



ATLAS

FOR LEASE

HARMONY MEDICAL CENTER AT LAKE OCONEE
MULTIPLE SUITES AVAILABLE

EXECUTIVE OVERVIEW

Strategically located just 10 miles south of Interstate 20 on Lake Oconee Parkway and a mere 3 miles from Publix on Highway 44, Harmony Medical Center boasts high visibility, easy accessibility, and close proximity to St. Mary's Good Samaritan Hospital, Reynolds Lake Oconee, Cuscowilla, and Water's Edge. Within a 5-mile radius, there are over 13,000 residents whose median age is 50+, creating a strong demand for healthcare services, particularly those catering to an aging population.

Harmony Crossing is located at the intersection of Lake Oconee Parkway (Route 44) and Harmony Road in Eatonton, Georgia. The development is divided into a mix of 40,000 square feet general retail space and 30,000 square feet of designated medical space and is anchored by the Harbor at Harmony Crossing Assisted Living Facility. It was specifically designed to provide physicians and other healthcare professionals with an integrated, full-service medical environment to deliver accessible, comprehensive care to the surrounding community.

Harmony Medical Center already hosts a diverse array of medical specialties, including Cardiology, Oncology, Audiology, Physical Therapy, Pharmacy and Home Health Care. The center offers a range of amenities designed to support both patients and medical tenants:

- High visibility with upgraded site and signage lighting
- Ample, well-lit free parking and pedestrian walkways
- Beautifully maintained facilities
- Attractive leasing terms for medical-related businesses

This is an exceptional opportunity for medical-related businesses seeking to establish or expand their presence in the Lake Oconee market!



SITE PLAN

Area outlined in BLUE is for
medical tenants only.



Area outlined in RED is
general commercial use.

