



FOR LEASE

MEDICAL OFFICE BUILDING

505 Mount Pleasant Rd, Thomson, GA 30824

**SHERMAN &
HEMSTREET**
Real Estate Company

CHRIS FARROW
Sr. Vice President
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706.288.1076

Property Summary



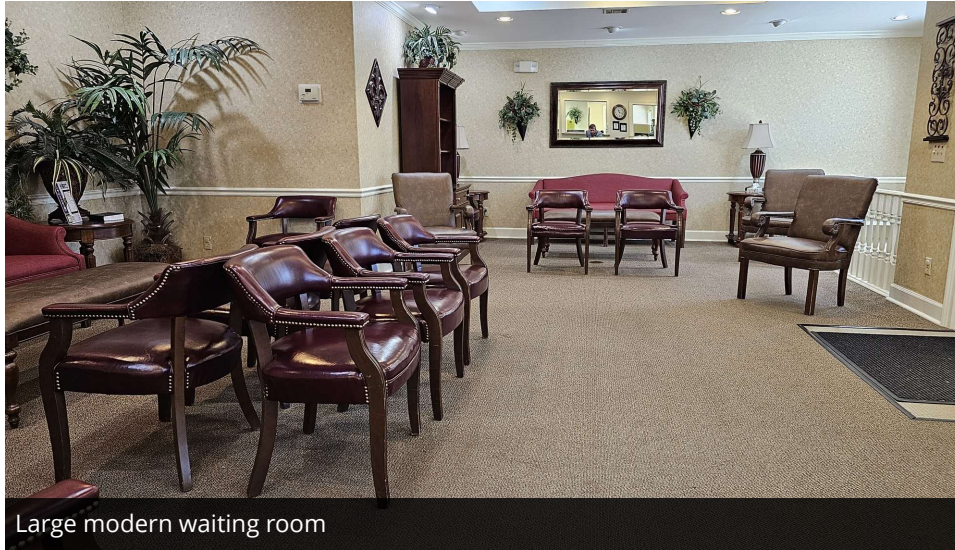
PROPERTY DESCRIPTION

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

Lease Rate:	\$10.00 psf
Available SF:	6,335 SF
Lot Size:	0.49 Acres
Building Size:	6,335 SF
Zoning:	P
Mcduffie County Parcel:	0T060070

