

SALE

Mundy Mill Center

4060 MUNDY MILL ROAD

Oakwood, GA 30566

KAREN BASTON

O: 770.861.8006

karen.baston@svn.com

GA #323369

PRESENTED BY:

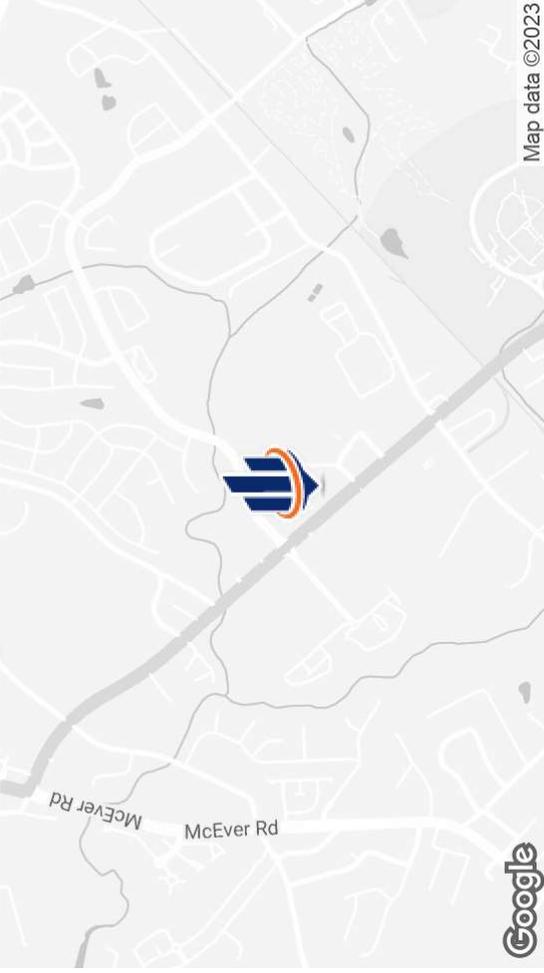
GEORGE HOKAYEM, CCIM

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PROPERTY SUMMARY



OFFERING SUMMARY

SALE PRICE:	Call for Pricing
AVAILABLE SF:	
LOT SIZE:	10.18 Acres
PRICE / ACRE:	-

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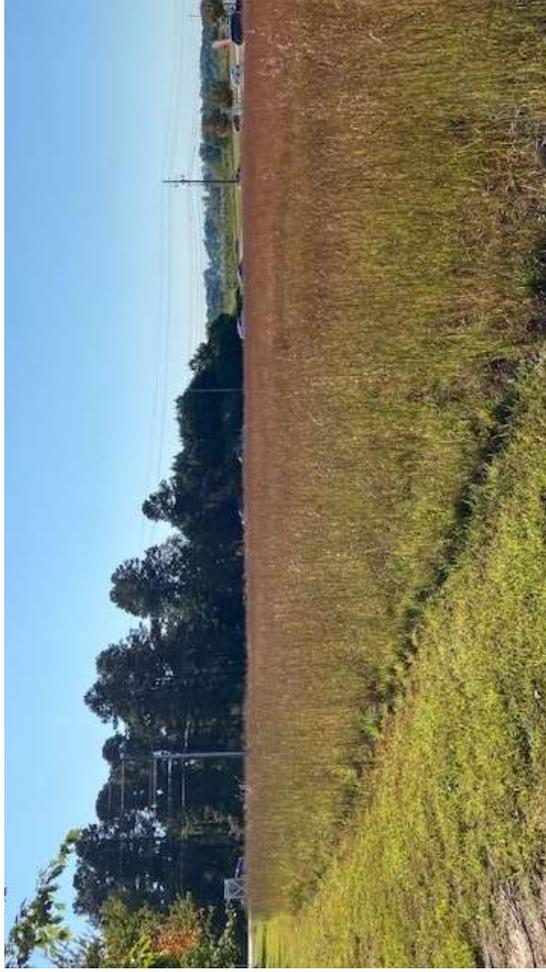
PROPERTY OVERVIEW

Mundy Mill Center- A professional/medical office complex. Prime outparcels located along busy Mundy Mill Road, Oakwood, Ga. Corner lot could accommodate sit down restaurant. New growth in area. Rough graded with off site detention in place . Interior road connects with Millside Parkway and signaled intersection. All utilities available. Become a part of Oakwood's newest Professional/Medical development. 4 parcels totaling ~10 acres. Not contiguous.

