

INVESTMENT OPPORTUNITY

7,608± SF MULTI-TENANT MEDICAL BUILDING

3,858± SF AVAILABLE FOR LEASE



**57 MARTIN LUTHER KING DRIVE
REYNOLDS, TAYLOR COUNTY, GEORGIA 31076**

**DEIDRA STEWART
EXCLUSIVE AGENT**

478.508.2652
deidra@cbcgeorgia.com

990 Riverside Drive
Macon, GA 31201

SALES PRICE: \$890,000

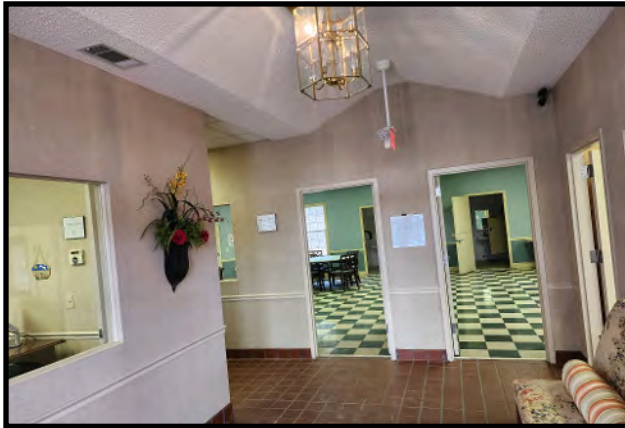
LEASE RATE: \$11/PSF



**COLDWELL BANKER
COMMERCIAL**
EBERHARDT & BARRY

PROPERTY OVERVIEW

57 MARTIN LUTHER KING DRIVE
REYNOLDS, TAYLOR COUNTY, GEORGIA 31076



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BUILDING INFORMATION

BUILDING SIZE 7,608± SF Multi-Tenant Medical Office Building
Divided into Two Units

Unit 1: 3,750± SF (Leased)

Tenant: Mercer Medicine
Base Lease Rate: \$3,200 Per Month

Unit 2: 3,858± SF (Available)

Lease Rate: \$11.00/PSF

Foyer
Three (3) private offices
Three (3) large open rooms
Kitchen
Storage room
Four (4) restrooms; one with shower

Great location for:

PROPERTY USES

Daycare
Dance Studio
Physical Rehabilitation Facility
Medical Supplies Sales

LANDLORD/TENANT EXPENSES

Landlord pays ad valorem taxes and CAM
Tenant pays all utilities

LOT SIZE

0.90 Acres
Fenced rear courtyard

YEAR BUILT

2000

BUILDING CONSTRUCTION

Brick Veneer

HVAC

Four (4) Units

ROOF

Asphalt Shingles (2021)

FLOORS

Carpet and tile

LIGHTING

Fluorescent

PARKING

Front and side of building; shared

UTILITIES

All utilities serve the site

PROPERTY TAX

\$4,550 (2024)

ZONED

Commercial

MISCELLANEOUS

Fire System
Alarm System

DEIDRA STEWART

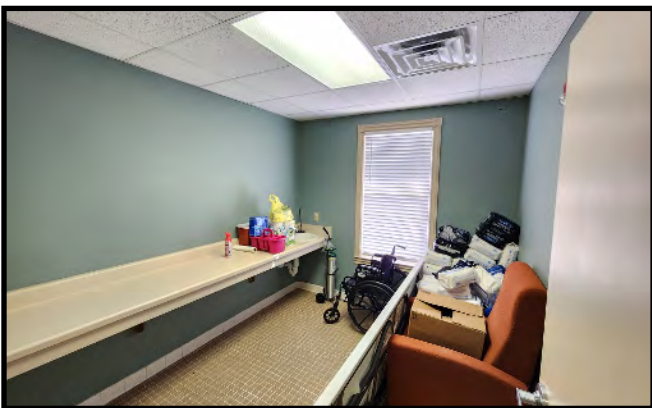
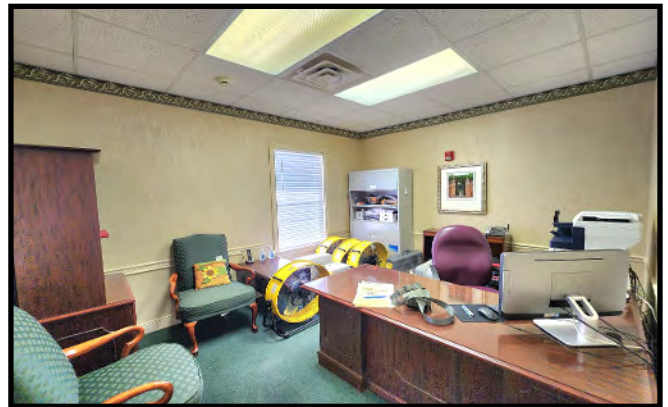
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<https://www.mercermedicine.com/locations/loc/mercer-medicine-taylor-county>

