

FOR SALE

PRICE REDUCED

THOMSON MEDICAL
BUILDING

505 Mount Pleasant Rd, Thomson, GA 30824

**SHERMAN &
HEMSTREET**
Real Estate Company

CHRIS FARROW
Sr. Vice President
cfarrow@shermanandhemstreet.com
706.288.1076

Property Summary



PROPERTY DESCRIPTION

Turn key medical office in Thomson, GA. This medical office building has been used by a primary care practice for over 50 years. The building has modern finishes as it has been remodeled and updated numerous times. There is a large waiting room, reception area, 18 exam / procedure rooms, break room, kitchen area, nurse stations, and physician offices. This is a rare opportunity for a medical practice to open with very minimal start up cost.

OFFERING SUMMARY

Sale Price:	\$345,000
Lot Size:	0.49 Acres
Building Size:	6,126 SF
Zoning:	P
Mcduffie County Parcel:	0T060070



CHRIS FARROW

Sr. Vice President
cfarrow@shermanandhemstreet.com
706.288.1076

Complete Highlights



Large modern waiting room



Laboratory area

PROPERTY HIGHLIGHTS

- Modern finishes and updates
- 20 surface parking spaces and 14 gravel employee parking spaces
- 18 exam / procedure rooms
- Large laboratory
- Multiple nurse stations
- Large waiting room
- Break area / kitchen area, and physician offices
- Five restrooms
- 6 HVAC systems
- 50 years of successful primary care practice
- Move in ready for many medical users

