

# For Lease

**sadeghi Dental Office**  
 1941 S Germantown Rd  
 Germantown, TN 38138



## Property Description

Nestled in a highly desirable area, this exceptional office space offers an expansive 3,000+ sqft layout with 7 well-appointed operatories. The office features a welcoming waiting room, convenient bathrooms, and a spacious break room, perfect for accommodating staff and patients. With ample storage space to meet all practice needs, this property is ideal for dental and medical professionals looking to establish their practice. Additionally, the property includes on-site parking and ample street parking, providing great visibility and accessibility for patients and visitors. Offered at a competitive lease rate of \$8,850.00 per month Gross, this space presents a prime opportunity to elevate your practice in a sought-after location.

## Property Highlights

- - Lease rate: \$8,850.00/month Gross
- - Spacious 3,000+ sqft office with 7 OPs (no equipment included)

## Jalil (JMax) HAMIDI

President, Managing Broker  
 901.606.4941  
 max@ccim.net

## Offering Summary

<b>Lease Rate:</b>	Negotiable
<b>Number of Units:</b>	1
<b>Available SF:</b>	3,000 SF
<b>Lot Size:</b>	53,455 SF
<b>Building Size:</b>	7,560 SF

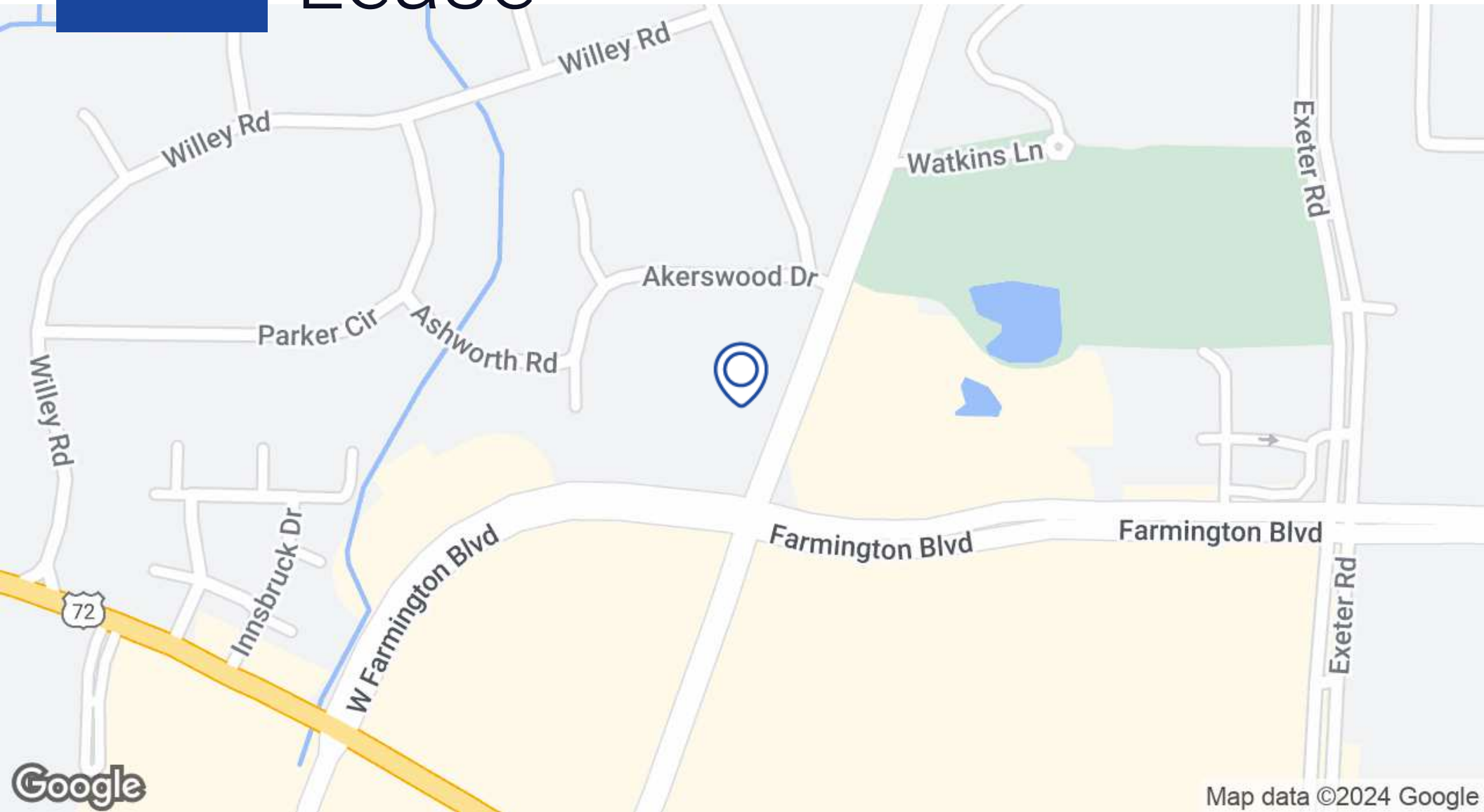
<b>Demographics</b>	<b>0.3 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
<b>Total Households</b>	136	623	3,501
<b>Total Population</b>	348	1,535	8,081