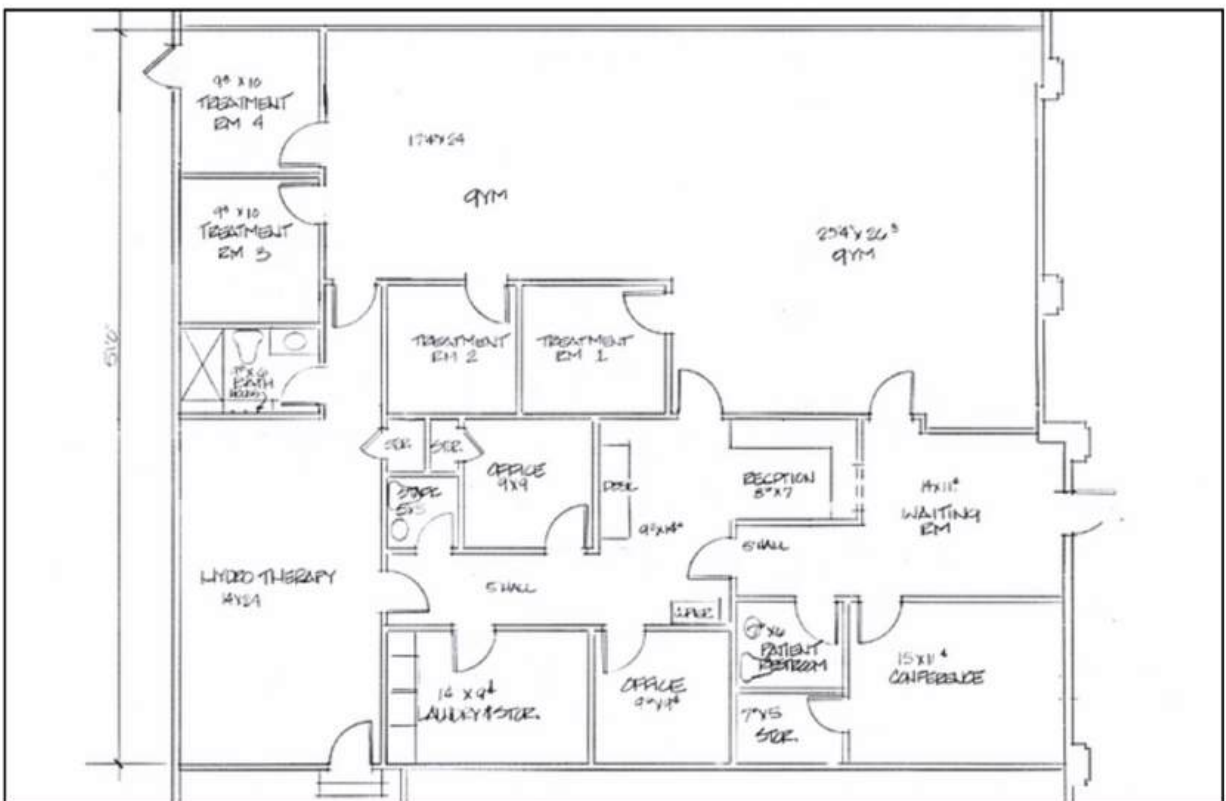




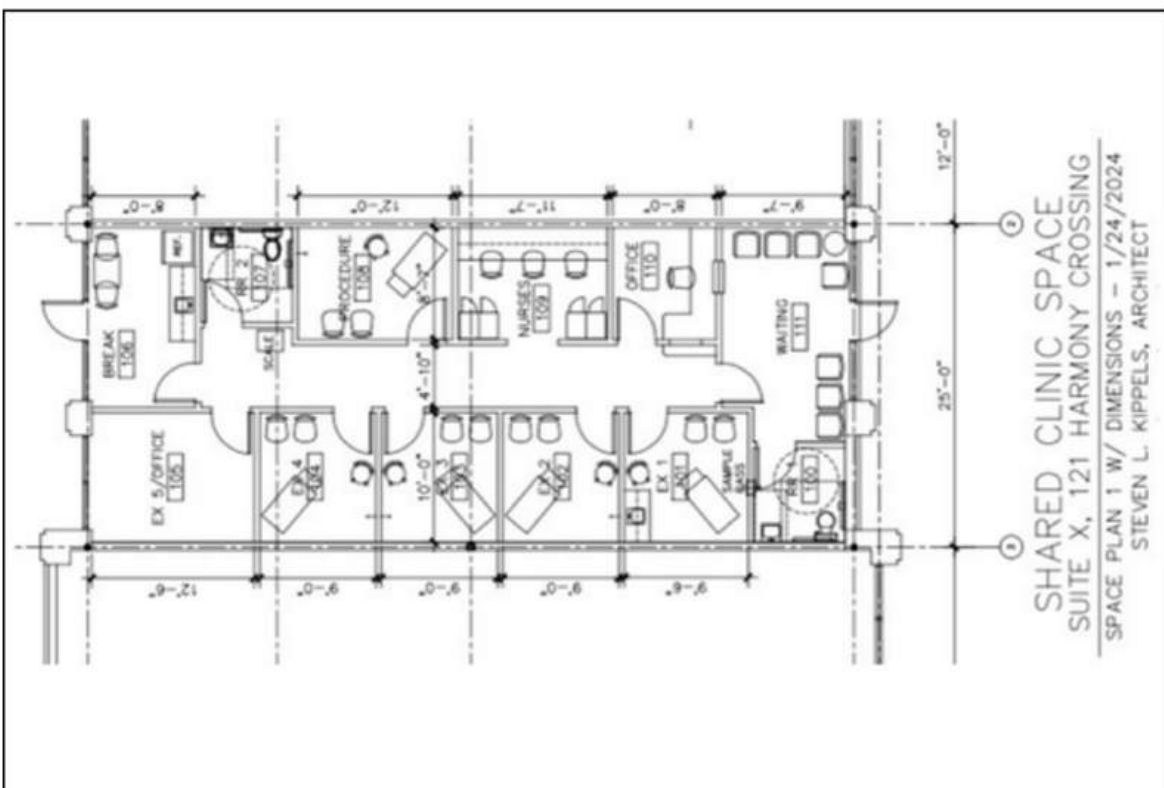
AVAILABLE UNITS

<u>SPACE</u>	<u>DESCRIPTION</u>	<u>LEASE RATE</u>
BUILDING 117 Suites 4 & 5	Currently used by a physical therapy group, this 3,160 SF office suite features 4 treatment rooms, 2 private offices, 1 conference room, reception/waiting area and large open workout area. Space can be subdivided.	\$17/PSF/YR/NNN TICAM \$4.05 PSF/YR
BUILDING 121 Suite 5	1,500 SF of office space featuring 4 treatment rooms, 1 private office, nurses station, breakroom, receptionist area and waiting room. Space is fully furnished and available Tuesdays through Saturdays. Rate based on 1 day/week , 52 week commitment.* <i>*Length of term negotiable dependant upon # of days per week/month.</i>	\$400.00/Day <i>Includes janitorial, power, water, internet, printer, emergency phones.</i>
BUILDING 123 Multiple Suites Available	1,500-12,482 SF of in-line space available currently in dark shell condition. Available as-is or build to suit.	\$22-26 PSF/YR/NNN TICAM \$4.05 PSF/YR
BUILDING 125 & 127	24,782 SF of space across two buildings BUILD TO SUIT and slated to break ground late 2025.	\$22-26 PSF/YR/NNN TICAM \$4.05 PSF/YR

