

**SALE**

**5281 Cleveland Hwy**

**5281 CLEVELAND HIGHWAY**

Clermont, GA 30527

**PRESENTED BY:**

**KAREN BASTON**

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GA #323369

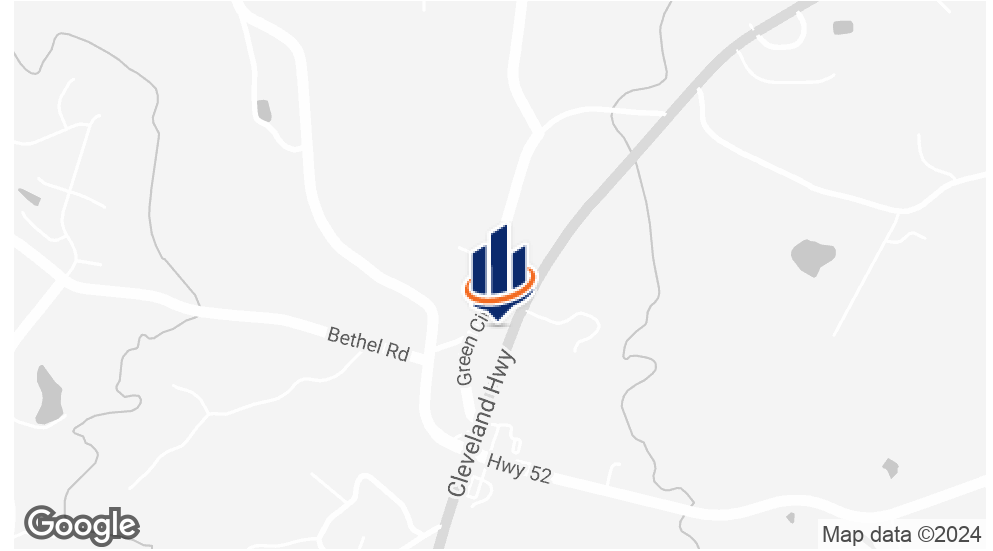
**GEORGE HOKAYEM, CCIM**

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## PROPERTY SUMMARY



## OFFERING SUMMARY

<b>SALE PRICE:</b>	Call For Pricing
<b>BUILDING SIZE:</b>	3,500 SF
<b>AVAILABLE SF:</b>	
<b>LOT SIZE:</b>	0.9 Acres
<b>PRICE / SF:</b>	-
<b>YEAR BUILT:</b>	2001
<b>ZONING:</b>	Commercial

**MARKET:** Clermont

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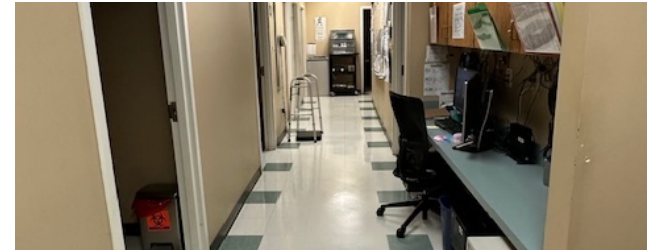
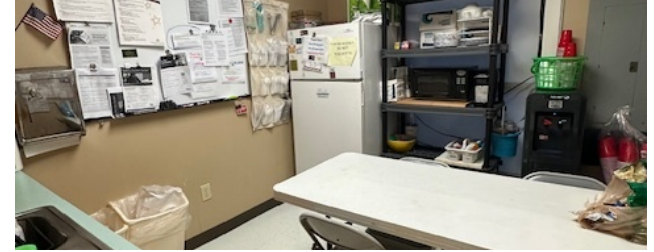
## PROPERTY OVERVIEW

Long established Medical Office Building For Sale. Currently occupied by NGPG Family Medicine Clinic. Practice will be relocating end of April 2024. Building available for owner/user. Excellent road frontage location. Near busy business intersection that includes Wauka Mtn Elementary School, Banks, Pharmacy and Retail.

