



## BRASELTON MEDICAL OFFICE

# *Pre-Leasing* MEDICAL OFFICE SPACE

1075 Highway 124 | Braselton, GA 30060

**SPACE AVAILABLE:  
MULTI-STORY, 60,000± SF**

### HIGHLIGHTS

- New medical office opportunity
- Just off I-85 (Exit 126) in Braselton, GA
- Interstate signage potential
- Across from Chateau Elan Golf Club and Winery & Resort
- Less than 4 miles from Northeast Georgia Medical Center's multi-million dollar expansion project
- Strong area demographics with over 2,000 single and multifamily homes near completion within a 3-mile radius

**LOCATION AERIAL**



	3-Mile	5-Mile
Population	25,111	60,405
Households	8,252	20,561
Avg HH Income	\$154,638	\$140,592
Avg Annual Healthcare Expenditures	\$66.8M	\$150.2M

KEVIN EHRINGER | 770.913.3960 | KEHRINGER@ACKERMANCO.NET

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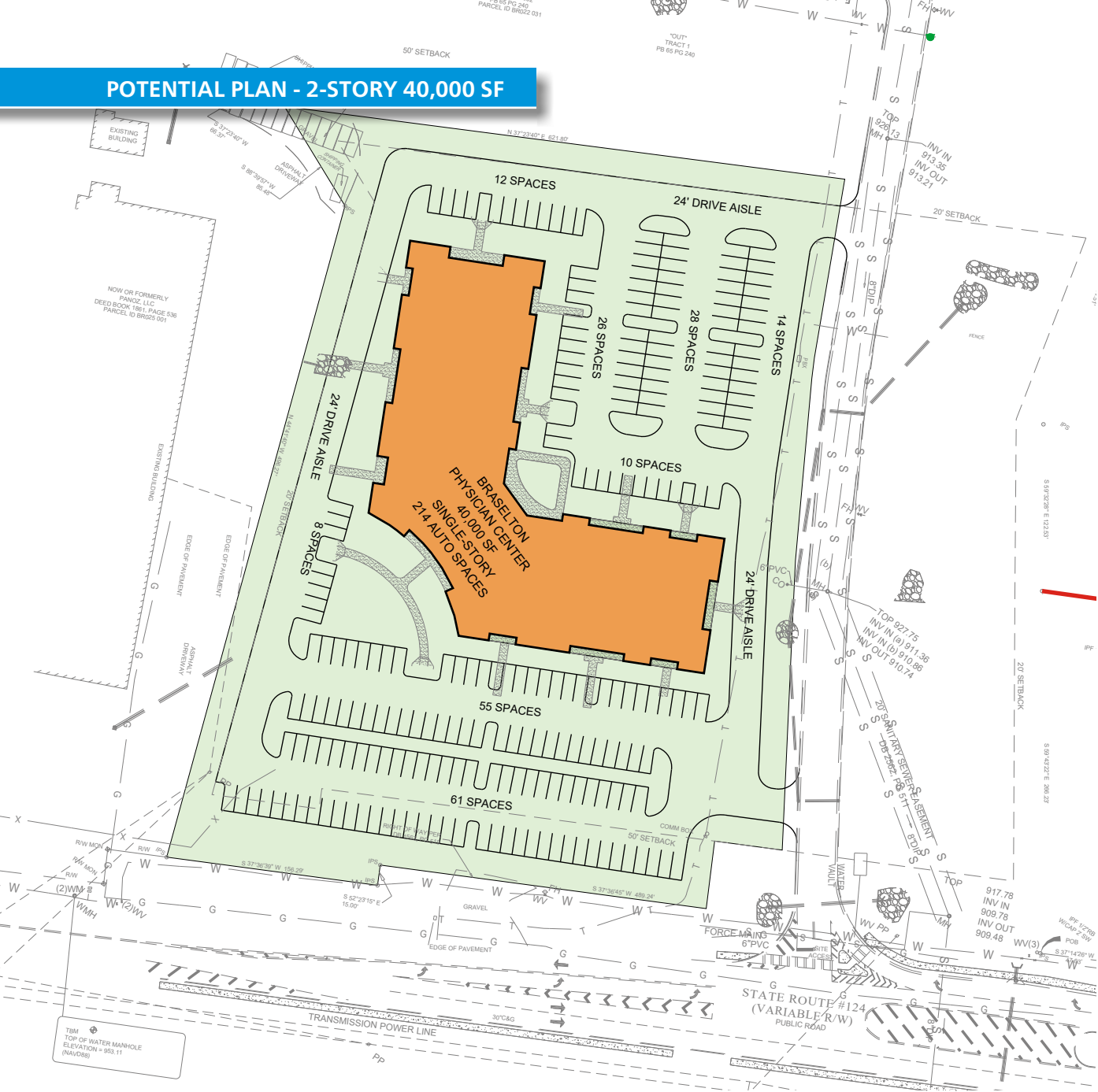
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POTENTIAL PLAN - 2-STORY 40,000 SF