Additional Photos



Modern exam rooms



Updated throughout



Nurses Station

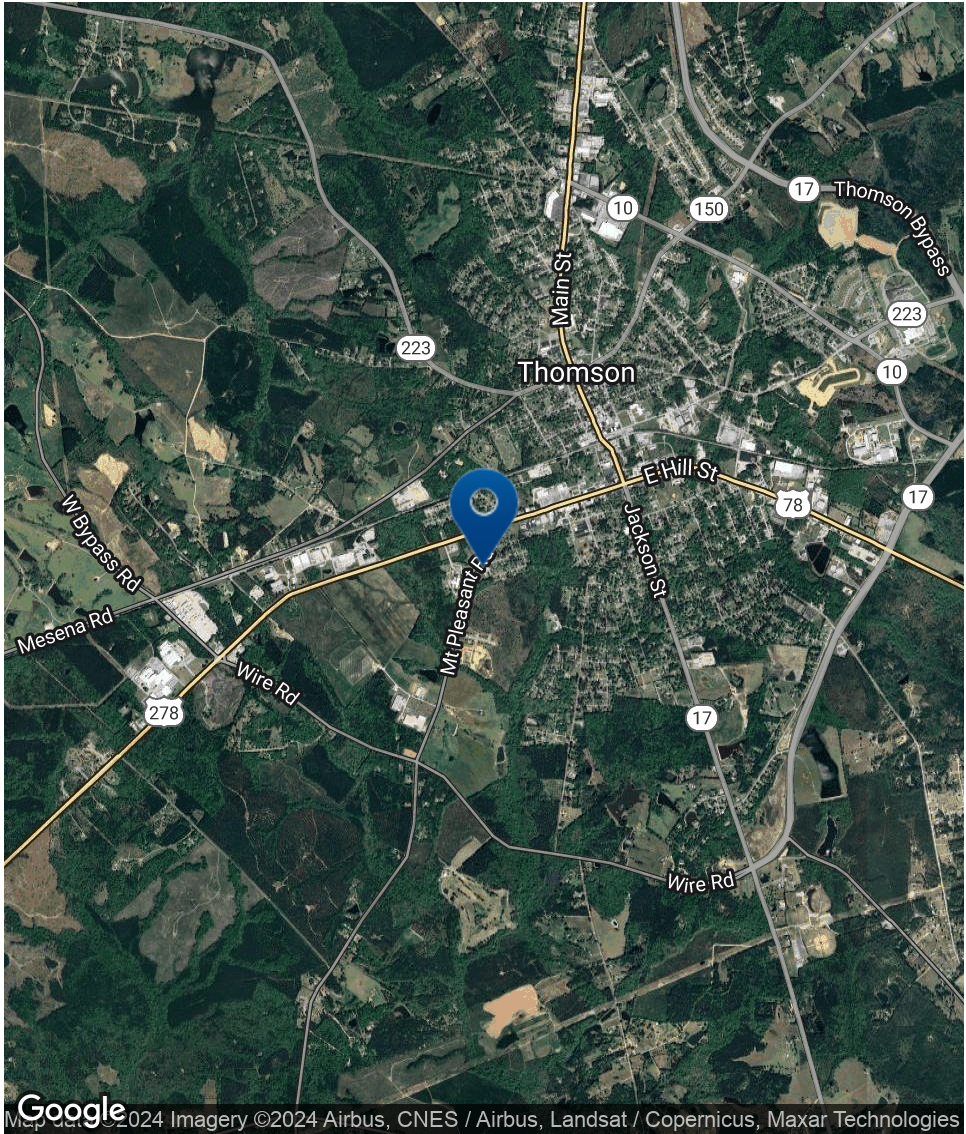
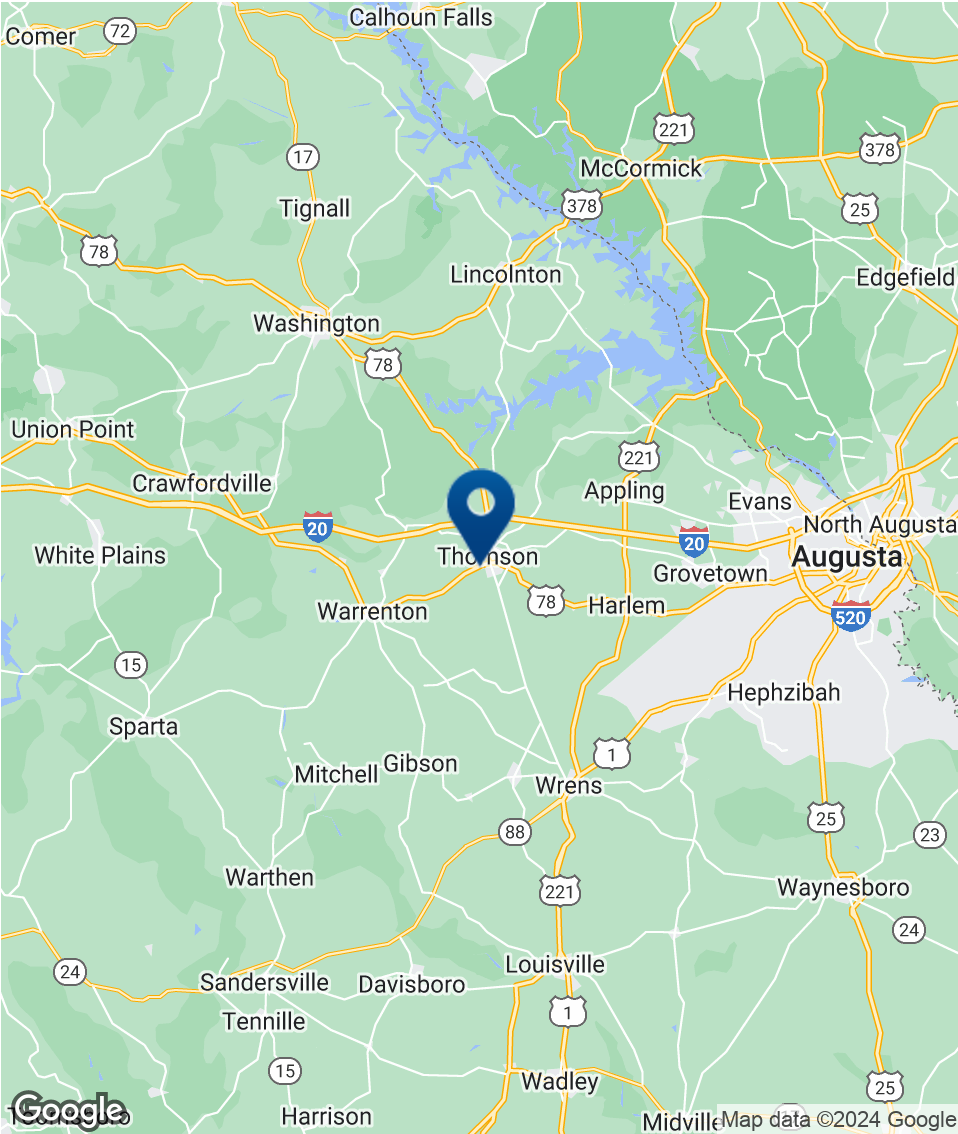


