

SALE

860 Collins Hill Road

860 COLLINS HILL ROAD

Lawrenceville, GA 30043

PRESENTED BY:

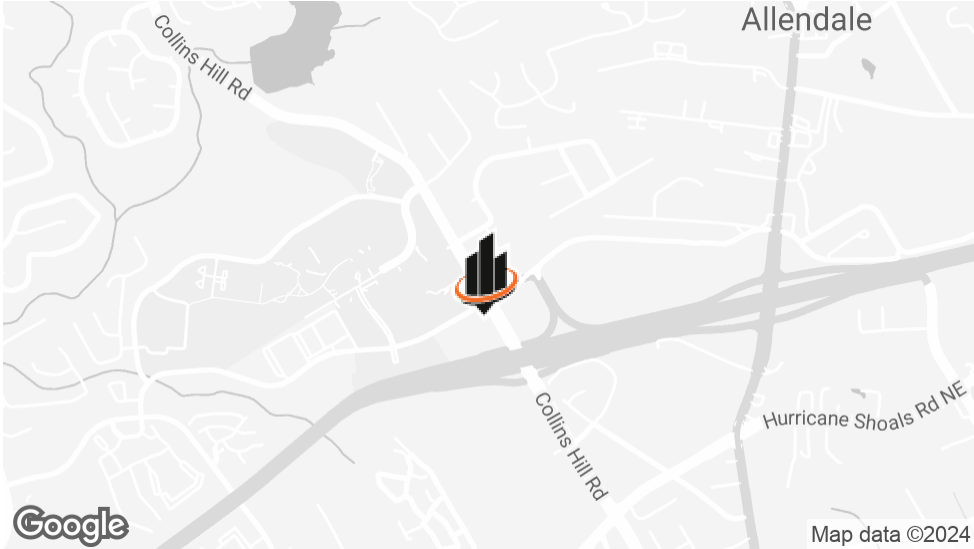
KAREN BASTON

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GA #323369

PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	\$1,200,000
BUILDING SIZE:	6,000 SF

PROPERTY DESCRIPTION

6,000 sft single tenant MOB office For Sale. Previously occupied by Family Practice physician. Adjacent to Georgia Gwinnett College in Lawrenceville. Easy access from GA Hwy 316. This building would offer an excellent opportunity for an Investor/User in a growing area of Gwinnett County. Includes unimproved 0.260 acre lot adjacent to building.

PROPERTY HIGHLIGHTS

- Versatile 6,000 SF medical office building
- Includes adjacent 0.260 acre lot
- Well-designed clinical layout for efficient operations
- Dedicated space for imaging and laboratory services
- Convenient access to Ga 316 for easy commuting

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Peaceful Pets

Chick-fil-A

GCC Building A

GA Gwinnett College

Admissions

Collins Hill Rd

Adjacent Lot 0.260 ac 860 Collins Hill Rd

Industrial Way

GCC Wellness Recreation Center (Building F)