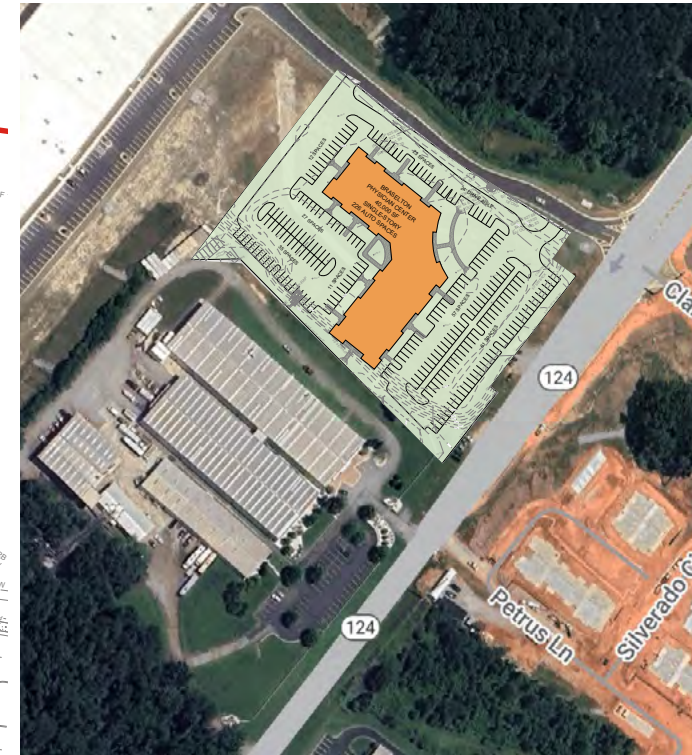
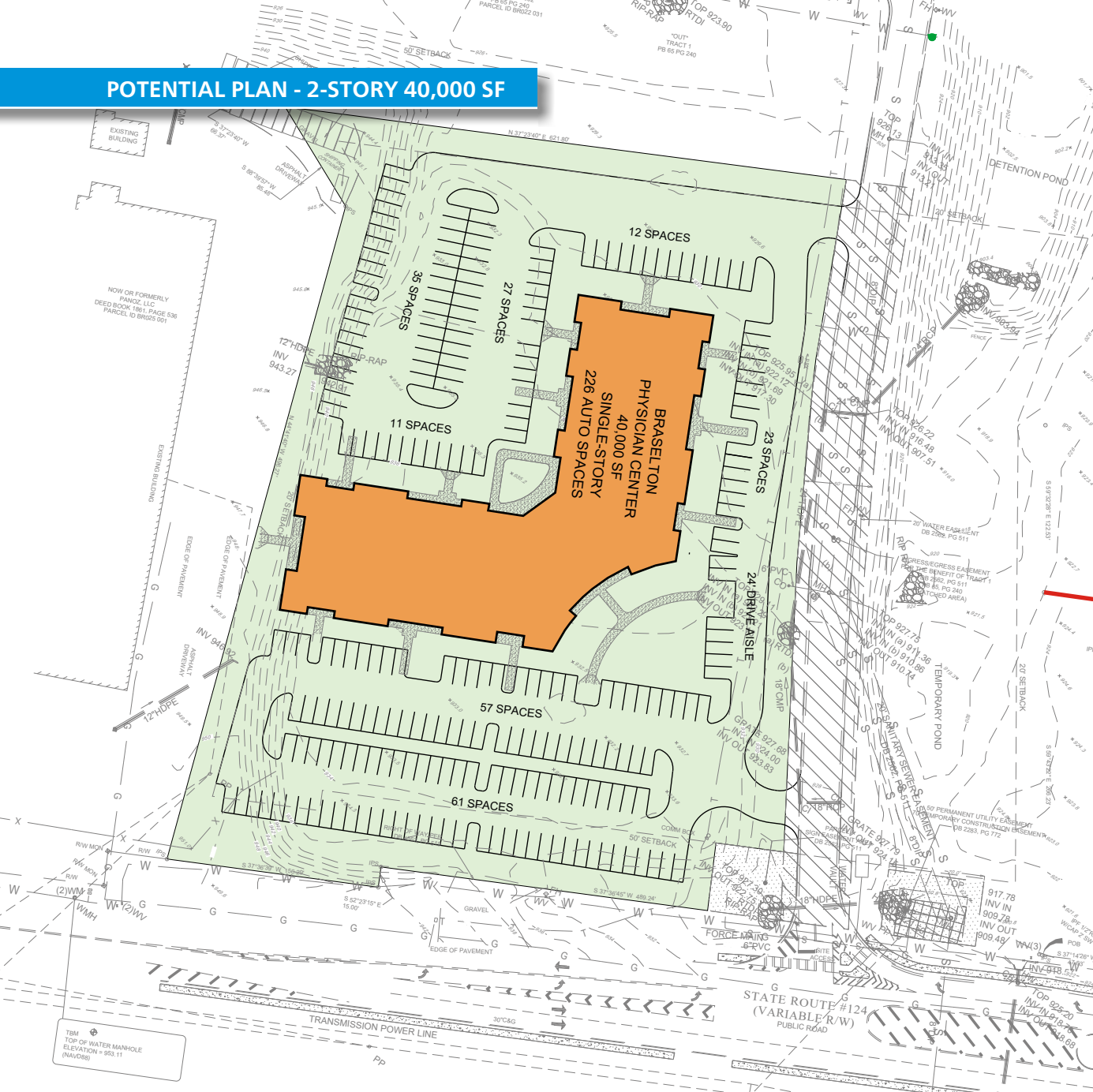
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POTENTIAL PLAN - 2-STORY 40,000 SF