## PROPERTY HIGHLIGHTS

- Medical Office Available for Owner User
- Lease in place until May 2024
- Lead lined room in place for radiology
- Ample waiting room
- Surface Parking

## ADDITIONAL PHOTOS



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# ADDITIONAL PHOTOS



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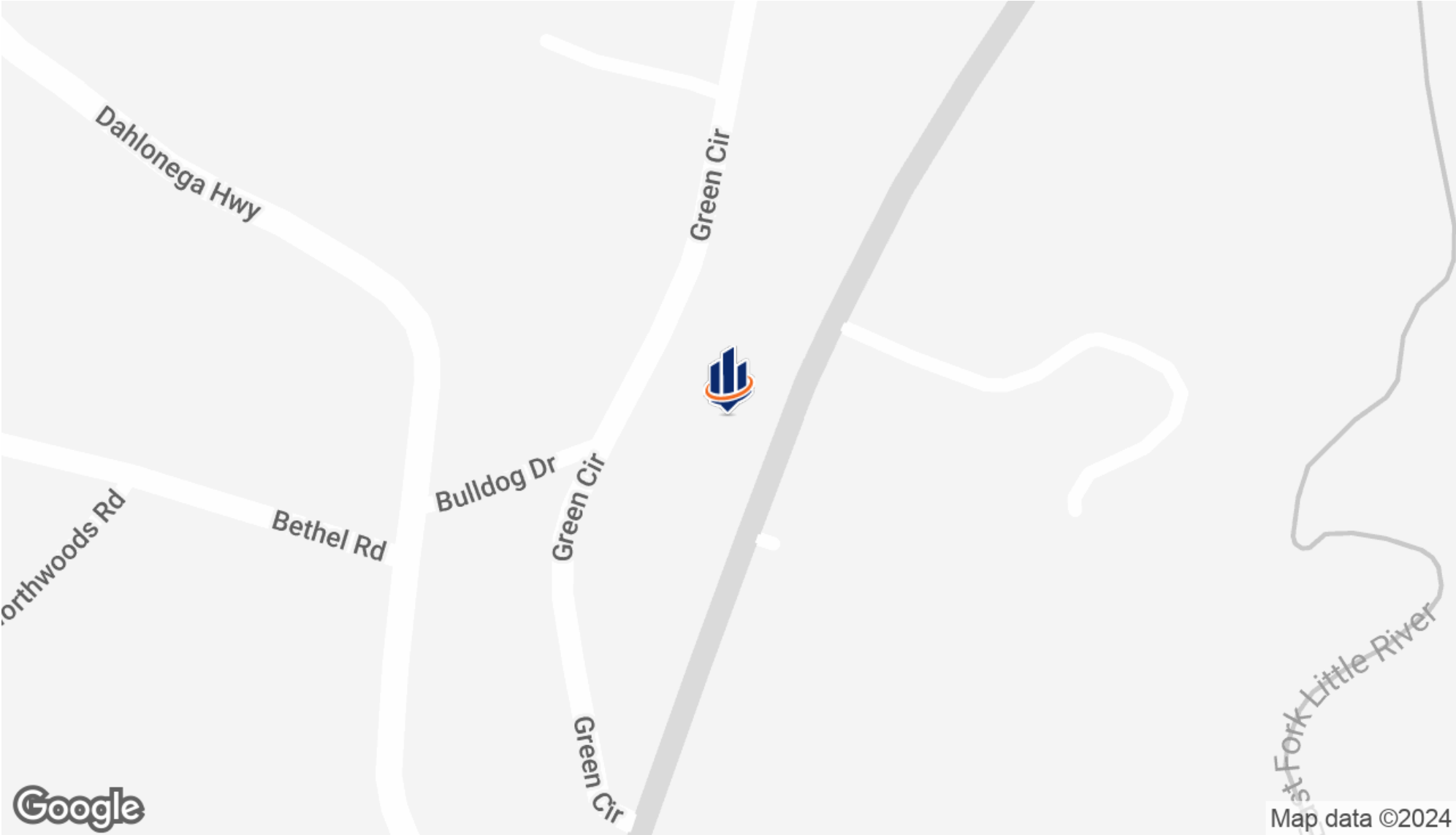
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**LOCATION MAP**