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

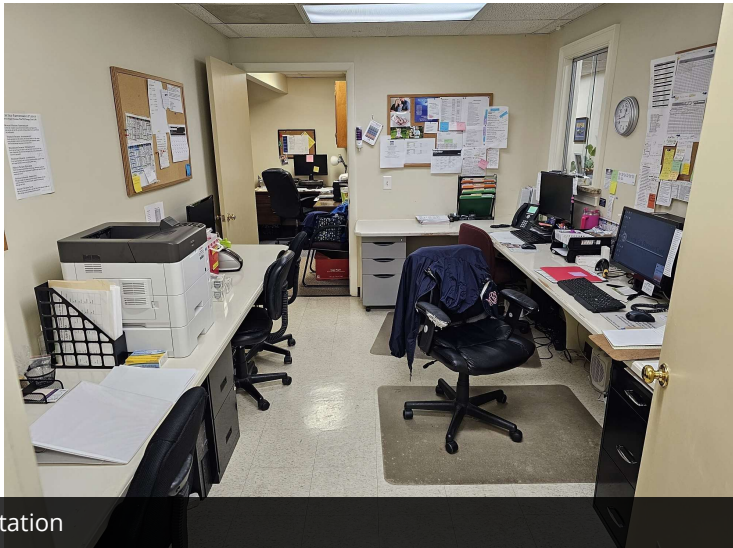
Additional Photos



Modern exam rooms



Updated throughout



Nurses Station

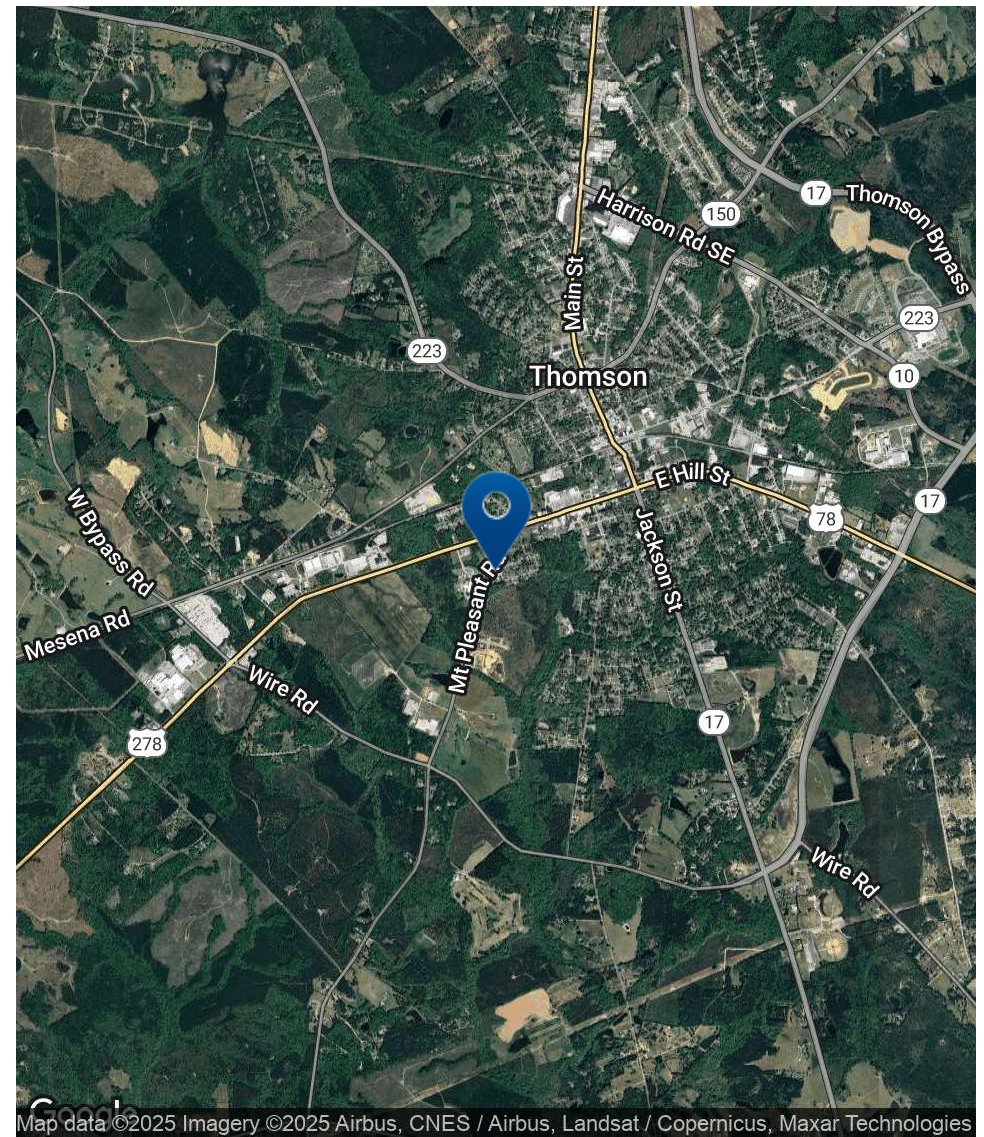
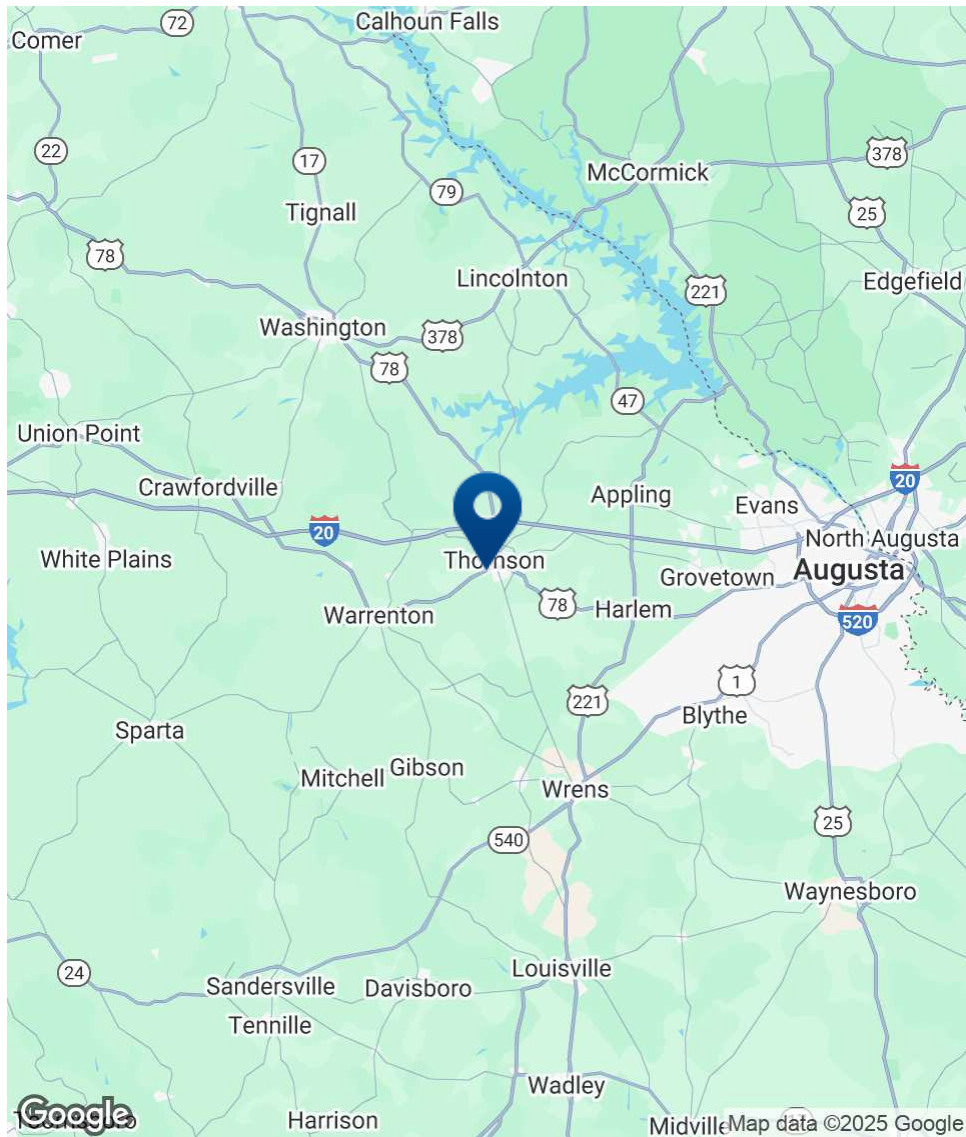


Modern waiting room

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Location Map



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Site Plans



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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)