TENANT HIGHLIGHTS

- **Mercer Medicine provides high-quality primary care services to Reynolds and the surrounding communities.**
- **Providers and staff are dedicated to providing exceptional patient experience.**
- **Mercer Medicine providing healthcare in the following rural locations:**
 - **Mercer Medicine Clay County**
 - **Mercer Medicine Downtown Macon**
 - **Mercer Medicine Taylor County**
 - **Mercer Medicine Harris County**
 - **Mercer Medicine Plains**
 - **Mercer Medicine Putnam County**
 - **Mercer Medicine Jekyll Island**

MERCER MEDICINE

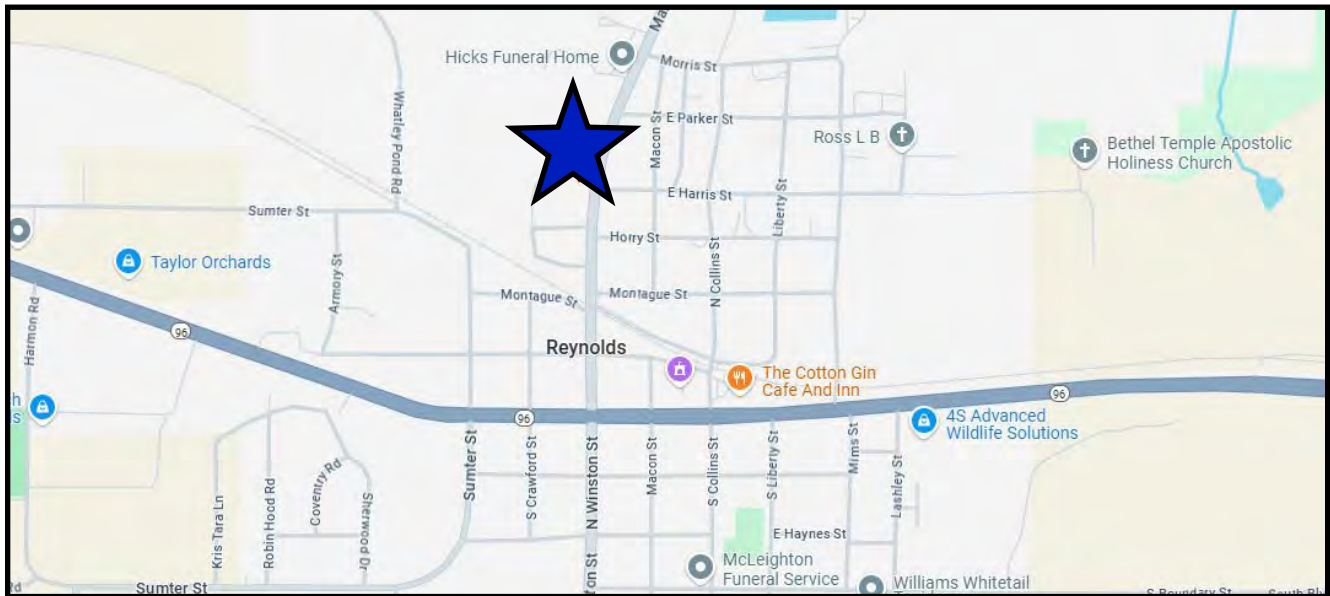
Mercer Medicine is the clinical faculty practice associated with Mercer University School of Medicine and which supports the School's mission of meeting the primary care and health care needs of medically underserved rural areas of Georgia.

Mercer Medicine began in 2005 at the Mercer University campus in Macon and has since expanded across Georgia. In 2014, Mercer Medicine moved into its current Macon Headquarters at 250 Martin Luther King Jr. Boulevard, the site of the former Georgia Music Hall of Fame.



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DEMOGRAPHICS - TAYLOR COUNTY, GEORGIA