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# DEMOGRAPHICS MAP & REPORT

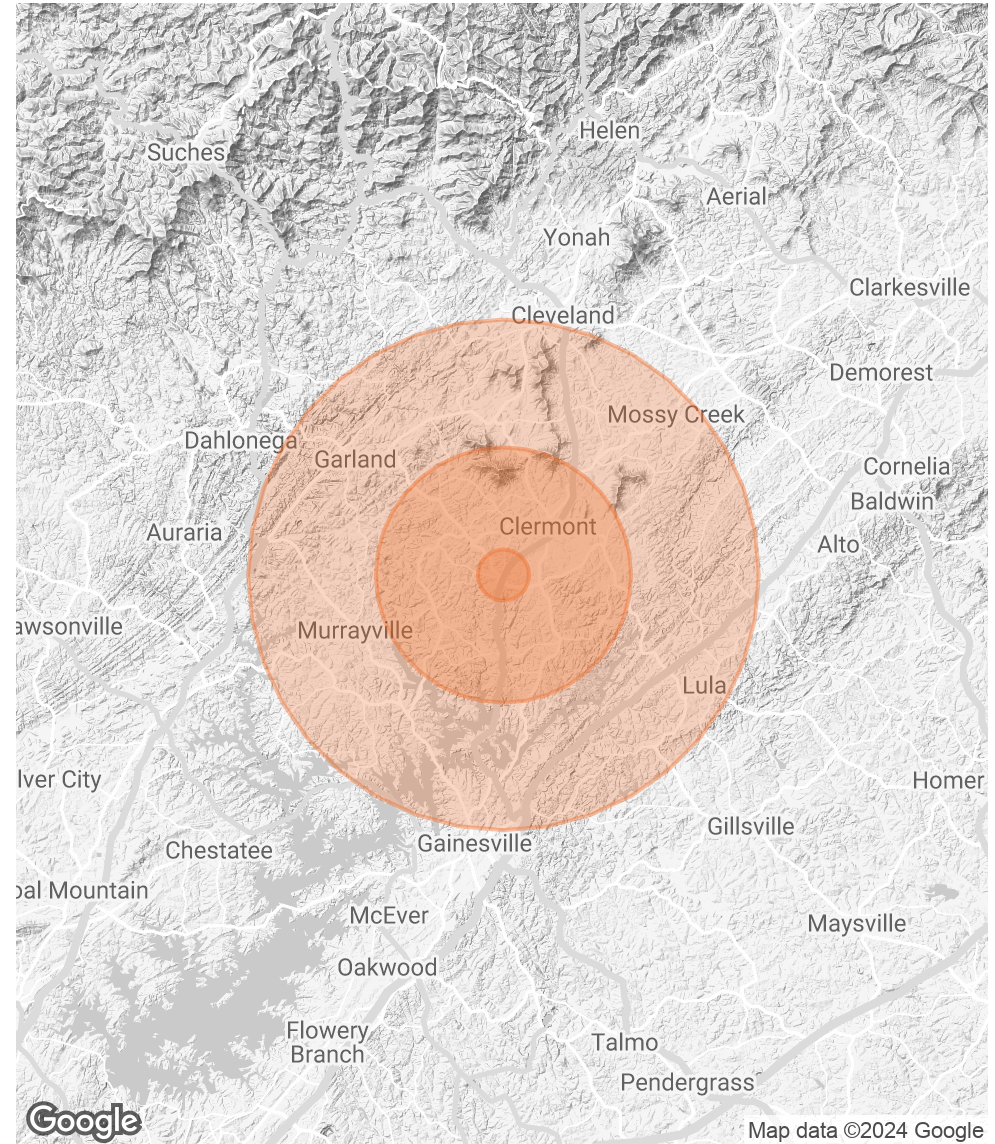
## POPULATION

	1 MILE	5 MILES	10 MILES
<b>TOTAL POPULATION</b>	579	12,439	78,394
<b>AVERAGE AGE</b>	45.4	45.3	42.3
<b>AVERAGE AGE (MALE)</b>	44.4	44.1	40.5
<b>AVERAGE AGE (FEMALE)</b>	46.0	45.8	43.8