PROPERTY HIGHLIGHTS

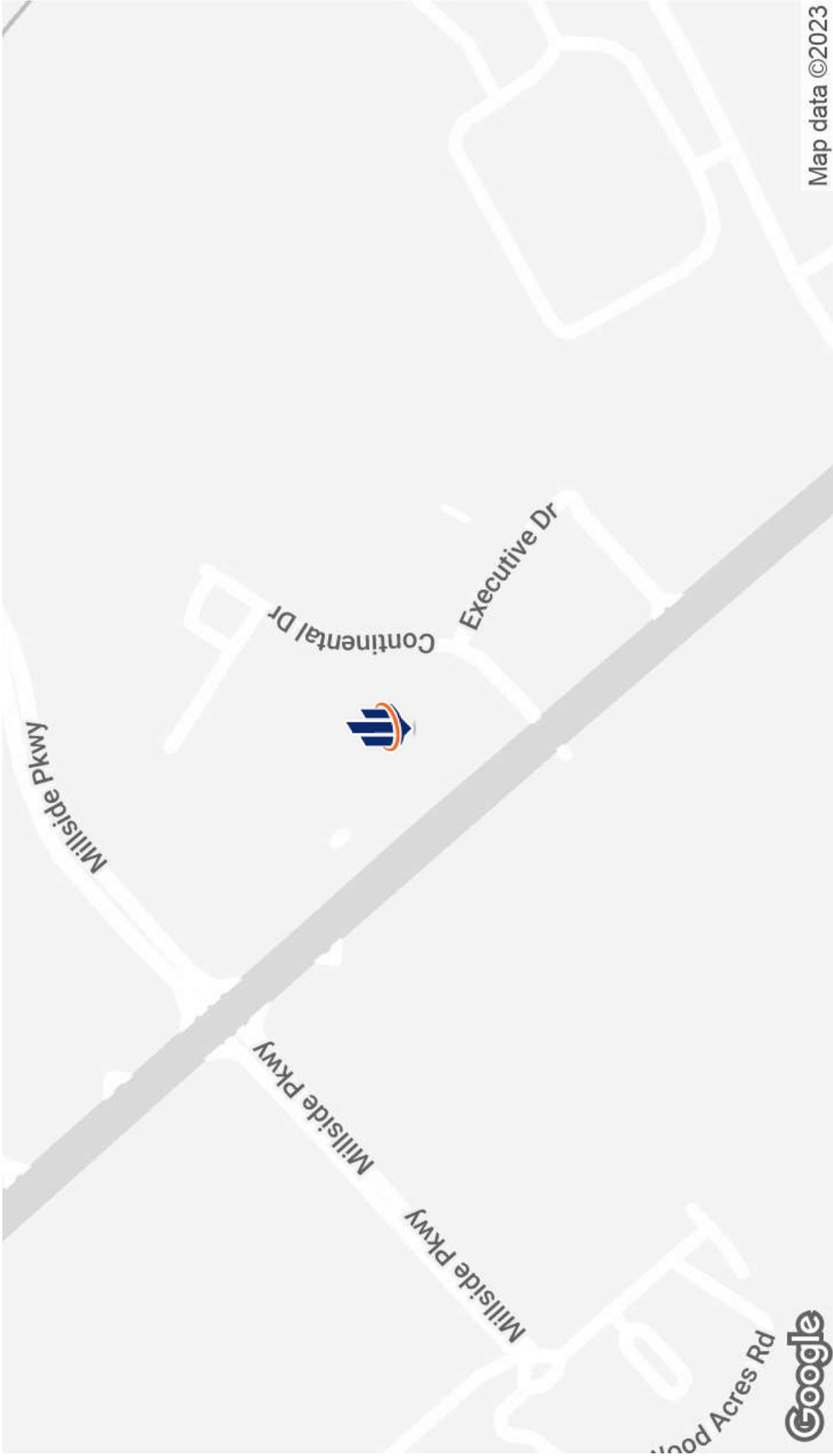
- Rough graded outparcels
- Off site detention
- Fronts Mundy Mill Road
- New residential growth adjacent to property and across Mundy Mill Road
- Medical and Professional Offices established in development

ADDITIONAL PHOTOS



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION 1 MILE 5 MILES 10 MILES

TOTAL POPULATION	2,403	61,320	183,463
AVERAGE AGE	27.2	31.6	34.3
AVERAGE AGE (MALE)	24.5	31.3	33.6
AVERAGE AGE (FEMALE)	32.7	32.2	34.9

HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

TOTAL HOUSEHOLDS	865	20,549	62,083
# OF PERSONS PER HH	2.8	3.0	3.0
AVERAGE HH INCOME	\$44,605	\$58,673	\$69,447
AVERAGE HOUSE VALUE	\$244,986	\$257,139	

