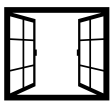


MEDICAL/OFFICE SUITES



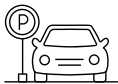
Braselton Professional Center



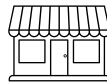
HIGH CEILINGS
NATURAL LIGHT
MODERN



MALL OF GEORGIA
THE EXCHANGE
AT GWINNETT



ONSITE PARKING



HOME DEPOT,
COSTCO, KROGER
AND PUBLIX

The Braselton Professional Center is located at 2103 Braselton Hwy in the city of Buford, Georgia. Featuring a total of ± 30,000 square feet of space, this property is ideal for professional services, including medical offices and office space.

 **2103 BRASELTON HWY
DACULA, GA 30019**

MEDICAL SUITE

AVAILABLE NOW



2883 RSF



MODERN MEDICAL SUITE

Envision converting this ready-to-use medical space into your very own private medical office. It features a reception area, a welcoming waiting lobby, and thoughtfully chosen modern cabinetry, finishes, and flooring. Your aspirations can truly come to life here. Located around a residential area and nearby hospitals, this space offers the perfect opportunity to start building your clientele right away.



**CONVENIENTLY
LOCATED NEAR I-85**



**TURNKEY
MEDICAL SUITE**

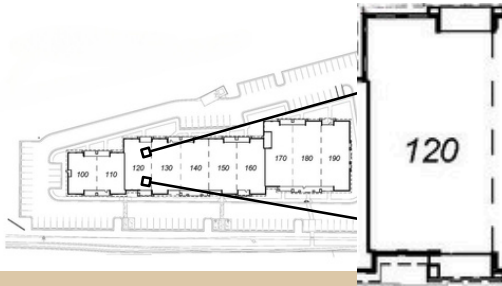


**AMPLE
PARKING**

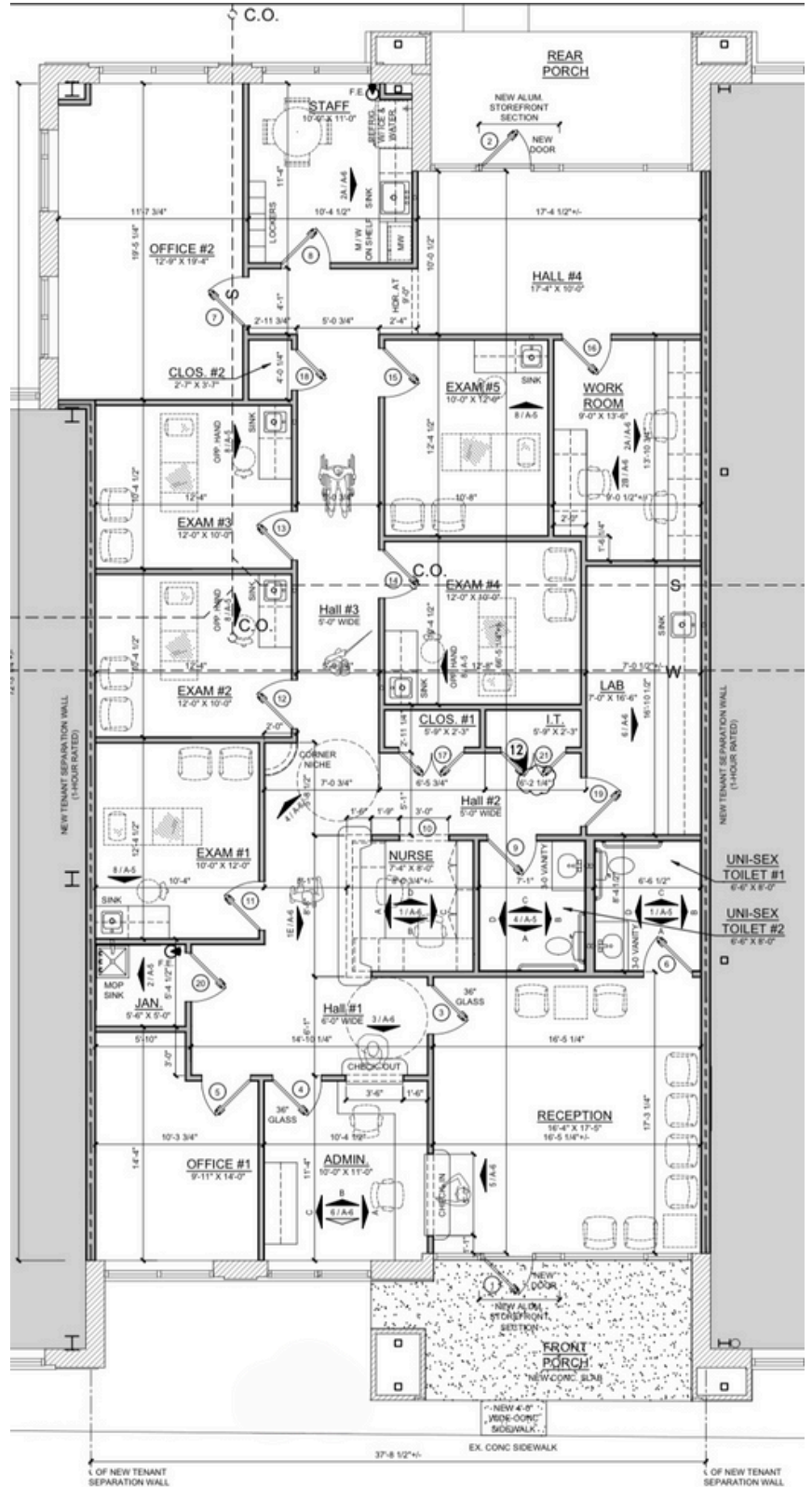


Trinity Hoang
Contact | 704-533-4340
Trinity@trinityhoang.com

TURNKEY MEDICAL SUITE #120 READY FOR OCCUPANCY



- 2,883 RSF
- 2 OFFICES
- 5 EXAM ROOMS
- 1 LAB
- 2 RESTROOMS
- WAITING AREA LOBBY
- RECEPTION



2103 BRASELTON HWY
DACULA, GA 30019

MEDICAL/OFFICE SUITES

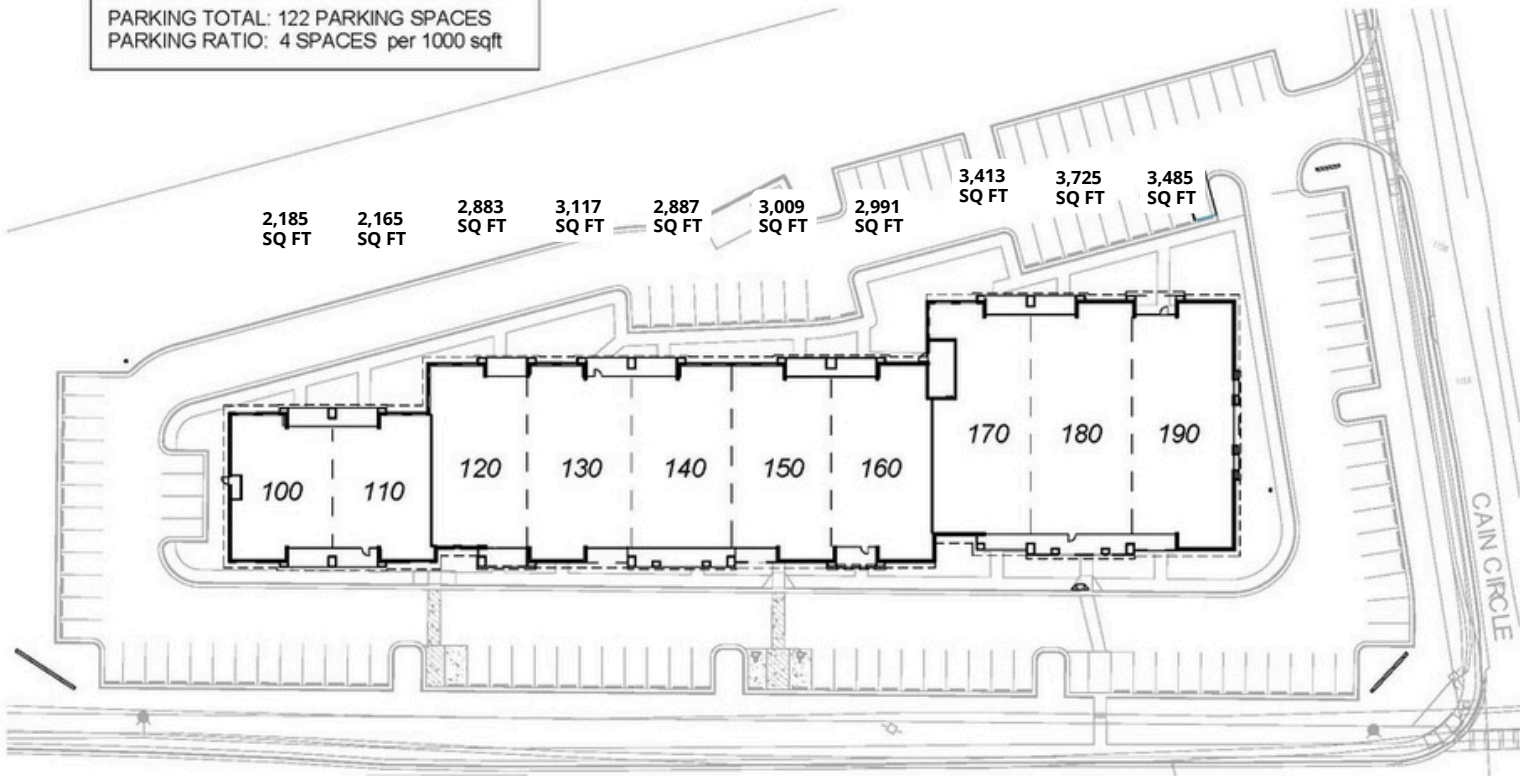


WEST ELEVATION



SOUTH ELEVATION

PARKING TOTAL: 122 PARKING SPACES
PARKING RATIO: 4 SPACES per 1000 sqft