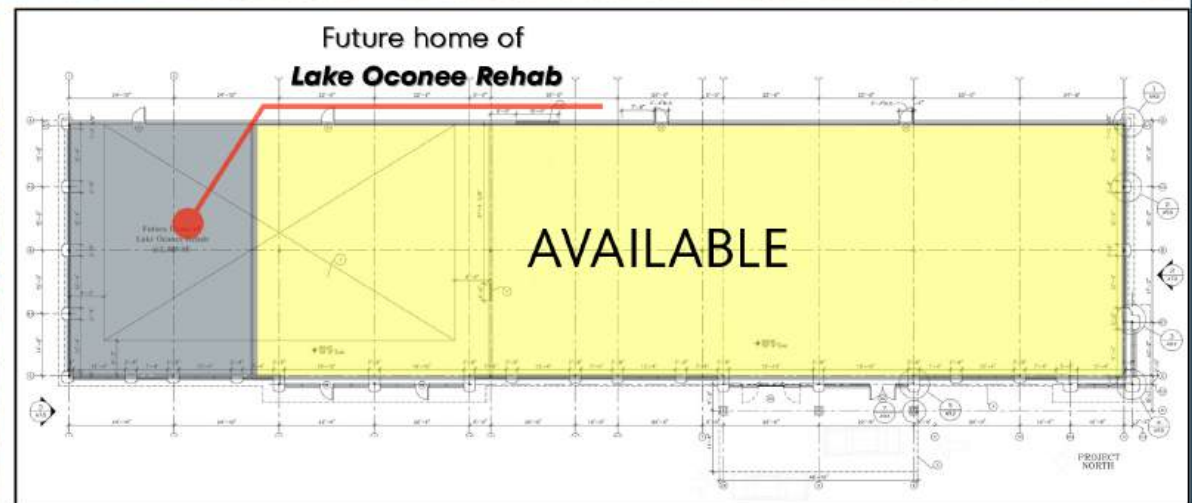
BUILDING 117 SUITES 4&5



BUILDING 121 SUITE 5



BUILDING 123 SUITES 1-4

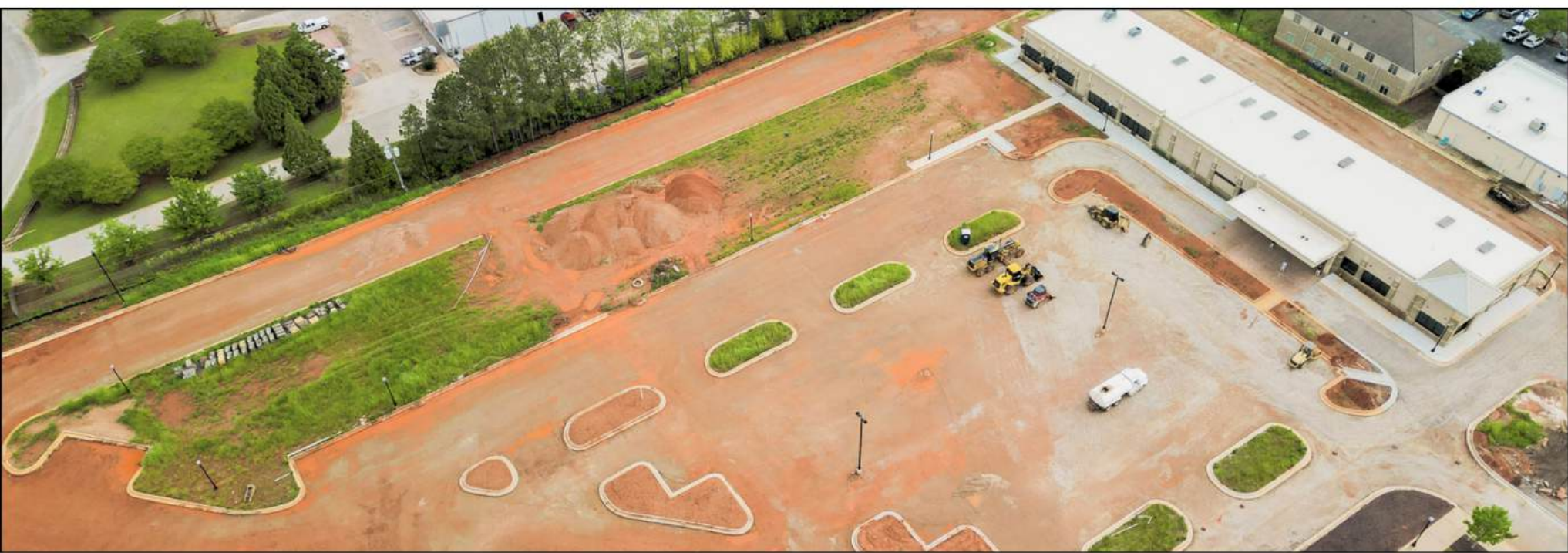


Building 123 is anchored by Lake Oconee Rehab, opening Summer 2025, and features a variety of available suites, with spaces ranging from 1,500 to 12,600 square feet to accommodate a surgical center, imaging center, or general practices of all sizes.