Hwy 316

29

Google Earth

Image Landsat / Copernicus

600 ft



ADDITIONAL PHOTOS



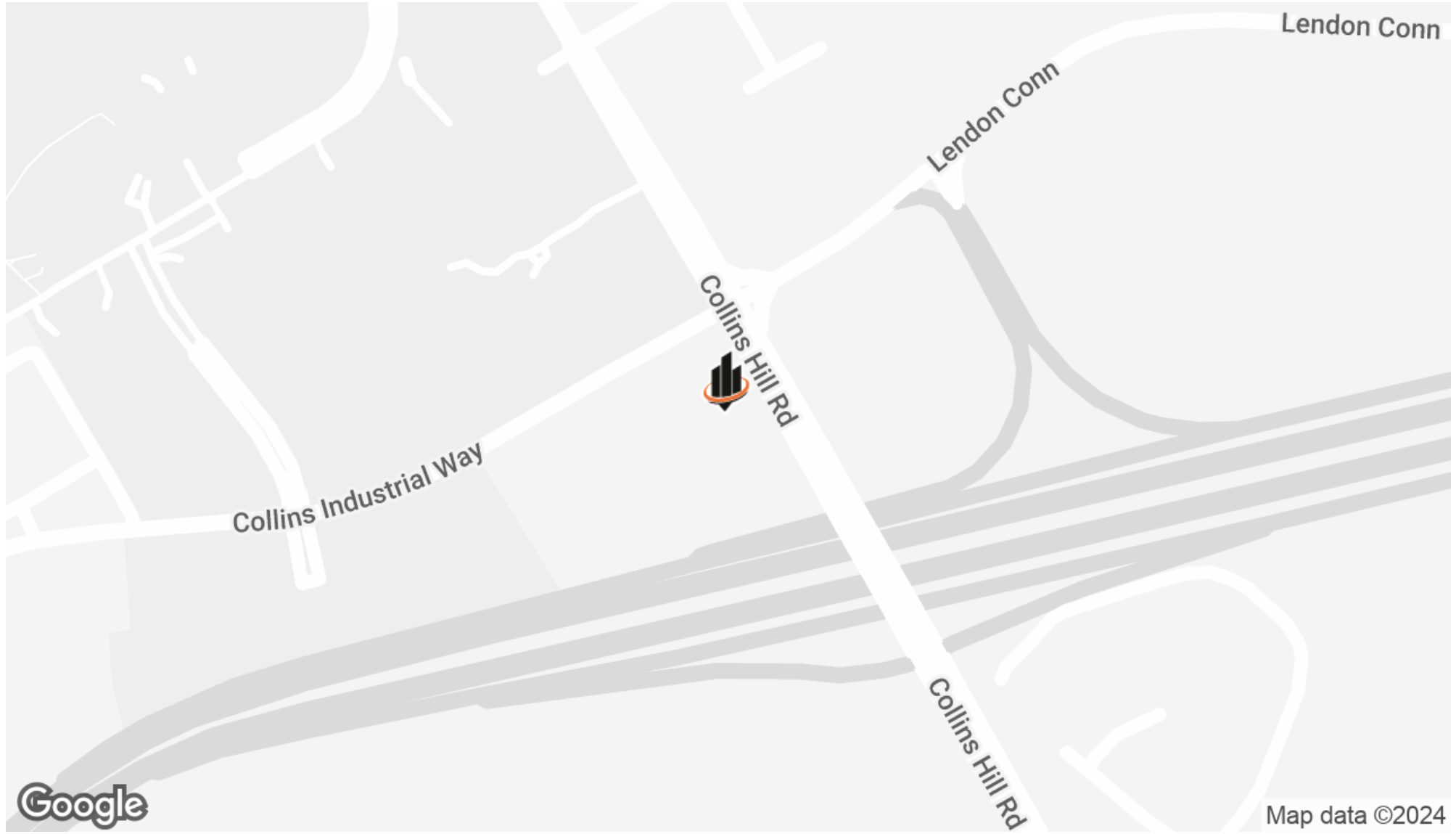
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LOCATION MAP



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860 COLLINS HILL ROAD | Lawrenceville, GA 30043

