

FOR LEASE

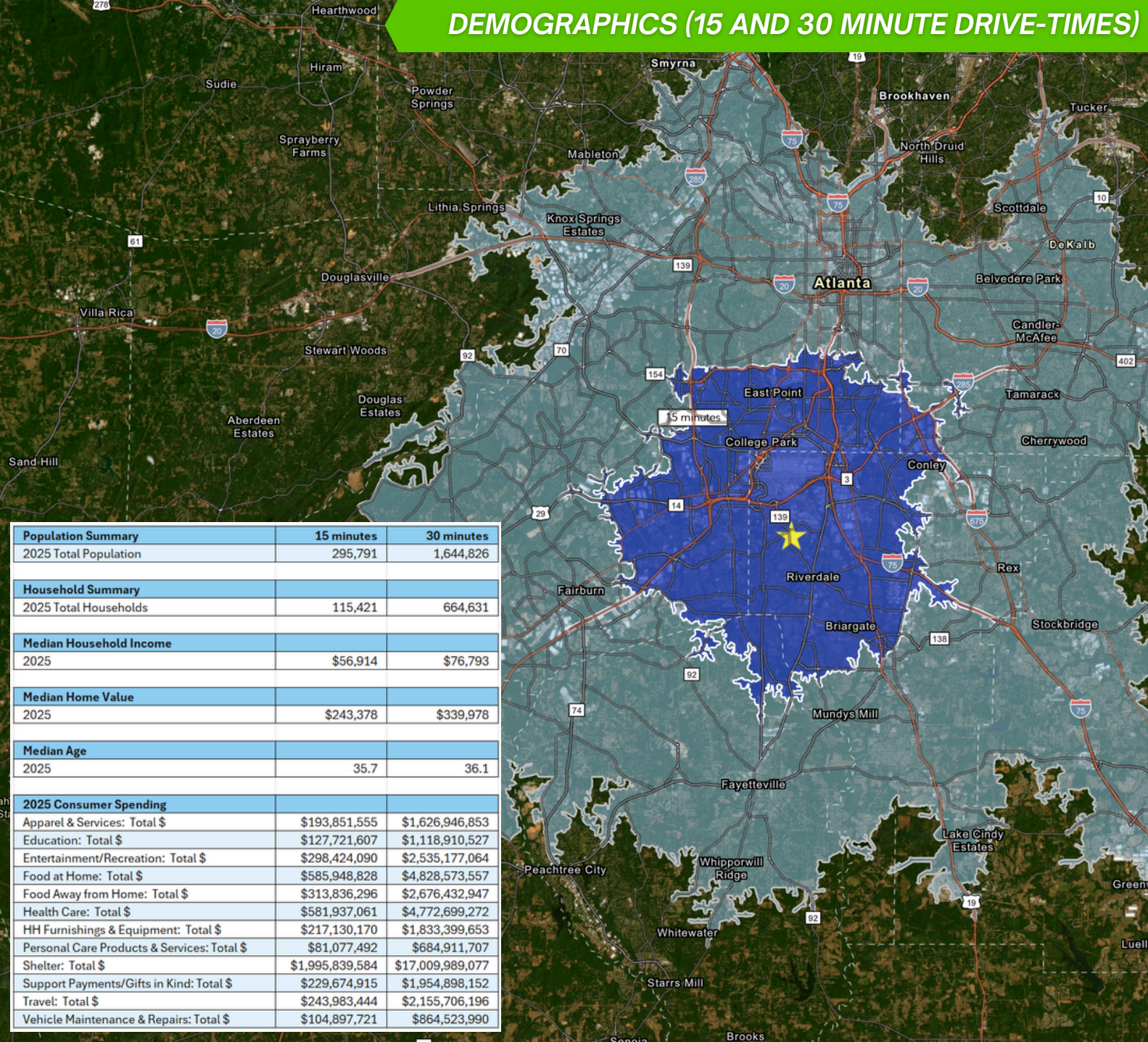
1177 Garden Walk Blvd | College Park, GA 30349

- 3,168 SF standalone medical office building
- Existing dental buildout with 8 operatories
- Fully equipped with plumbing and clinical infrastructure
- Private physician office plus additional associate office
- Functional layout for dental, medical, or specialty use
- Single-tenant occupancy with on-site parking

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DEMOGRAPHICS (15 AND 30 MINUTE DRIVE-TIMES)



Population Summary	15 minutes	30 minutes
2025 Total Population	295,791	1,644,826
Household Summary		
2025 Total Households	115,421	664,631
Median Household Income		
2025	\$56,914	\$76,793
Median Home Value		
2025	\$243,378	\$339,978
Median Age		
2025	35.7	36.1
2025 Consumer Spending		
Apparel & Services: Total \$	\$193,851,555	\$1,626,946,853
Education: Total \$	\$127,721,607	\$1,118,910,527
Entertainment/Recreation: Total \$	\$298,424,090	\$2,535,177,064
Food at Home: Total \$	\$585,948,828	\$4,828,573,557
Food Away from Home: Total \$	\$313,836,296	\$2,676,432,947
Health Care: Total \$	\$581,937,061	\$4,772,699,272
HH Furnishings & Equipment: Total \$	\$217,130,170	\$1,833,399,653
Personal Care Products & Services: Total \$	\$81,077,492	\$684,911,707
Shelter: Total \$	\$1,995,839,584	\$17,009,989,077
Support Payments/Gifts in Kind: Total \$	\$229,674,915	\$1,954,898,152
Travel: Total \$	\$243,983,444	\$2,155,706,196
Vehicle Maintenance & Repairs: Total \$	\$104,897,721	\$864,523,990

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A largely urban and suburban population of working households, typically under 54, with a mix of education and strong participation across service-driven industries like healthcare, retail, and transportation. Many are renters living in older, modestly priced homes, balancing affordability with access to metro job centers. Daily life is practical and value-driven. Spending focuses on essentials, family needs, and accessible entertainment, with frequent use of discount retailers and digital banking tools. Social media plays a central role in staying connected, while traditional media like TV, radio, and print still hold strong influence.

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