Harmony Medical has been thoughtfully designed to meet the highest standards for medical use—combining functional layouts with premium construction. All finished units will reflect the same high-quality construction, cohesive architectural style, and upscale finishes seen throughout the development. (See Building 121, Suite 5 for reference.)

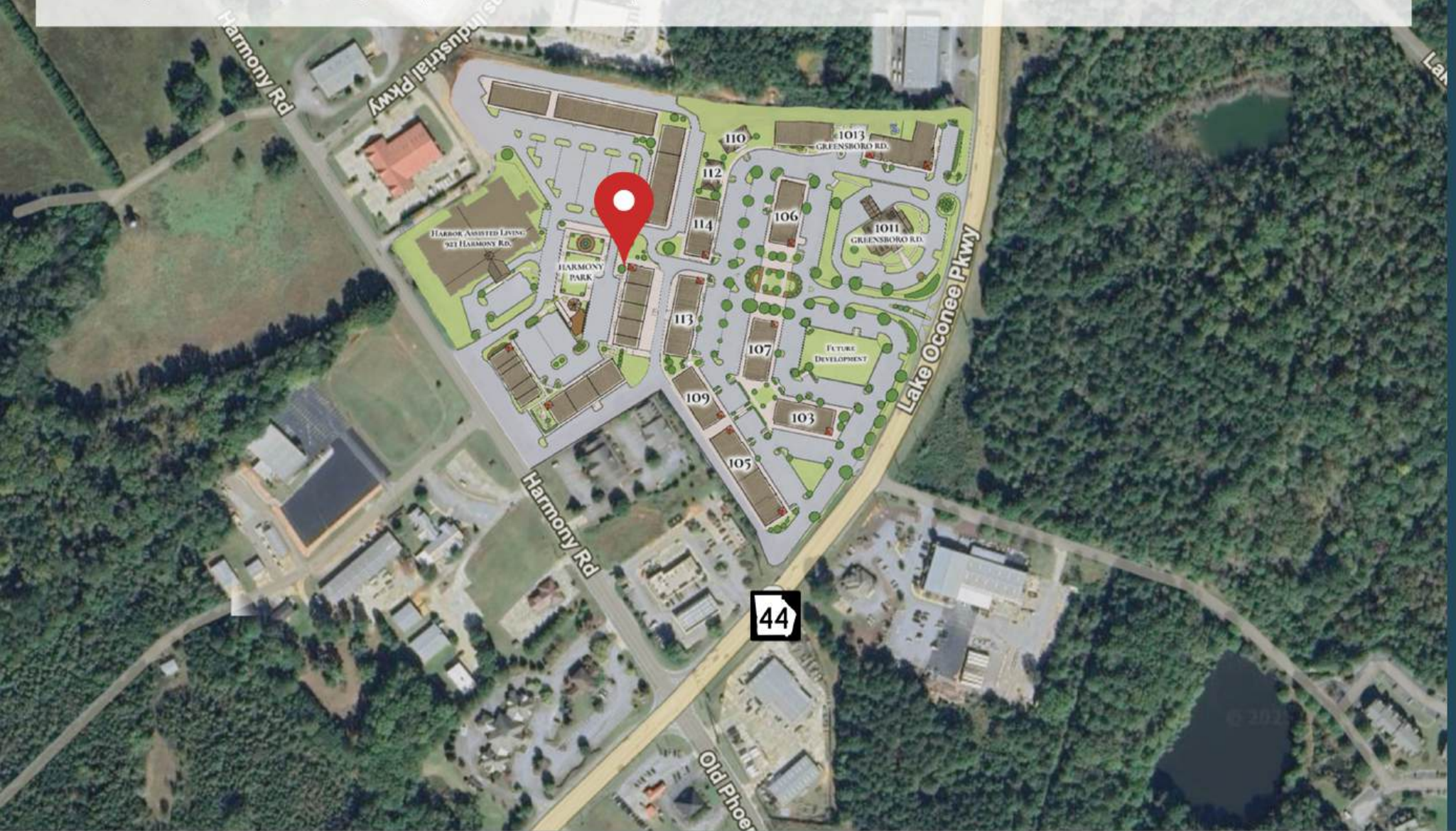


BUILDINGS 125-127-BUILD TO SUIT



Harmony Crossing is situated along Lake Oconee Parkway, also known as Route 44, halfway between Eatonton and Greensboro. It is surrounded by a population that includes retirees, second-home owners, and families, creating a consistent demand for high-quality, accessible healthcare services. It is situated directly across from the new Lake Country Village, a sprawling mixed-use development with plans for a hotel, conference center, retail shops, restaurants and single-family homes currently underway.

