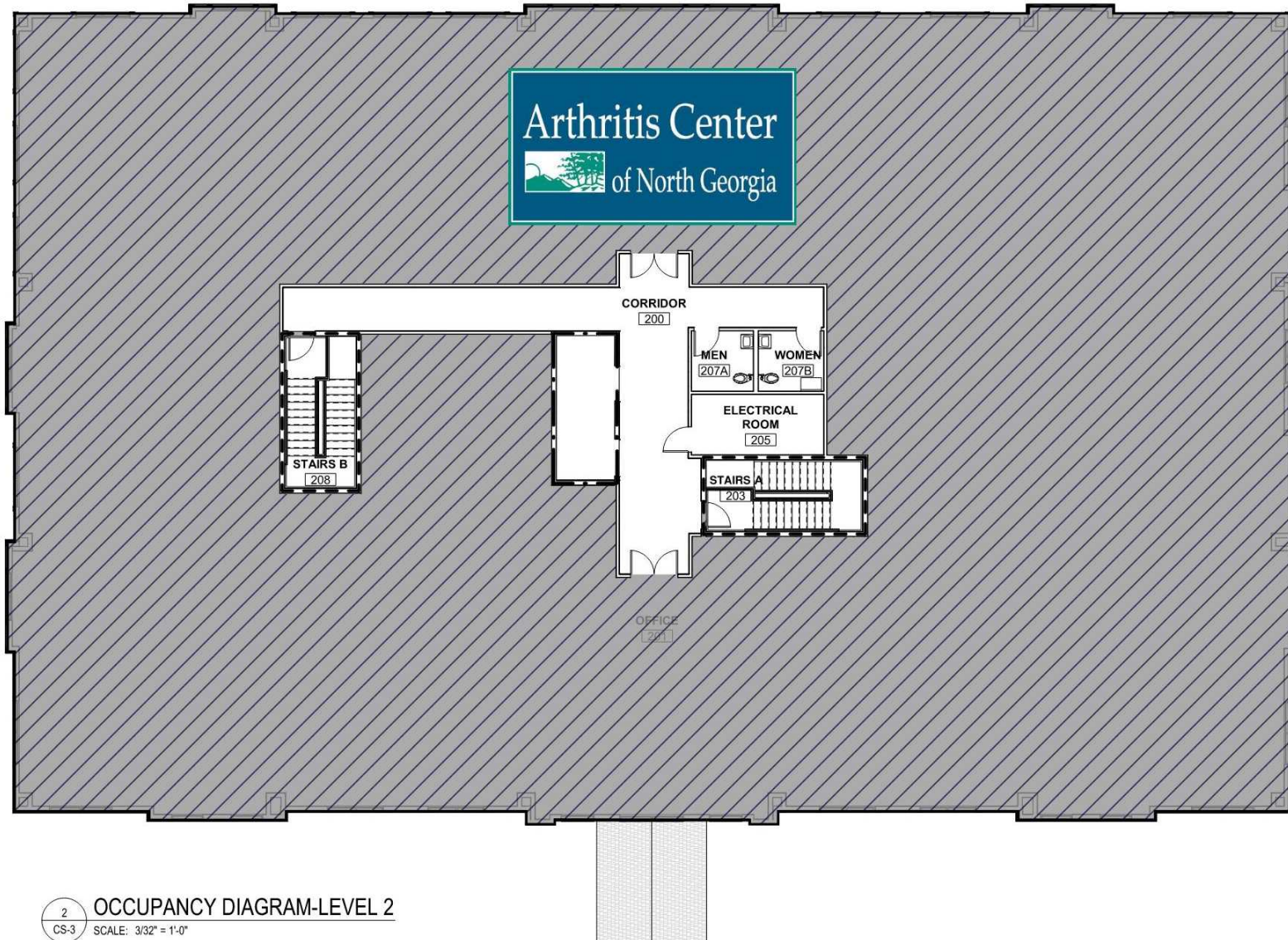
Resurgence Park Medical Office Building
1715 Resurgence Drive | Watkinsville, GA 30677



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

2ND FLOOR

Resurgence Park Medical Office Building
1715 Resurgence Drive | Watkinsville, GA 30677



