

FOR SALE

Medical Office

414 U.S. 25

Millen, GA 30442



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$475,000
Building Size:	2,841 SF
Lot Size:	0.54 Acres
Price/SF:	\$167.19
Year Built:	1988
Zoning:	B-2 Highway Commercial (per City of Millen)

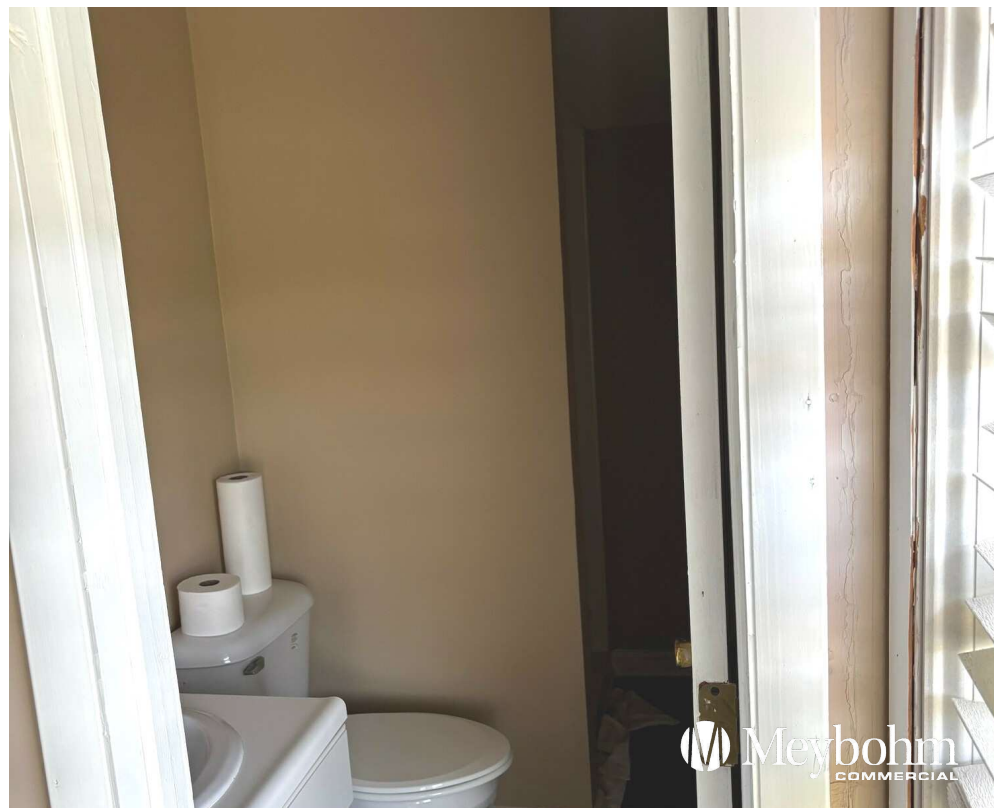
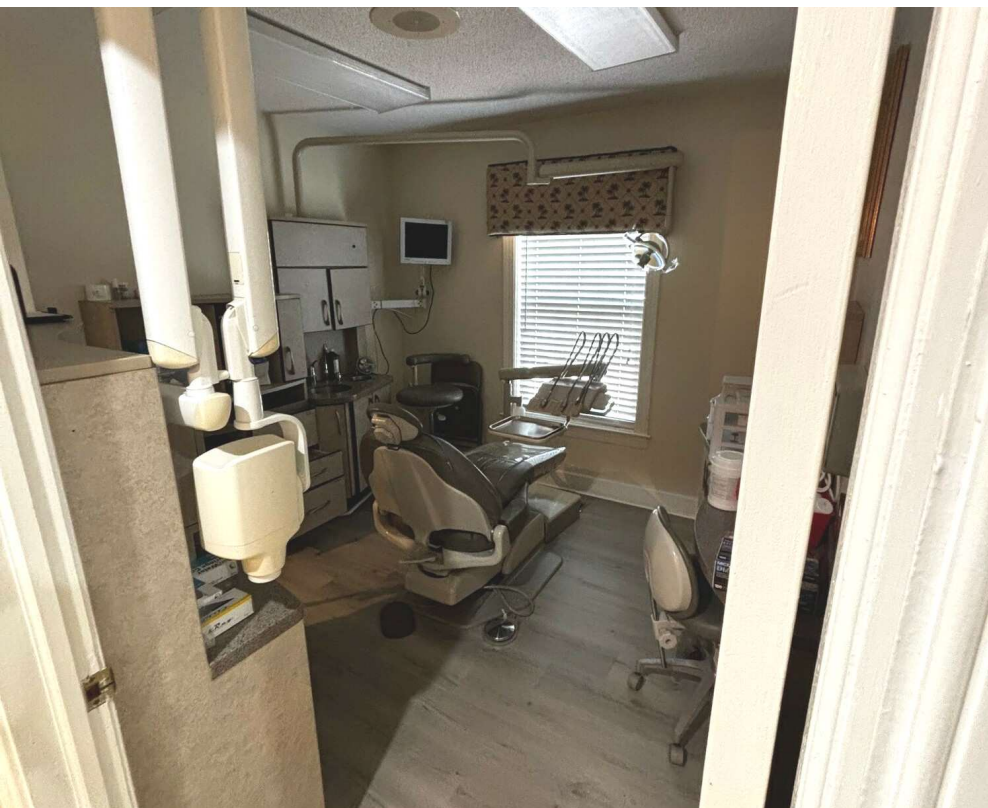
PROPERTY OVERVIEW