Combined with ongoing residential growth and a vibrant year-round community, Harmony Crossing is a great location for medical professionals looking to expand or establish a practice in a stable and underserved market.





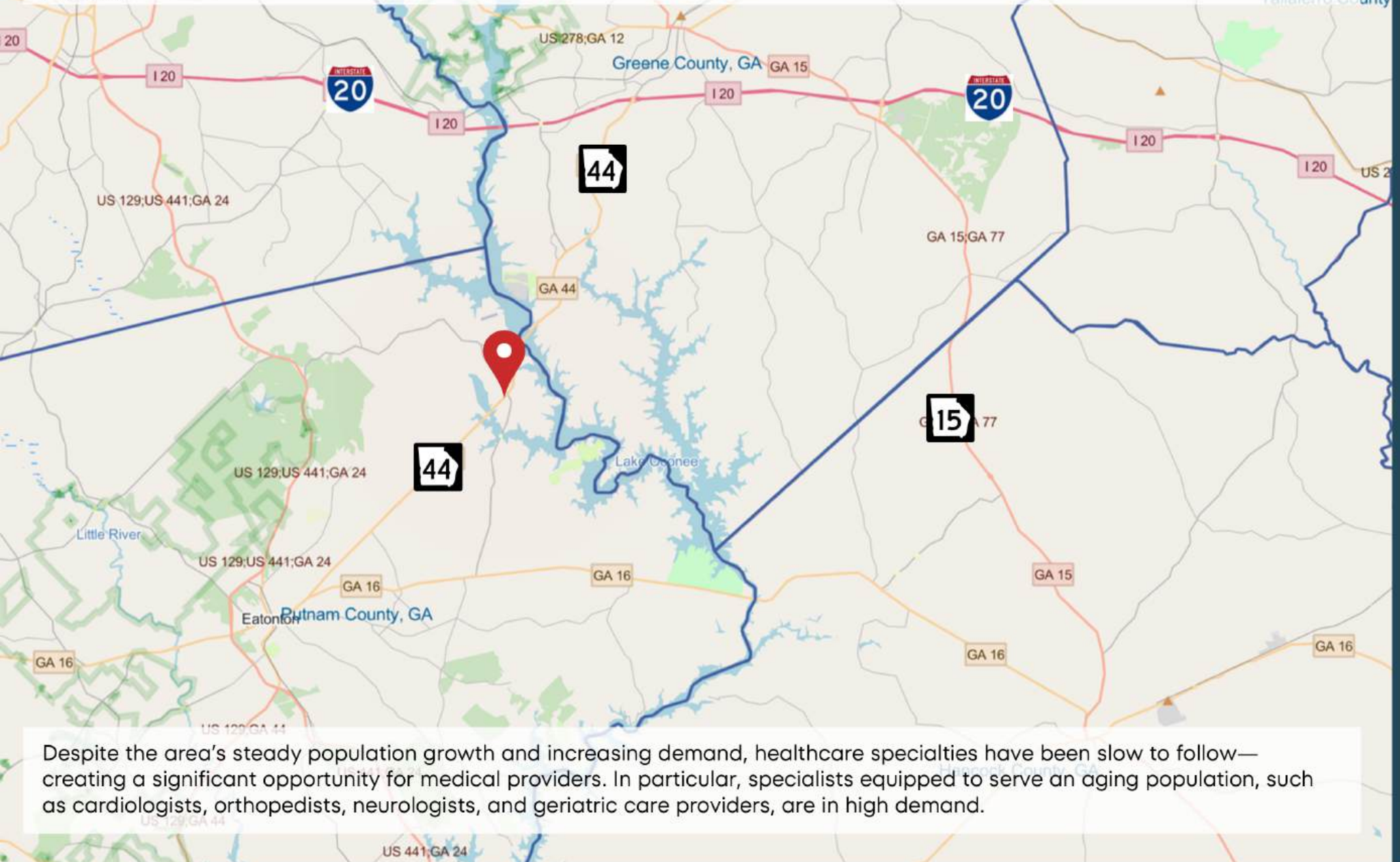
Lake Oconee

NEW! Lake Country
Village

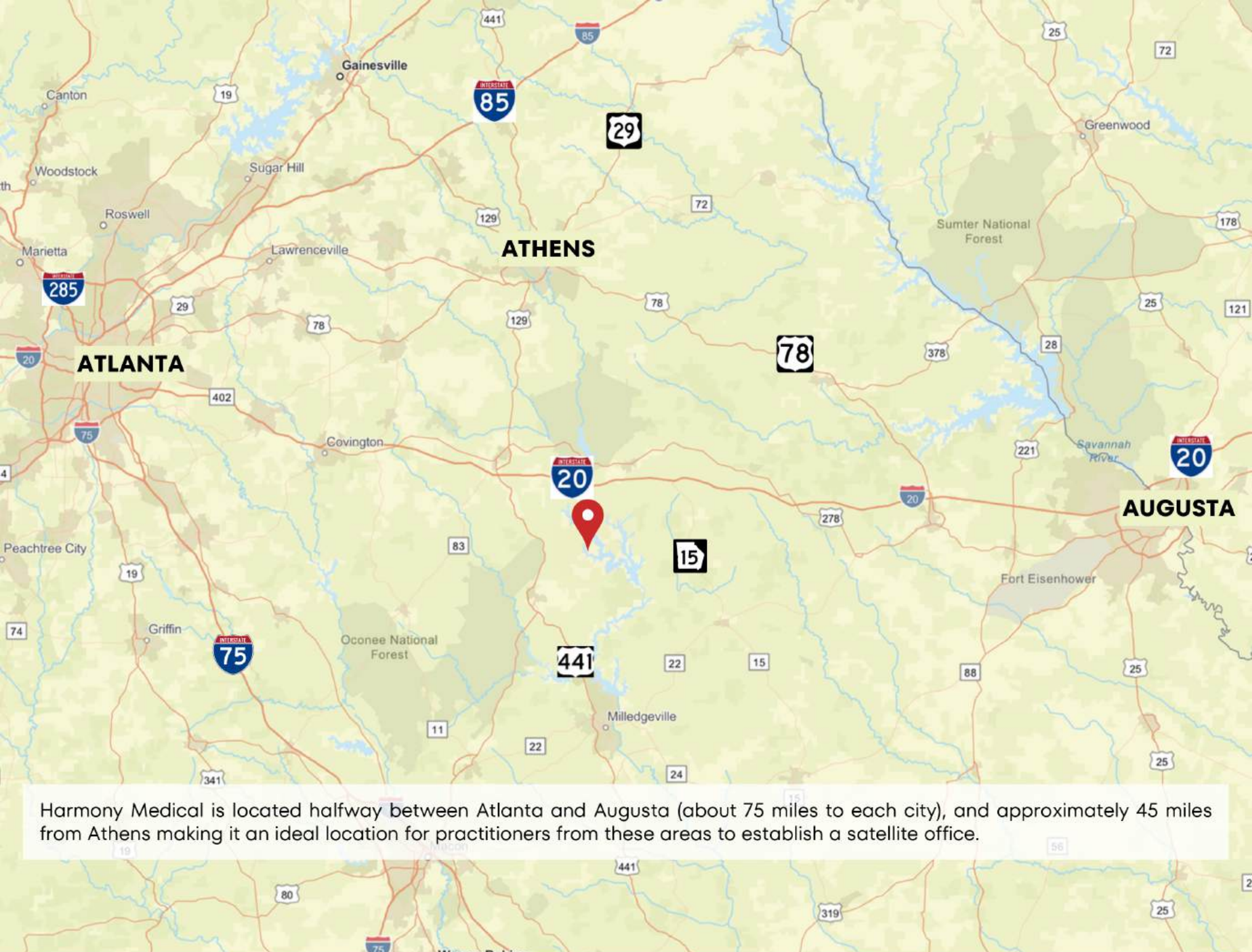
44

44

Before the Civil War, Eatonton thrived thanks to its rich farmland, but the region has diversified with the growth of mills and manufacturing facilities that support the broader southeastern economy. The creation of Lake Oconee in 1979 introduced a new era of development. Covering roughly 19,050 acres and offering more than 374 miles of shoreline, Lake Oconee has become a sought-after destination for both full-time residents and seasonal visitors seeking an active, outdoors-oriented lifestyle.



Despite the area's steady population growth and increasing demand, healthcare specialties have been slow to follow—creating a significant opportunity for medical providers. In particular, specialists equipped to serve an aging population, such as cardiologists, orthopedists, neurologists, and geriatric care providers, are in high demand.



Harmony Medical is located halfway between Atlanta and Augusta (about 75 miles to each city), and approximately 45 miles from Athens making it an ideal location for practitioners from these areas to establish a satellite office.

Population Trends and Key Indicators

117 Harmony Xing, Eatonton, Georgia, 31024
Ring of 5 miles

12,311	5,649	2.17	61.1	\$128,460	\$609,580	269	85	32
Population	Households	Avg Size Household	Median Age	Median Household Income	Median Home Value	Wealth Index	Housing Affordability	Diversity Index