2 OCCUPANCY DIAGRAM-LEVEL 2
CS-3 SCALE: 3/32" = 1'-0"

AERIAL MAP

Resurgence Park Medical Office Building
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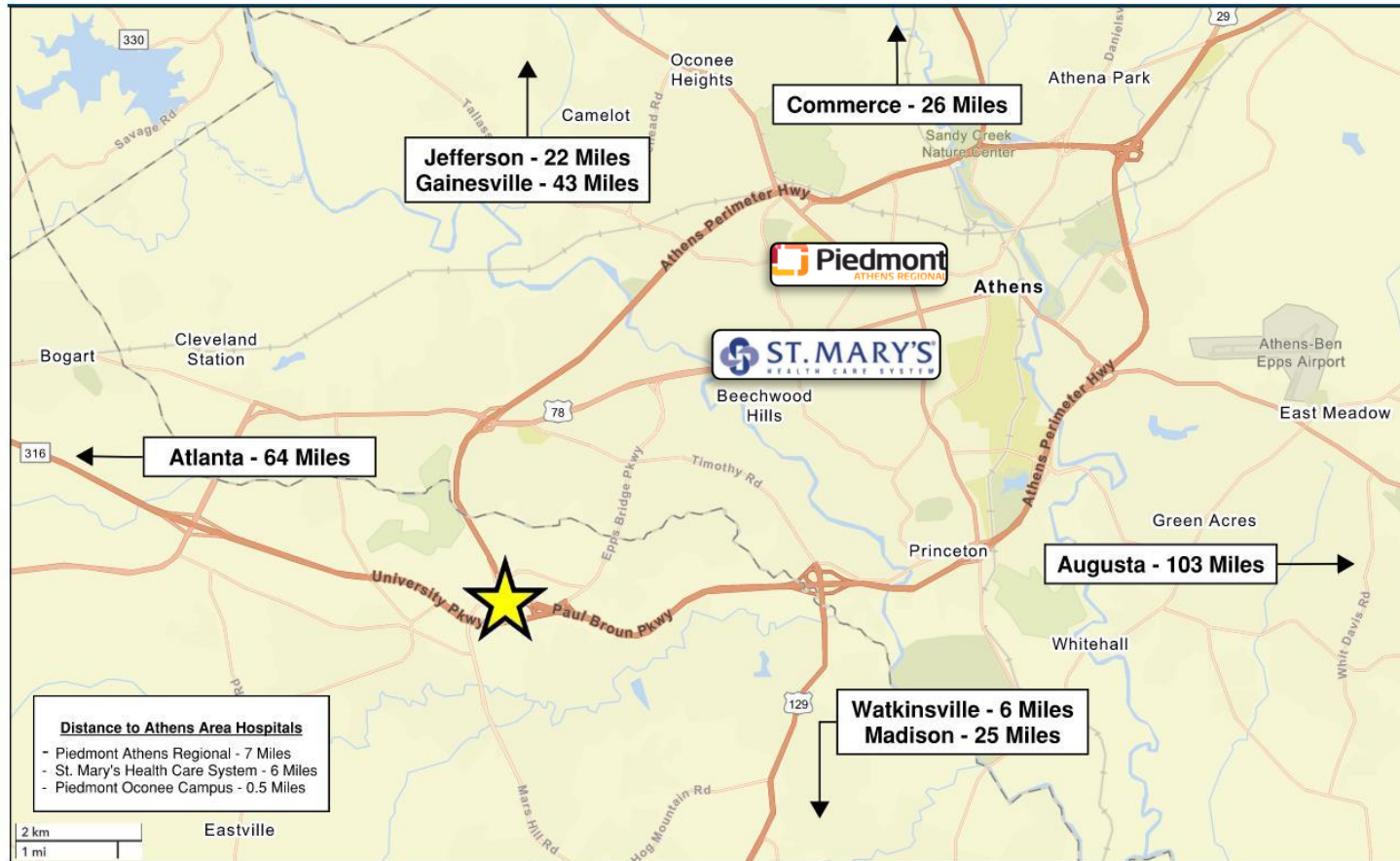
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LOCATION MAP