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DEMOGRAPHICS MAP & REPORT

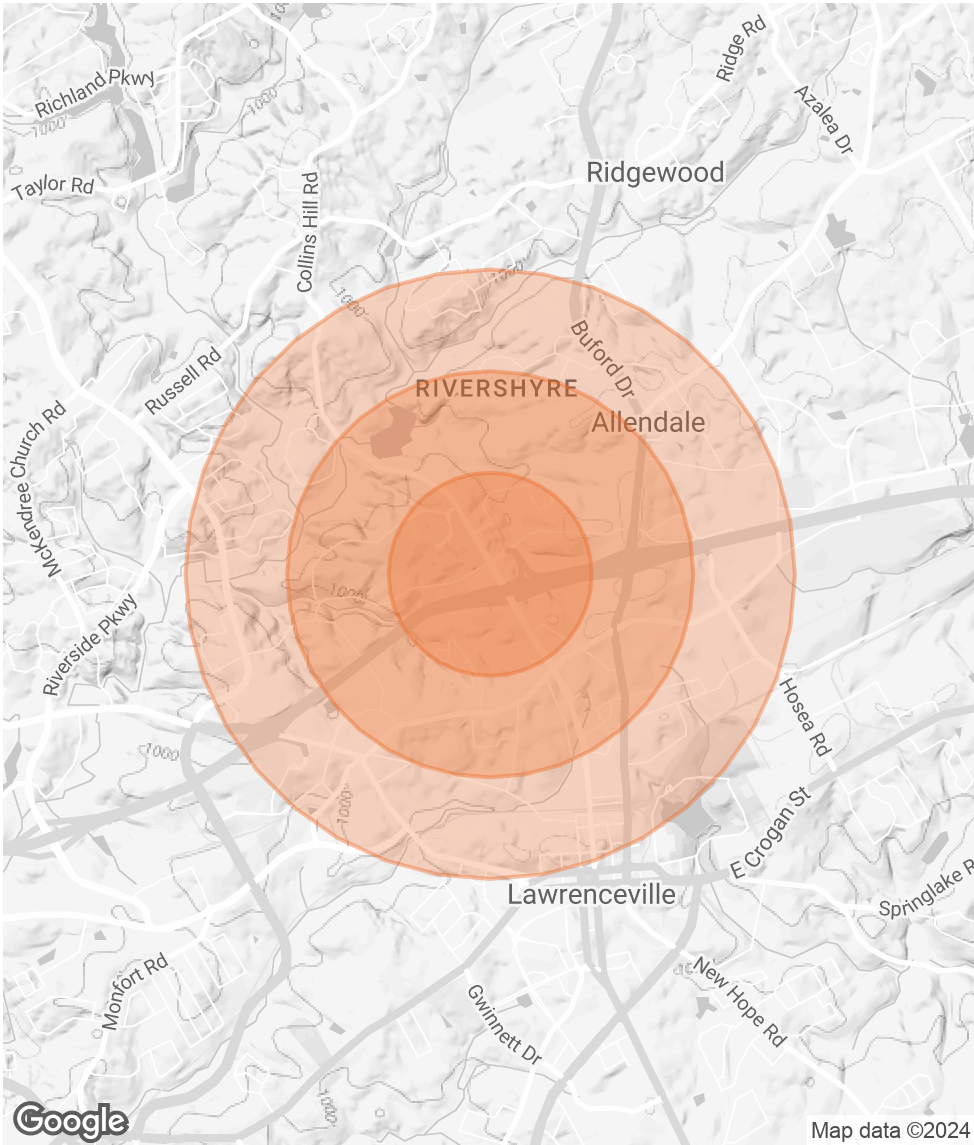
POPULATION 0.5 MILES 1 MILE 1.5 MILES

TOTAL POPULATION	1,431	7,262	17,531
AVERAGE AGE	30.0	31.6	33.0
AVERAGE AGE (MALE)	30.2	31.9	32.5
AVERAGE AGE (FEMALE)	33.8	32.6	33.8

HOUSEHOLDS & INCOME 0.5 MILES 1 MILE 1.5 MILES

TOTAL HOUSEHOLDS	507	2,606	6,161
# OF PERSONS PER HH	2.8	2.8	2.8
AVERAGE HH INCOME	\$61,701	\$64,822	\$67,020
AVERAGE HOUSE VALUE	\$72,365	\$121,152	\$146,000

* Demographic data derived from 2020 ACS - US Census



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ADVISOR BIO 1



KAREN BASTON

Senior Advisor / Medical Specialist

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PROFESSIONAL BACKGROUND

Karen Baston serves as an Associate Broker and senior advisor for SVN/Hokayem Commercial Real Estate, specializing in the sale and leasing of medical office and medical property in Northeast Georgia. She has earned the designation of Certified Office Specialist within SVN nationally.

Prior to joining SVN Baston served as a principal for kbMedical, LLC, a practice management and consulting company, providing management oversight and specific consulting services within the healthcare sector. The areas Baston focused on include: strategic planning, operations, business development, marketing, and start-up. Previously, Baston served as chief operating officer for a multispecialty medical practice in Gainesville, Georgia. Baston’s responsibilities included overseeing all clinical and ancillary department operations within the clinic. Prior to her position with the Clinic, she was affiliated with a national practice management company that provided emergency medicine and anesthesia services to hospitals. Baston’s role was in the areas of business development, mergers and acquisitions, and operations throughout the country. Her experience in many areas of business facilitated her involvement in several business roundtables for executives in the northeast Georgia area.

As a specialist in the industry’s healthcare sector, Baston is a registered nurse, and a former certified trauma nurse specialist. Additionally, Baston is a member of the CREW, Director on the Foundation Board of the Northeast Georgia Health System, Past President of North Hall Community Education Foundation, as well as other Board positions within the Community. In her spare time, she enjoys spending time with her two children and husband, as well as playing golf, riding her two horses,

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SVN CORE COVENANTS

The graphic features two concentric circles, one solid and one dashed, with a central dot. The top circle has an orange dot, and the bottom circle has a blue dot. The text "SVN® core covenants" is centered between the circles.

SVN® core covenants

A company's core values provide clarity on what is truly important for organizational success, personal and professional conduct and what to expect from each other. At SVN our Core Covenants personify our values and culture, and differentiate us from the competition.

AS MEMBER OF THE SVN® SHARED VALUE NETWORK, WE EACH COMMIT TO DO THE FOLLOWING:

- 1 Create amazing value with my clients, colleagues and communities.
- 2 Cooperate proactively and place my clients' best interests above my own.
- 3 Include, respect and support all members of the commercial real estate industry.
- 4 Honor my commitments.
- 5 Personify and uphold the SVN brand.
- 6 Resolve conflicts quickly, positively and effectively.
- 7 Take personal responsibility for achieving my own potential.
- 8 Excel in my market area and specialty.
- 9 Focus on the positive and the possible.
- 10 Nurture my career while valuing the importance of family, health and community.

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