

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

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990 Riverside Drive Macon, GA 31201

SALES PRICE: \$890,000 LEASE RATE: \$11/PSF



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Created 3/11/25

PROPERTY OVERVIEW

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BUILDING INFORMATION

BUILDING7,608± SF Multi-Tenant Medical Office BuildingSIZEDivided 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

PROPERTY USES	Great location for: 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
	Aldini System









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PHOTOS

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TENANT HIGHLIGHTS

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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.

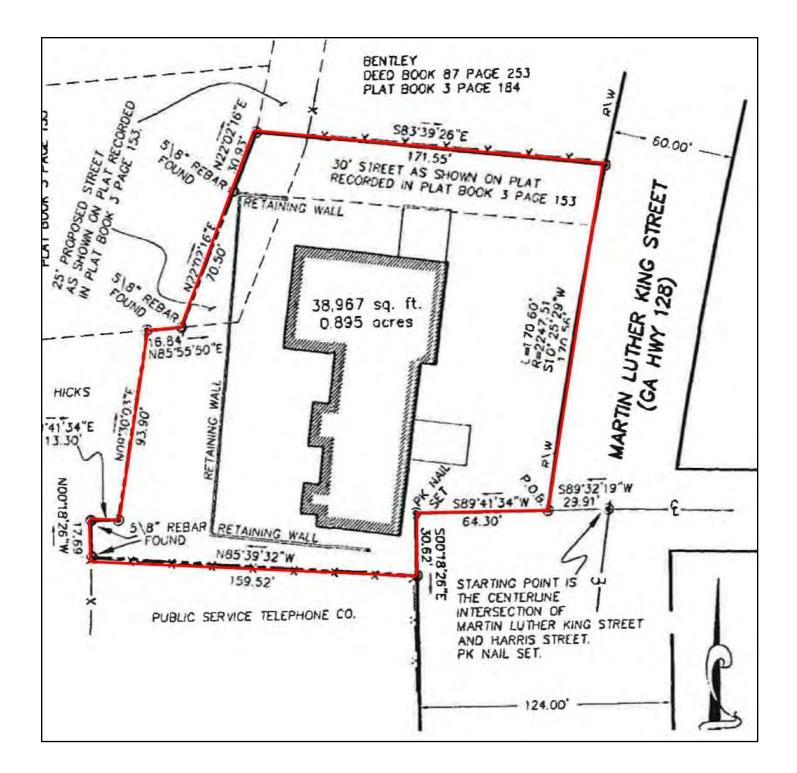
Mercer Medicine began in 2005 at the Mercer University campus in Macon and has since expanded across Georgia. In 2014, Mercer Medicine moved into its current Macon Headquarters at 250 Martin Luther King Jr. Boulevard, the site of the former Georgia Music Hall of Fame.



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MAPS

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DEMOGRAPHICS

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DEMOGRAPHICS - TAYLOR COUNTY, GEORGIA