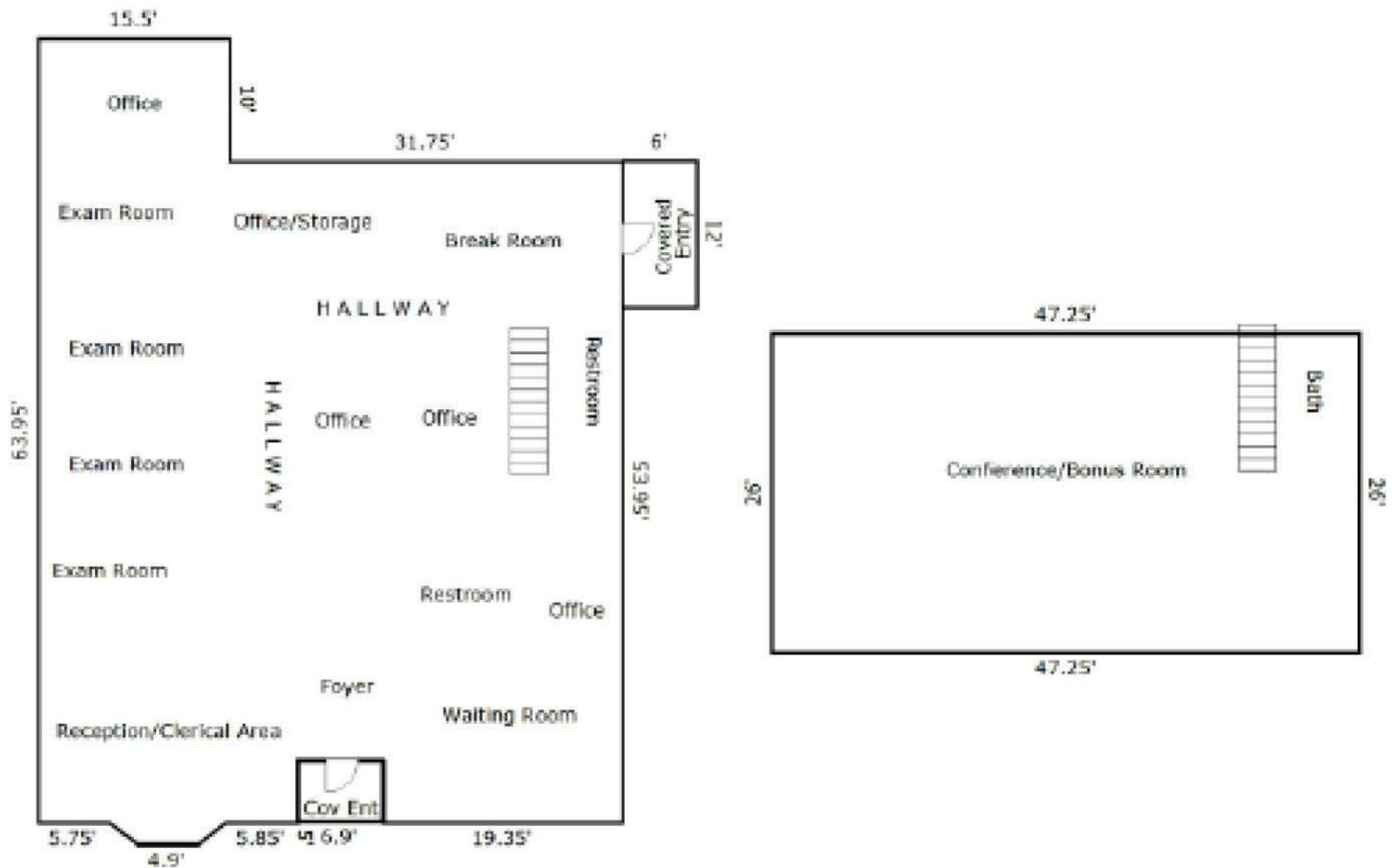
Meybohm Commercial Properties is offering For Sale 414 Highway 25, in Millen GA. It is a 2-story 2,841 SF Medical Office on 0.54 Acres. Most recently used as a dental practice. Built in 1988 and well-maintained, the building is ADA compliant, with a metal roof, vinyl windows, a central electric heat pump, and a combination of LVP and carpet flooring. Inside includes: reception/front desk, waiting room, 3 offices, 4 exam rooms, storage room, kitchen/break room, 3 bathrooms, and 2 additional rooms. Located within Millen City Limits, the city provides gas, water, sewer, and garbage pick-up. 2024 total property tax bill was \$3,722. Plenty of parking (12 spaces) with 156' of road frontage on Highway 25, and 221' on Alabama Avenue. The property is zoned B-2 Commercial (per the City of Millen), which allows a wide range of professional and retail uses. Dental equipment does not convey, but furniture can be negotiated.