## HOUSEHOLDS & INCOME 1 MILE 5 MILES 10 MILES

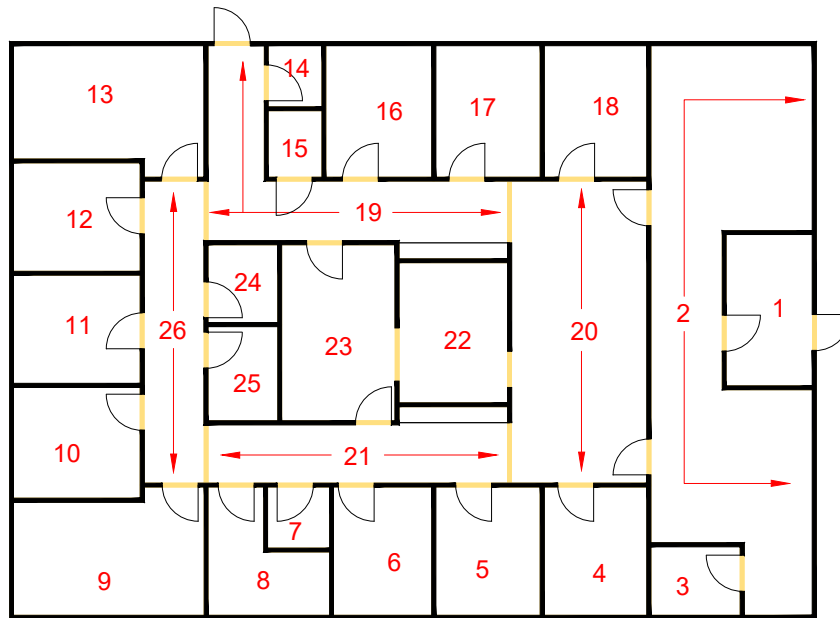
	1 MILE	5 MILES	10 MILES
<b>TOTAL HOUSEHOLDS</b>	248	5,262	33,447
<b># OF PERSONS PER HH</b>	2.3	2.4	2.3
<b>AVERAGE HH INCOME</b>	\$73,682	\$73,189	\$74,089
<b>AVERAGE HOUSE VALUE</b>	\$231,583	\$241,426	\$237,605

\* Demographic data derived from 2020 ACS - US Census



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**NORTHEAST  
GEORGIA  
MEDICAL CENTER**

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- NGPG WAUKA MOUNTAIN
  - 5281 CLEVELAND HIGHWAY
  - 1/16"=1'-0"
  - 3,203 SQUARE FEET
-

## MEET THE TEAM



### KAREN BASTON

Senior Advisor / Medical Specialist

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### GEORGE HOKAYEM, CCIM

Managing Director

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## ADVISOR BIO 1



### KAREN BASTON

Senior Advisor / Medical Specialist

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### PROFESSIONAL BACKGROUND

Karen Baston serves as an Associate Broker and senior advisor for SVN/Hokayem Commercial Real Estate, specializing in the sale and leasing of medical office and medical property in Northeast Georgia. She has earned the designation of Certified Office Specialist within SVN nationally.

Prior to joining SVN Baston served as a principal for kbMedical, LLC, a practice management and consulting company, providing management oversight and specific consulting services within the healthcare sector. The areas Baston focused on include: strategic planning, operations, business development, marketing, and start-up. Previously, Baston served as chief operating officer for a multispecialty medical practice in Gainesville, Georgia. Baston's responsibilities included overseeing all clinical and ancillary department operations within the clinic. Prior to her position with the Clinic, she was affiliated with a national practice management company that provided emergency medicine and anesthesia services to hospitals. Baston's role was in the areas of business development, mergers and acquisitions, and operations throughout the country. Her experience in many areas of business facilitated her involvement in several business roundtables for executives in the northeast Georgia area.