Resurgence Park Medical Office Building
1715 Resurgence Drive | Watkinsville, GA 30677



1715 Resurgence Drive - MOB - Location Map



September 06, 2023

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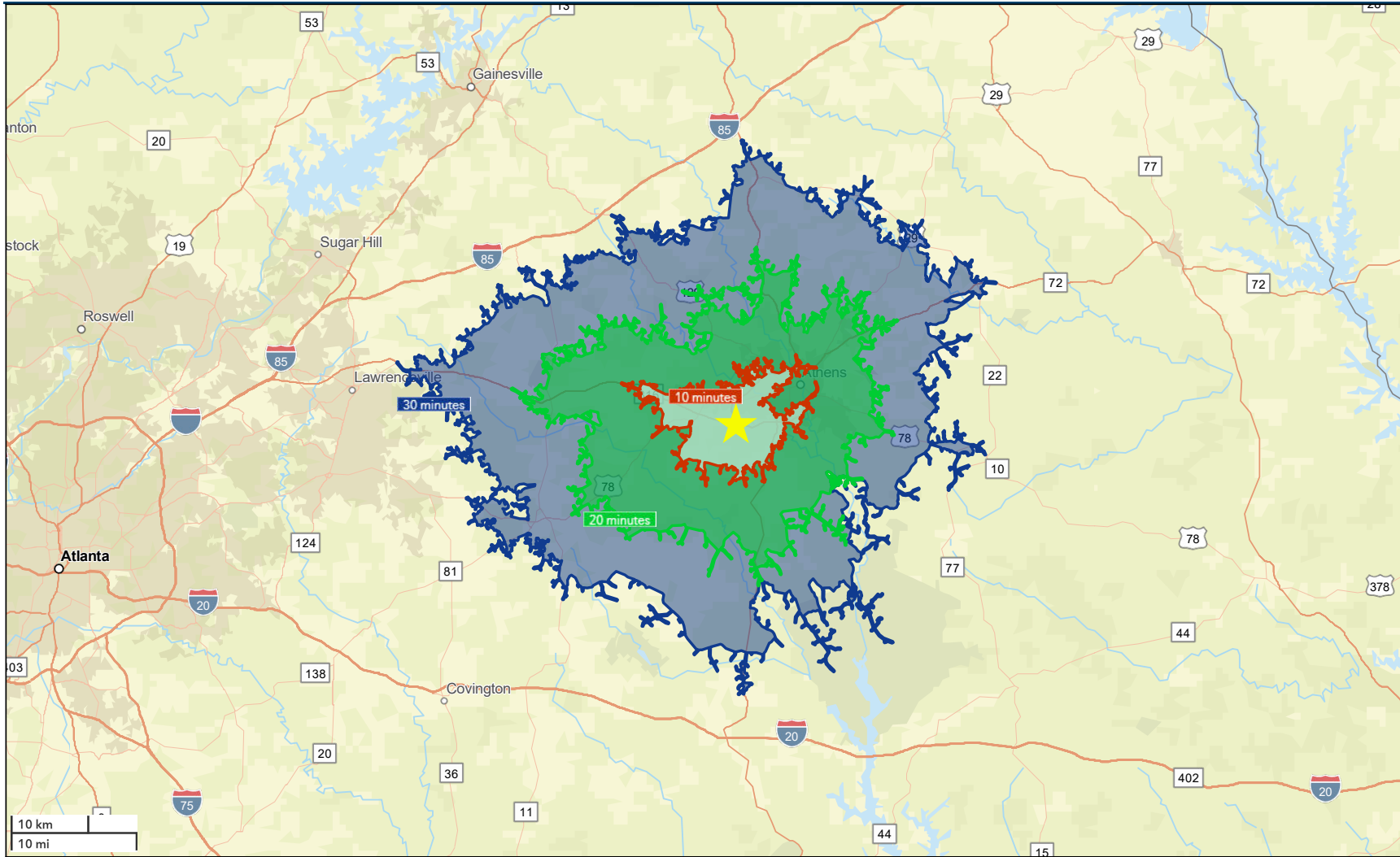
Page 1 of 1

INFOGRAPHIC DRIVE TIMES

Resurgence Park Medical Office Building
1715 Resurgence Drive | Watkinsville, GA 30677