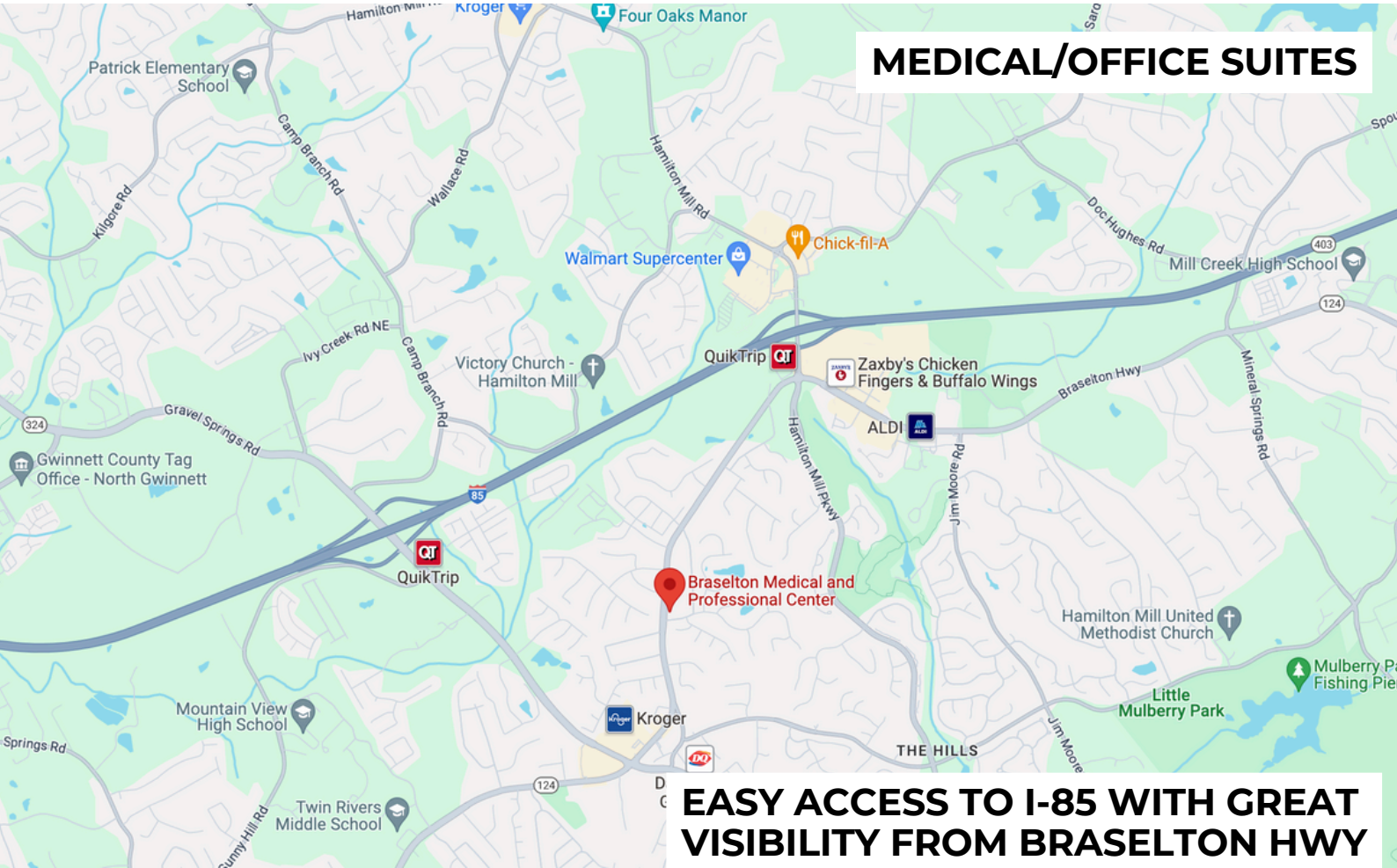


ABOUT THE PROPERTY

Min. Divisible: 1,500 SF
 Property Type: Medical / Office Space
 Property Subtype: Medical / Office Space
 Gross Leasable: 1,500 - 20,000 SF
 Leased: 60%
 Year Built: 2023



 **2103 BRASELTON HWY
DACULA, GA 30019**




MEDICAL/OFFICE SUITES

EASY ACCESS TO I-85 WITH GREAT VISIBILITY FROM BRASELTON HWY

IN THE AREA


- Reagan Medical Center
- Northside/Hamilton Mill Imaging Center
- Covenant Family Medicine
- Emory at Buford
- NGPG Family Sports Medicine
- Dacula Family Practice
- Gwinnet Internal Med Associates
- Northeast Georgia Urgent Care
- Village Pediatrics

NEIGHBORHOOD STATISTICS



1 MILES.....	4,744
3 MILES.....	40,899
5MILES.....	112,287

POPULATION



1 MILES.....	\$75,079
3 MILES.....	\$82,204
5MILES.....	\$86,304

AVG. HH INCOME



**2103 BRASELTON HWY
DACULA, GA 30019**