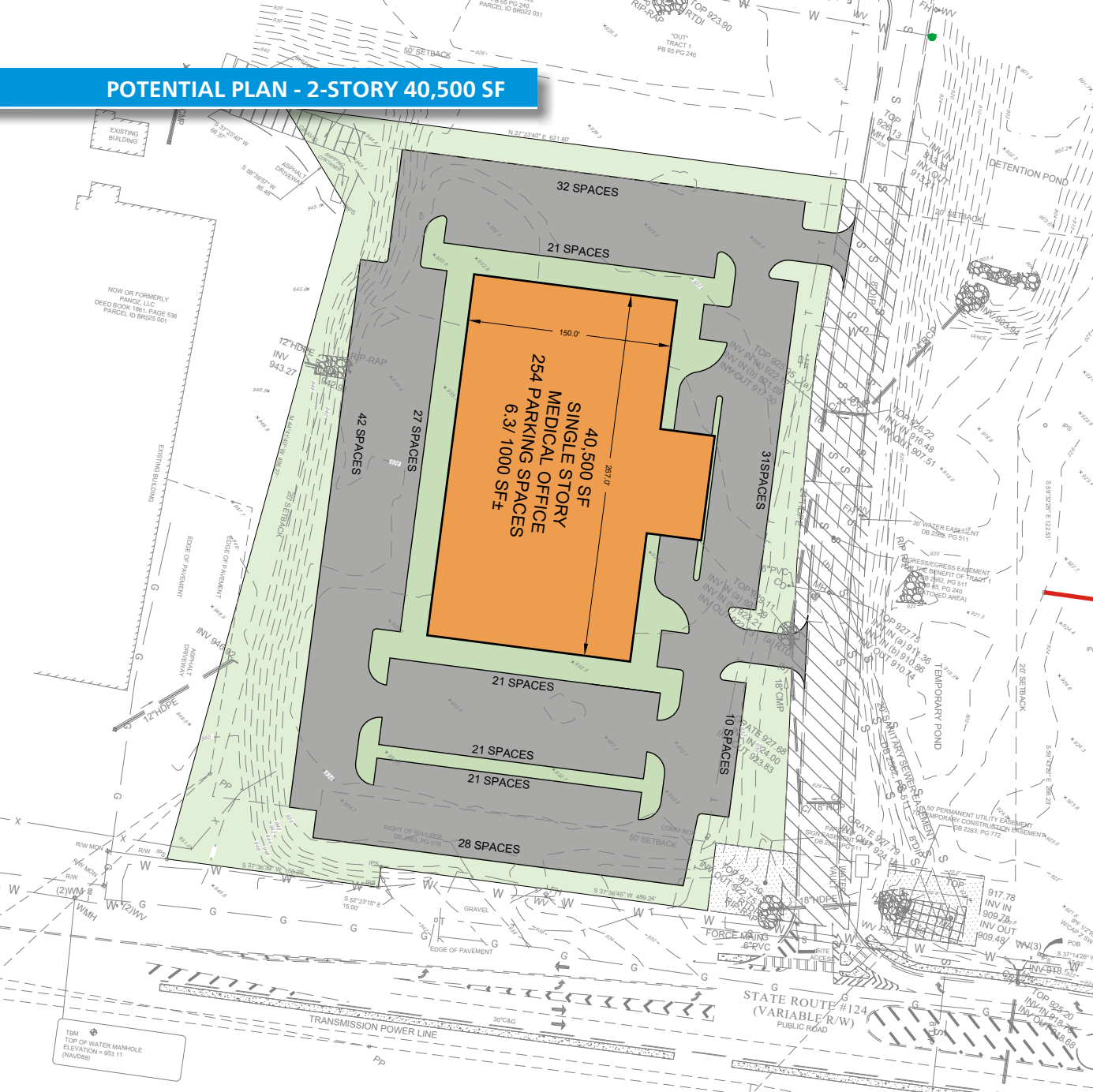
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POTENTIAL PLAN - 2-STORY 40,500 SF