1715 Resurgence Drive - MOB - Drive Times



September 06, 2023

10-MINUTE - MARKET AREA

Resurgence Park Medical Office Building
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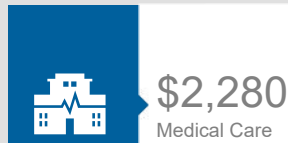
Health Care & Insurance

1715 Resurgence Drive - MOB
Drive time of 10 minutes

This infographic provides a set of key demographic and health care indicators. [Learn more about this data](#)

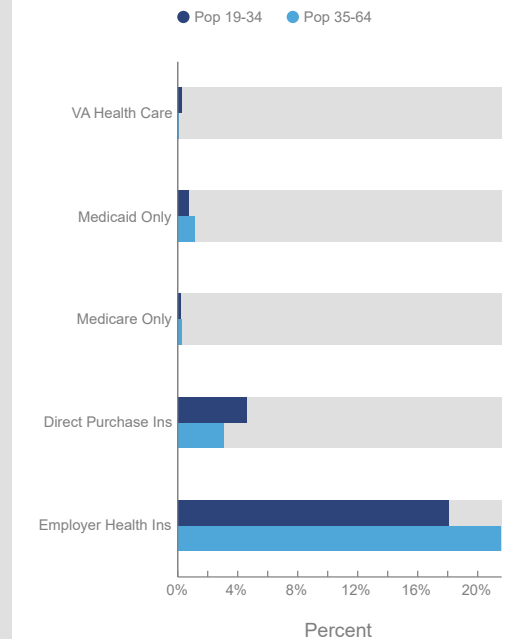


Health Care Expenditure



Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$1,238.7
Medicare Payments	\$963.3
Physician Services	\$263.6
Dental Services	\$423.3
Eyecare Services	\$83.7
Lab Tests/X-rays	\$73.9
Hospital Room & Hospital Service	\$242.8
Convalescent/Nursing Home Care	\$35.1

Health Insurance Coverage (ACS)



Population



53,771
Civilian Noninstitutionalized Population (ACS)

Exercise (Percent of Adults)



50.6%
Exercise at home 2+ times per week



13.4%
Exercise at club 2+ times per week



This infographic contains data provided by ACS, Esri-MRI-Simmons, Esri-U.S. BLS. The vintage of the data is 2017-2021, 2023.

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20-MINUTE - MARKET AREA

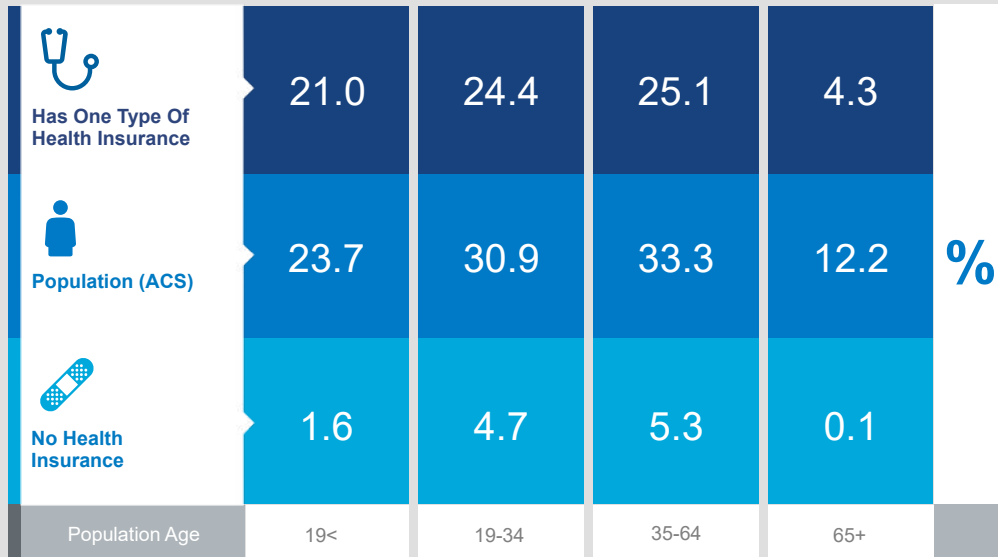
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Health Care & Insurance