LOCATION OVERVIEW

Millen is in eastern middle Georgia, 177 miles from Atlanta, 52 miles from Augusta and 82 miles from Savannah. This property is located in the Millen City Limits, on the southside, only 20 miles south of Waynesboro and 27 miles north of Statesboro. The neighborhood is made up of a mixture of land uses ranging from retail and commercial establishments, and single-family developments. This area of Highway 25 sees approximately 11,600 vehicles per day.







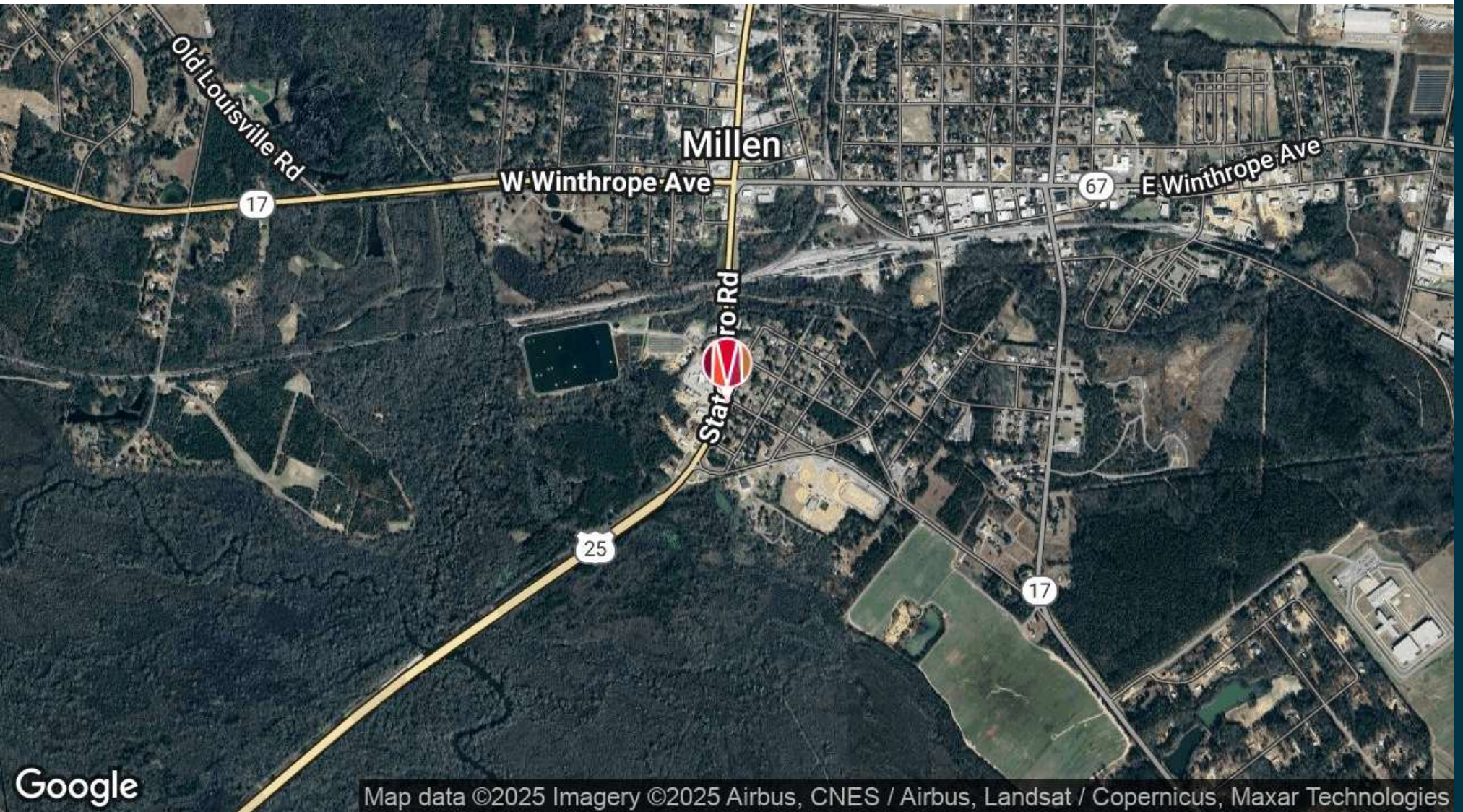


RETAILER MAP



Map
data
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LOCATION MAP

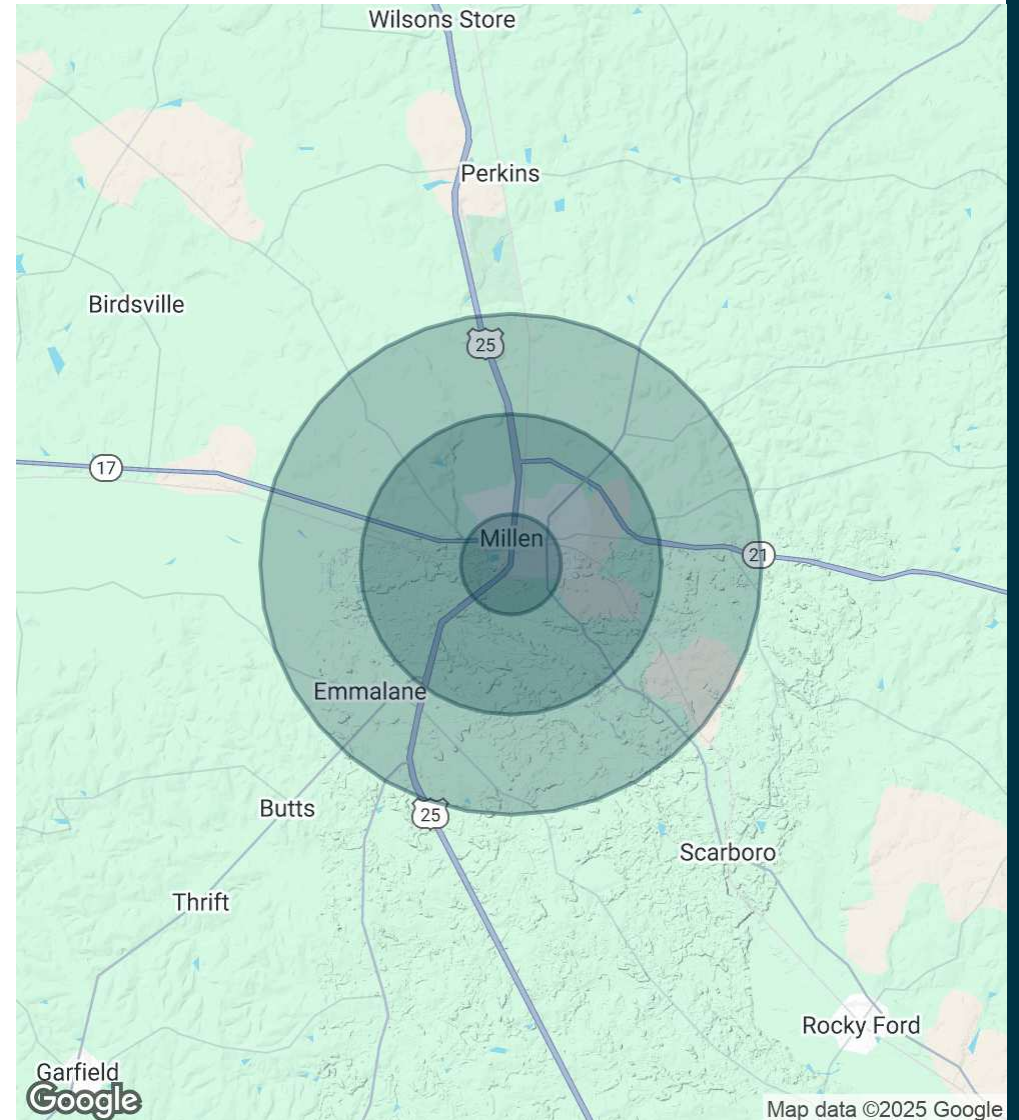


DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,742	4,244	5,478
Average Age	42	42	42
Average Age (Male)	41	41	41
Average Age (Female)	44	44	44