As a specialist in the industry's healthcare sector, Baston is a registered nurse, and a former certified trauma nurse specialist. Additionally, Baston is a member of the CREW, Director on the Foundation Board of the Northeast Georgia Health System, Past President of North Hall Community Education Foundation, as well as other Board positions within the Community. In her spare time, she enjoys spending time with her two children and husband, as well as playing golf, riding her two horses,

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## ADVISOR BIO 2

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Managing Director

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### PROFESSIONAL BACKGROUND

George A. Hokayem, CCIM serves as managing director for SVN/Hokayem Commercial Real Estate specializing in the sale of office, retail and health care properties throughout the Gainesville, Georgia region. With more than 31 years of experience, Hokayem has completed numerous transactions valued in excess of \$75 million.

Hokayem established Hokayem Commercial Real Estate in 1996 which became SVN/Hokayem Commercial Real Estate in 2003. He is the owner of Hokayem School of Real Estate, which issues continuing education units for commercial real estate agents licensed in the state of Georgia.

Additionally, Hokayem has been a guest speaker and/or trainer for Coldwell Banker, Athens Board of Realtors, Georgia Association of Realtors, Georgia CCIM Chapter and Gainesville Estate Planning Seminar. He is also a member of International Council of Shopping Centers (ICSC), the Urban Land Institute (ULI) and is a Certified Commercial Investment Member (CCIM).

Married with four children, Hokayem holds a Masters in Real Estate/Business Management from the University of Georgia and has completed post-graduate work in Accounting from the University of Georgia.

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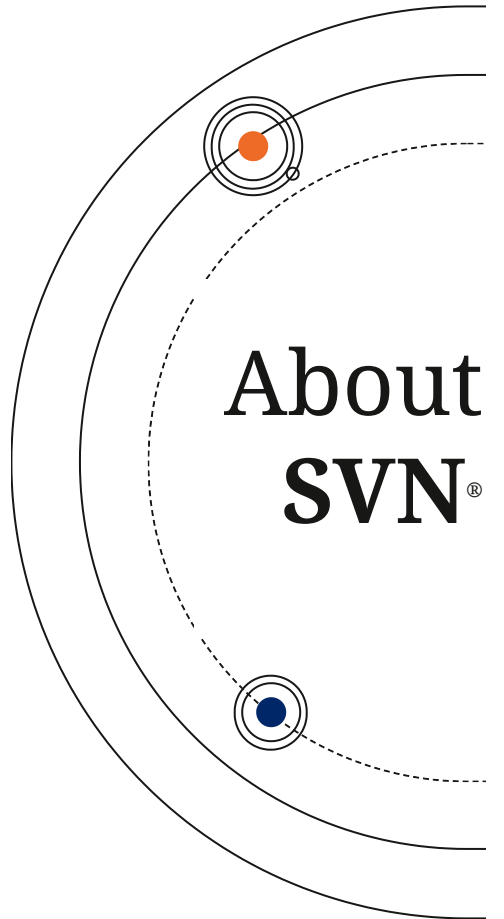
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## ABOUT SVN



The SVN® brand was founded in 1987 out of a desire to improve the commercial real estate industry for all stakeholders through cooperation and organized competition.

The SVN organization is comprised of over 2,000 Advisors and staff in over 200 offices across the globe. Expanded geographic coverage and amplified outreach to traditional, cross-market and emerging owners and tenants is how we differentiate ourselves from the competition. Our proactive promotion of properties and fee sharing with the entire commercial real estate industry is our way of putting clients' needs first. This is our unique Shared Value Network® and just one of the many ways that SVN Advisors create amazing value with our clients, colleagues, and communities.

Our robust global platform, combined with the entrepreneurial drive of our business owners and their dedicated SVN Advisors, assures representation that creates maximum value for our clients.

***This is the SVN Difference.***

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