MORTGAGE INDICATORS



\$24,359

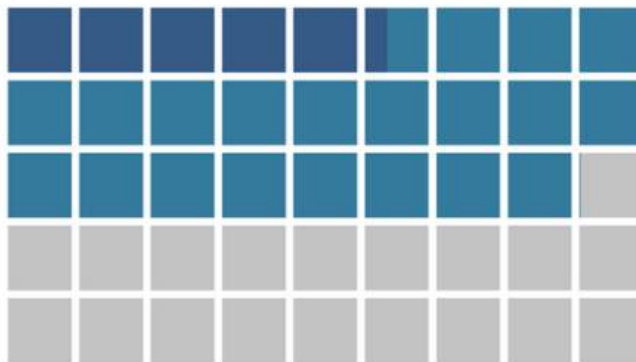
Avg Spent on Mortgage & Basics



29.7%

Percent of Income for Mortgage

POPULATION BY AGE



■ Under 18 (11.9%) ■ Ages 18 to 64 (45.9%)
■ Aged 65+ (42.2%)

POPULATION BY GENERATION



9.7%

Greatest Gen:
Born 1945/Earlier



42.4%

Baby Boomer:
Born 1946 to 1964



18.5%

Generation X:
Born 1965 to 1980



11.7%

Millennial:
Born 1981 to 1998



13.3%

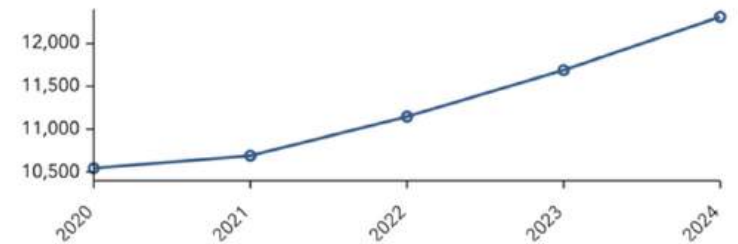
Generation Z:
Born 1999 to 2016



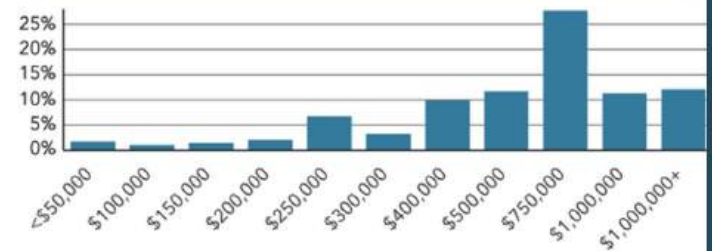
4.4%

Alpha: Born
2017 to Present

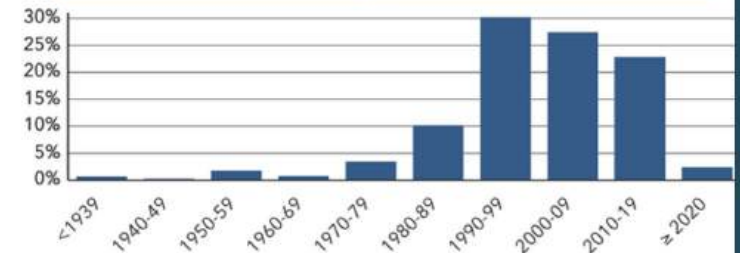
Historical Trends: Population



Home Value



Housing: Year Built

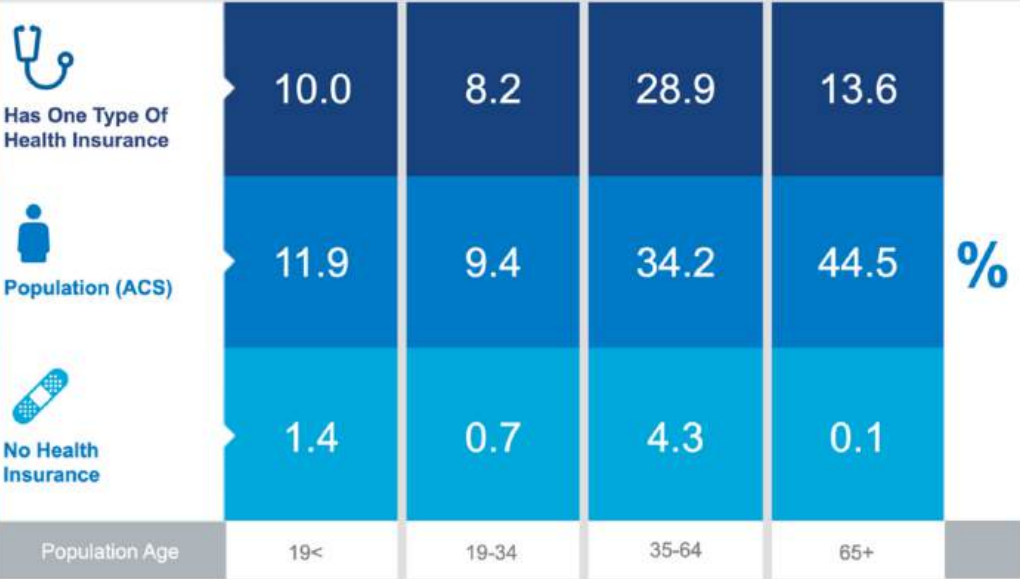


Source: This infographic contains data provided by Esri (2024, 2029), Esri-U.S. BLS (2024), ACS (2018-2022). © 2025 Esri