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	622	1,481	1,882
# of Persons per HH	2.8	2.9	2.9
Average HH Income	\$43,389	\$43,427	\$43,538
Average House Value	\$141,466	\$137,229	\$138,822

Demographics data derived from AlphaMap





**MEYBOHM COMMERCIAL
PROPERTIES**

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DAVID HOGG

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PROFESSIONAL BACKGROUND

David Hogg, Jr. is a native Augustan and holds a Bachelor of Arts Degree in Criminal Justice from Roanoke College in Salem, Virginia. David began his career with Trust Company Bank in Atlanta, known today as SunTrust. He later joined Georgia Bank and Trust Company in Augusta. His banking career spanned 20 years and throughout his career in banking, David focused on lending, private banking, trust, investment and asset management to clients who owned and managed their own commercial real estate portfolios.

David serves as a Vice President and Associate Broker for Meybohm Commercial Properties and he specializes in commercial sales and leasing. David is an active member of Trinity on the Hill United Methodist Church, having served as the Chair of the Trustees Board. David is a Paul Harris Fellow, awarded by Rotary International Foundation and currently serves as a Trustee of the Tuttle-Newton Home, Inc. and Piedmont Hospital Augusta. David also serves in an appointed position, as the Chairman of the Augusta Richmond County Riverfront Development Review Board. David is married to Leigh Ann and has four children.

EDUCATION

B.A. Roanoke College Salem, Virginia 1994

GA #365568 // SC #94322