Modern waiting room

SHERMAN & HEMSTREET
Real Estate Company

CHRIS FARROW
Sr. Vice President
cfarrow@shermanandhemstreet.com
706.288.1076

Location Map



SHERMAN & HEMSTREET
Real Estate Company

CHRIS FARROW
Sr. Vice President
cfarrow@shermanandhemstreet.com
706.288.1076

Site Plans



**SHERMAN &
HEMSTREET**
Real Estate Company

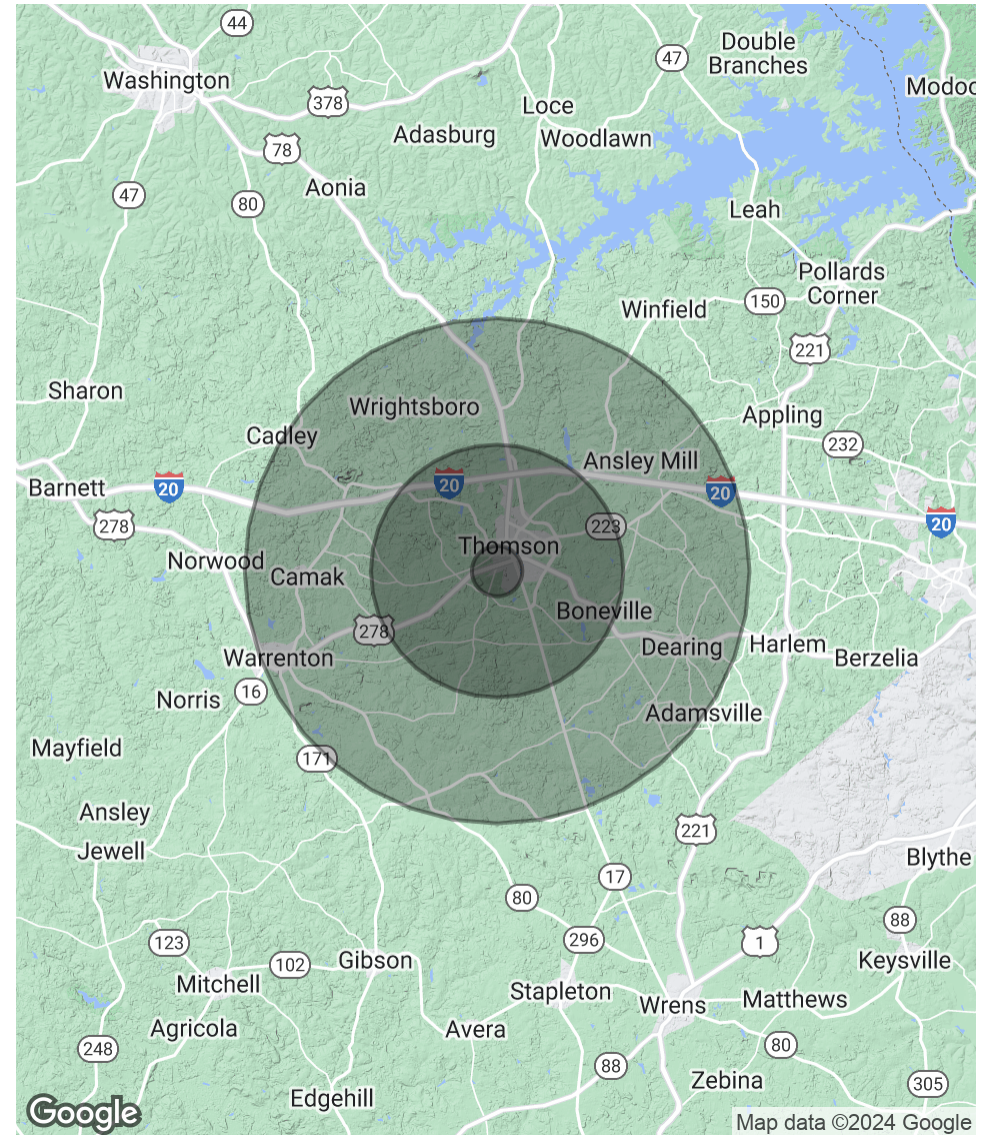
CHRIS FARROW
Sr. Vice President
cfarrow@shermanandhemstreet.com
706.288.1076

Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,091	12,897	23,801
Average Age	40.5	37.7	38.8
Average Age (Male)	34.5	36.5	37.9
Average Age (Female)	37.7	39.4	40.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	579	5,744	10,473
# of Persons per HH	1.9	2.2	2.3
Average HH Income	\$41,758	\$49,952	\$51,230
Average House Value	\$104,366	\$120,546	\$124,732

2020 American Community Survey (ACS)



CHRIS FARROW

Sr. Vice President

cfarrow@shermanandhemstreet.com

706.288.1076