1715 Resurgence Drive - MOB
Drive time of 20 minutes

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Health Care Expenditure



\$4,088

Annual Health Insurance Expenditures



\$2,009

Medical Care



Medicare:
Population 65+

7,621

Medicare Only

3,736

Direct-Purch & Medicare

4,491

Employer & Medicare

1,524

Medicare & Medicaid

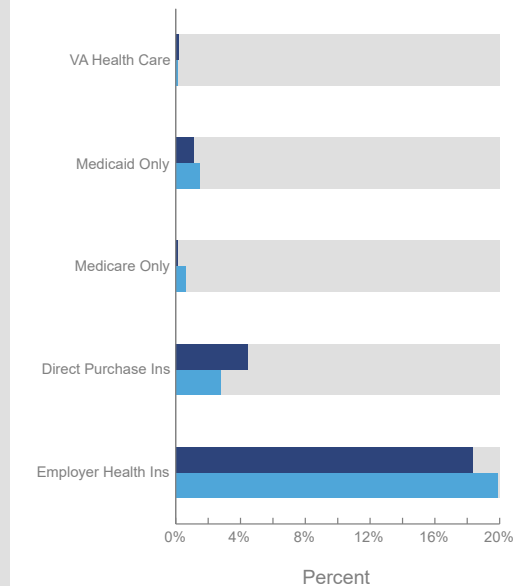
Health Care (Consumer Spending)

Annual Expenditure

Blue Cross/Blue Shield	\$1,118.3
Medicare Payments	\$857.0
Physician Services	\$230.9
Dental Services	\$368.6
Eyecare Services	\$74.5
Lab Tests/X-rays	\$65.4
Hospital Room & Hospital Service	\$215.4
Convalescent/Nursing Home Care	\$28.7

Health Insurance Coverage (ACS)

● Pop 19-34 ● Pop 35-64



Population



193,789

Civilian Noninstitutionalized Population (ACS)

Exercise (Percent of Adults)



48.3%

Exercise at home 2+ times per week



12.9%

Exercise at club 2+ times per week



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30-MINUTE - MARKET AREA

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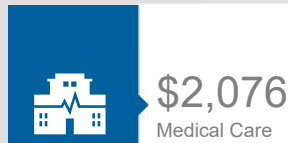
Health Care & Insurance

1715 Resurgence Drive - MOB
Drive time of 30 minutes

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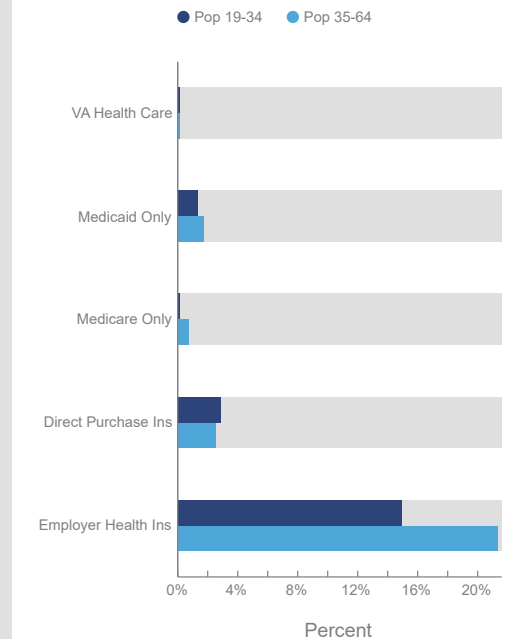


Health Care Expenditure



Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$1,197.9
Medicare Payments	\$894.1
Physician Services	\$239.9
Dental Services	\$375.6
Eyecare Services	\$77.5
Lab Tests/X-rays	\$68.1
Hospital Room & Hospital Service	\$223.9
Convalescent/Nursing Home Care	\$26.8

Health Insurance Coverage (ACS)



Population



342,482
Civilian Noninstitutionalized Population (ACS)

Exercise (Percent of Adults)



47.3%
Exercise at home 2+ times per week



12.2%
Exercise at club 2+ times per week



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