* Demographic data derived from 2020 ACS - US Census

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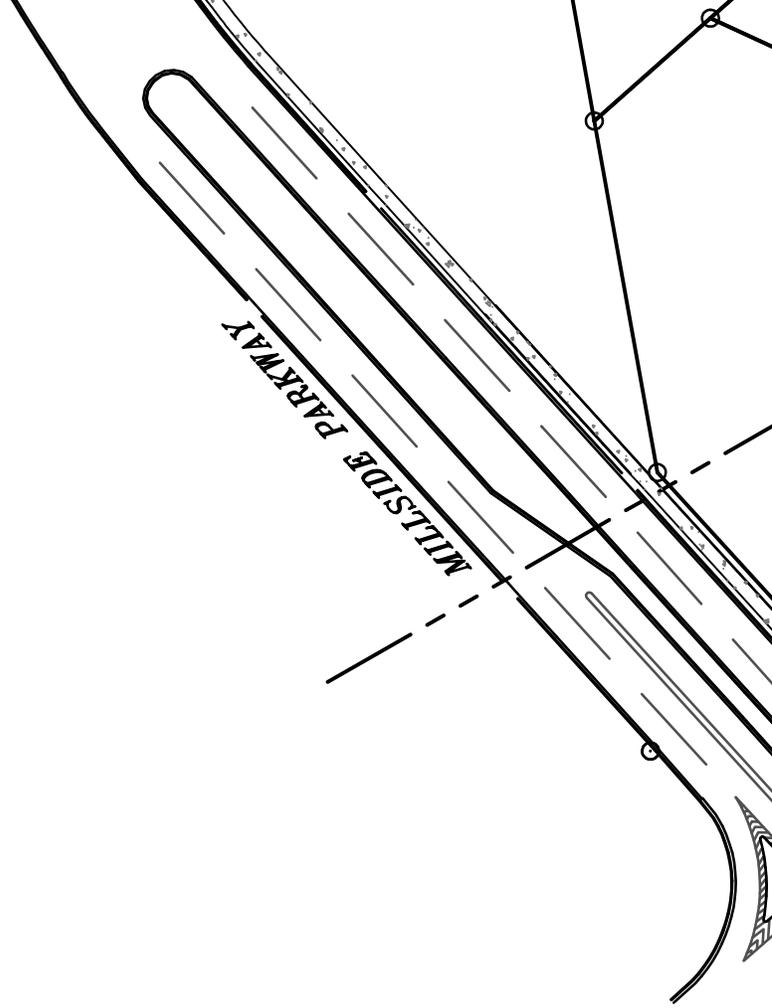
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LEGEND

- AC ACRES
- BL BUILDING LINE
- C&G CURB AND GUTTER
- DE DRAINAGE EASEMENT
- DB, PG DEED BOOK, PAGE
- DWCB DOUBLE WING CATCH BASIN
- HW HEADWALL
- IPF IRON PIN FOUND
- IPS IRON PIN SET
- N/F NOW OR FORMERLY
- OTP OPEN TOP PIPE
- PL PROPERTY LINE
- PB, PG PLAT BOOK, PAGE
- RB REBAR
- R/W RIGHT OF WAY
- SF SQUARE FOOT
- WI WEIR INLET



ADVISOR BIO 1



KAREN BASTON

Senior Advisor / Medical Specialist

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Direct: **770.861.8006** | Cell: **770.861.8006**

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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, fishing and watching Georgia football.

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ADVISOR BIO 2

GEORGE HOKAYEM, CCIM

Managing Director

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GA #120751

PROFESSIONAL BACKGROUND

George A. Hokayem, CCIM serves as managing director for SVN/Hokayem Commercial Real Estate specializing in the sale of office, retail and health care properties throughout the Gainesville, Georgia region. With more than 31 years of experience, Hokayem has completed numerous transactions valued in excess of \$75 million.

Hokayem established Hokayem Commercial Real Estate in 1996 which became SVN/Hokayem Commercial Real Estate in 2003. He is the owner of Hokayem School of Real Estate, which issues continuing education units for commercial real estate agents licensed in the state of Georgia.

Additionally, Hokayem has been a guest speaker and/or trainer for Coldwell Banker, Athens Board of Realtors, Georgia Association of Realtors, Georgia CCIM Chapter and Gainesville Estate Planning Seminar. He is also a member of International Council of Shopping Centers (ICSC), the Urban Land Institute (ULI) and is a Certified Commercial Investment Member (CCIM).

Married with four children, Hokayem holds a Masters in Real Estate/Business Management from the University of Georgia and has completed post-graduate work in Accounting from the University of Georgia.

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