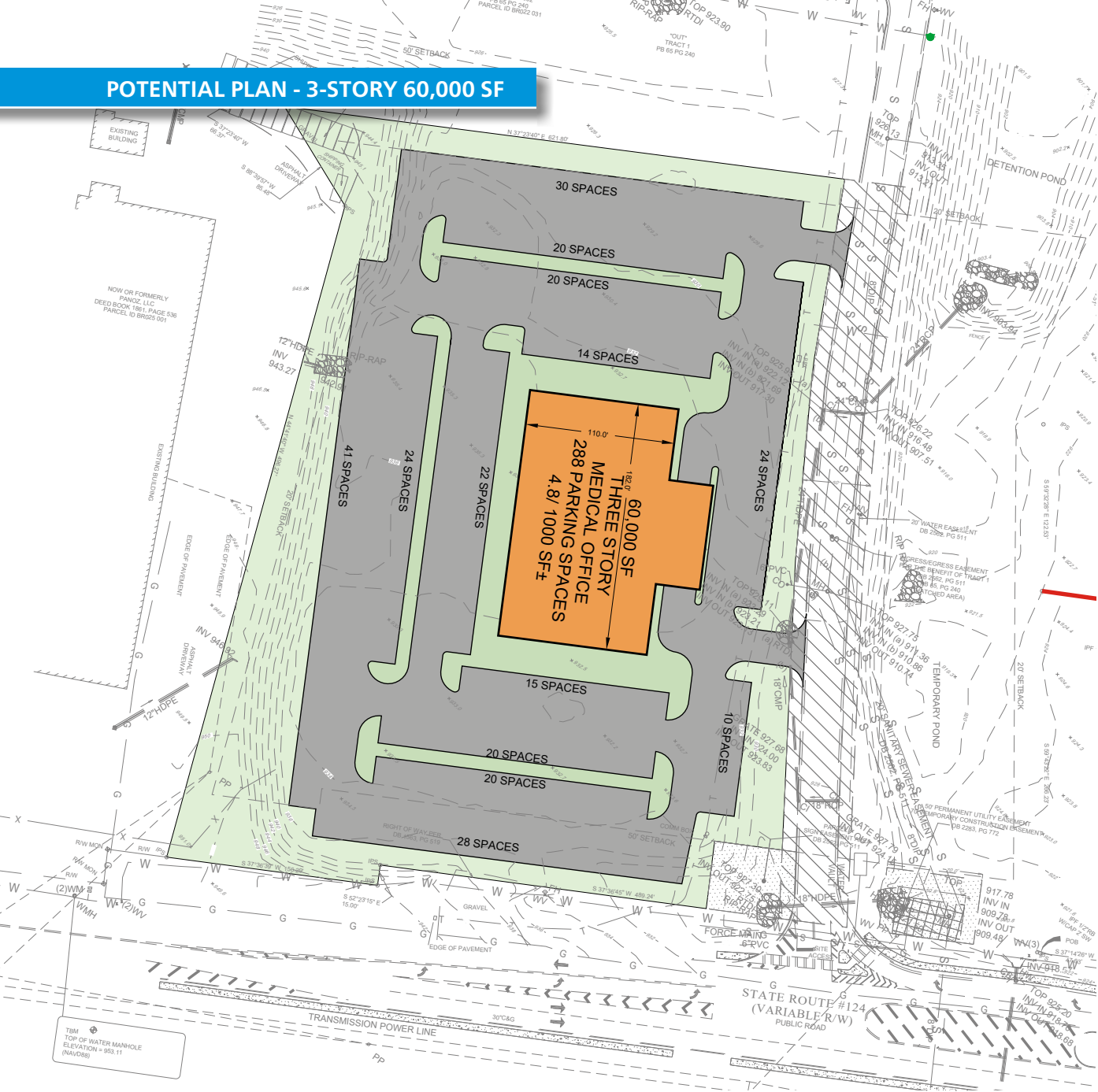
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POTENTIAL PLAN - 3-STORY 60,000 SF



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