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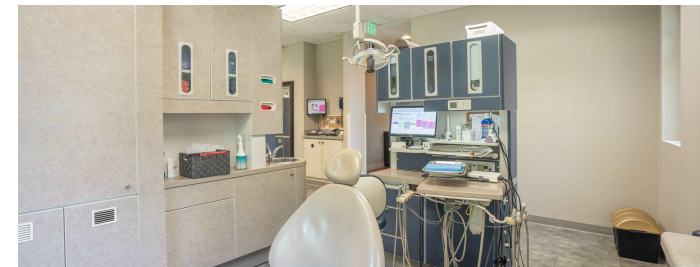
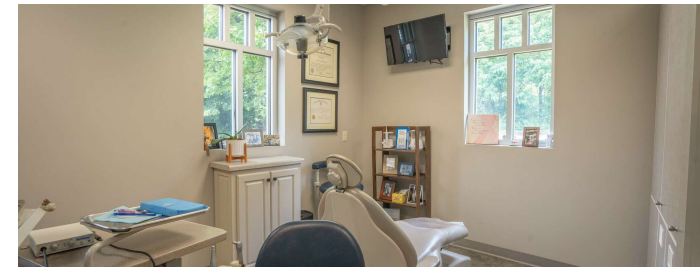
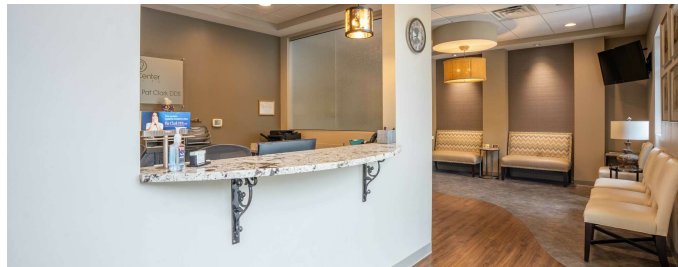
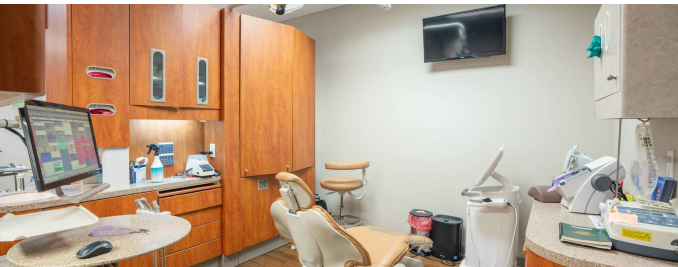
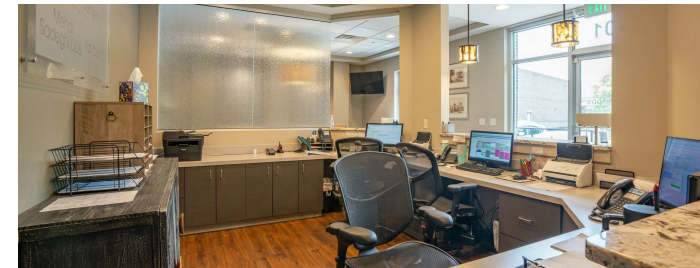
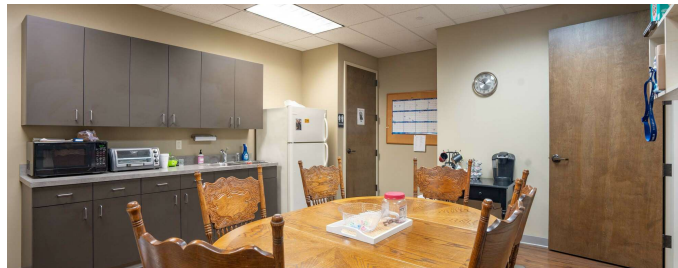
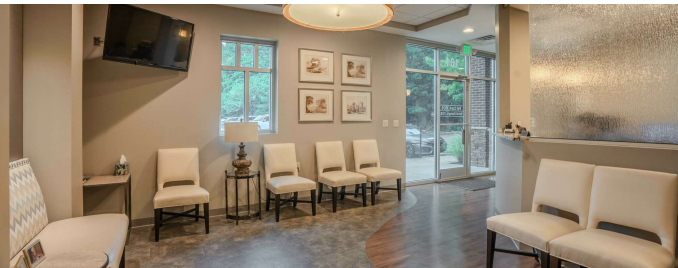
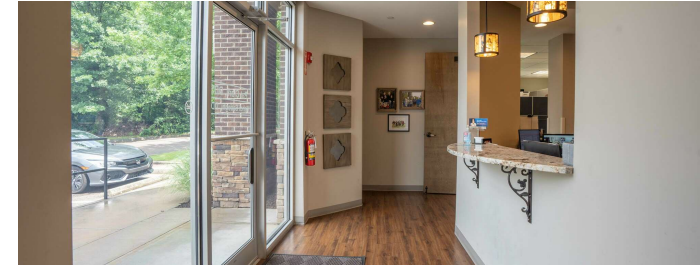
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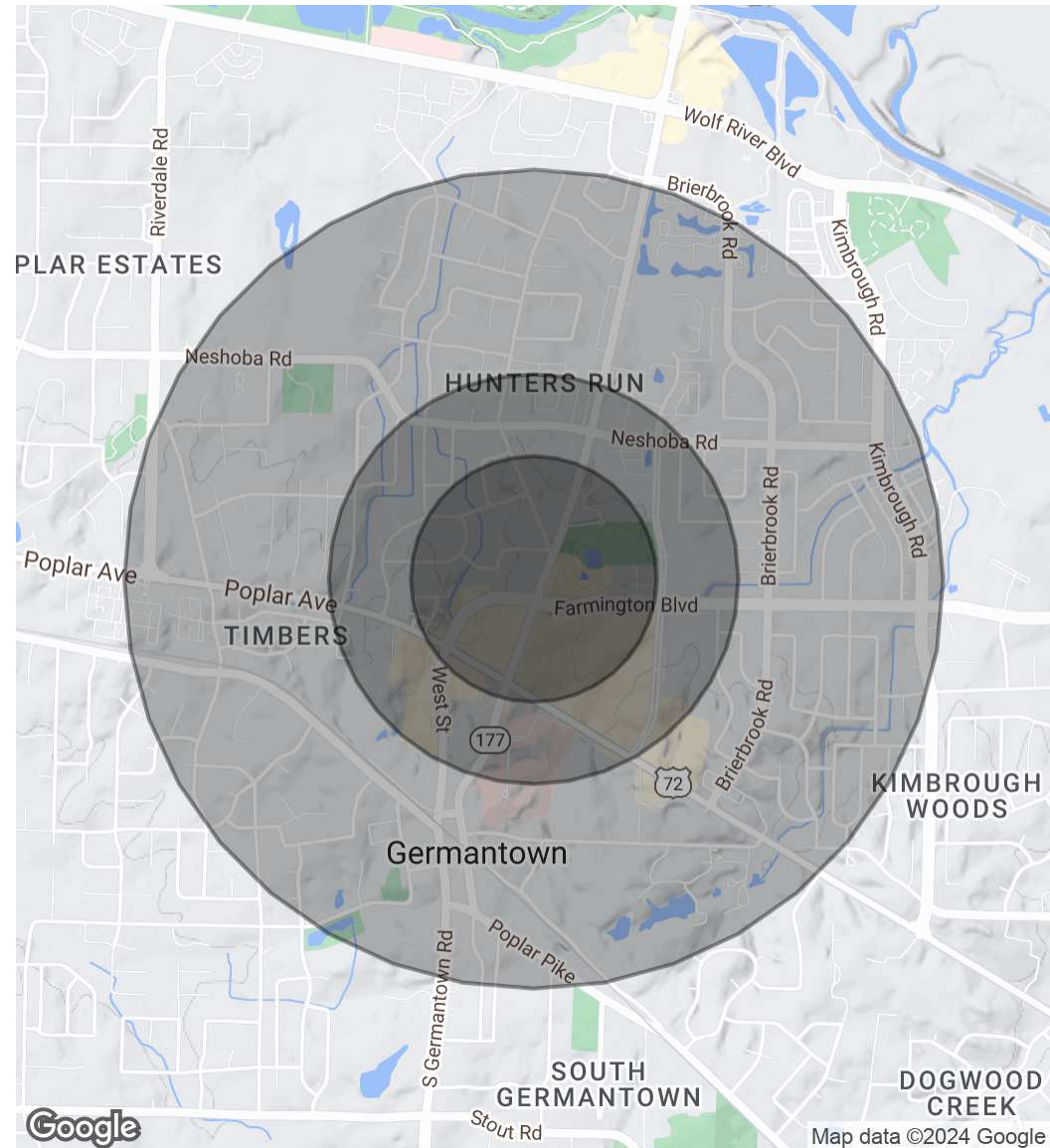
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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	348	1,535	8,081
Average Age	44	45	45
Average Age (Male)	43	44	43
Average Age (Female)	45	46	47

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	136	623	3,501
# of Persons per HH	2.6	2.5	2.3
Average HH Income	\$168,239	\$163,744	\$150,336
Average House Value	\$471,994	\$456,295	\$454,562

Demographics data derived from AlphaMap



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