Health Care & Insurance

117 Harmony Xing, Eatonton, Georgia, 31024
Ring of 5 miles

This infographic provides a set of key demographic and health care indicators. [Learn more about this data](#)



Population



Exercise (Percent of Adults)

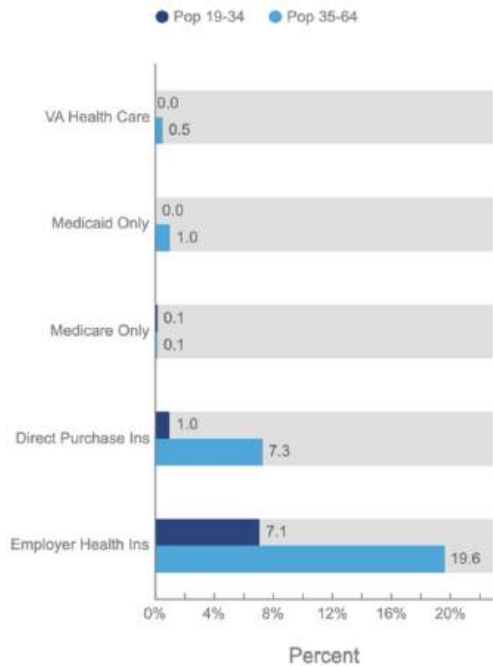


Health Care Expenditure



Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$2,355.3
Medicare Payments	\$2,623.6
Physician Services	\$623.8
Dental Services	\$926.2
Eyecare Services	\$194.2
Lab Tests/X-rays	\$154.6
Hospital Room & Hospital Service	\$567.5
Convalescent/Nursing Home Care	\$75.4

Health Insurance Coverage (ACS)





Silver & Gold

117 Harmony Xing, Eatonton, Georgia, 31024
Ring of 5 miles



TAPESTRY
SEGMENTATION
esri.com/tapestry

DOMINANT TAPESTRY SEGMENT



4,177 households are *Silver & Gold*

73.9% of households are in this segment

Silver & Gold: *Senior Styles* LifeMode

Almost the oldest senior market, Silver and Gold is the most affluent senior market. The affluence of Silver and Gold has afforded the opportunity to retire to sunnier climates that feature exclusive communities and vacation homes...

[Learn more...](#)

ABOUT THIS SEGMENT



Primarily retired, but many still active in the labor force. Self-employment is the highest across all Tapestry markets.



Partial to luxury cars or SUVs - highest demand market for convertibles. Generous supporters of charitable organizations.



Pursue the luxuries that well-funded retirement affords. Enjoy an active social life - travel, hobbies, and sports (especially golf).



Active seniors that maintain a regular exercise regimen and pay attention to healthier eating habits.



Connected, but primarily to get news and track investments, more likely to own an e-reader or tablet than a smartphone.

ABOUT THIS AREA

Household Type:

Single Family/Seasonal

Employment:

Retired; Prof; Svcs

Median Age:

61.1

Median Household Income:

\$128,460

Education:

60.0% College degree (2+ years)



KEY FACTS FOR THIS AREA

[Click facts to 'Explore for more' details](#)

12,311

Population

5,649

Households

2.17

Avg Size
Household

269

Wealth
Index

85

Housing
Affordability

32

Diversity
Index

\$609,580

Median Home
Value

2.32%

Forecasted Annual
Growth Rate



Key Demographic Indicators

117 Harmony Xing, Eatonton, Georgia, 31024

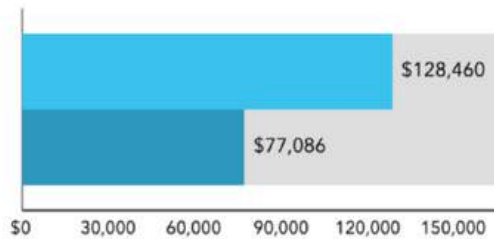
Ring of 5 miles



INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g., mortgages) or unsecured (credit cards) for this area.

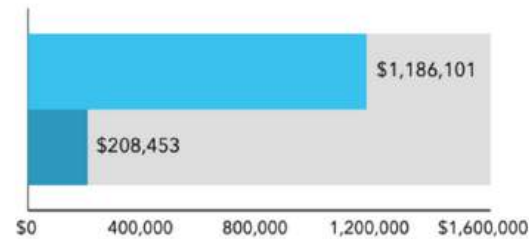
MEDIAN HOUSEHOLD INCOME



Bars show comparison to

Georgia

MEDIAN NET WORTH

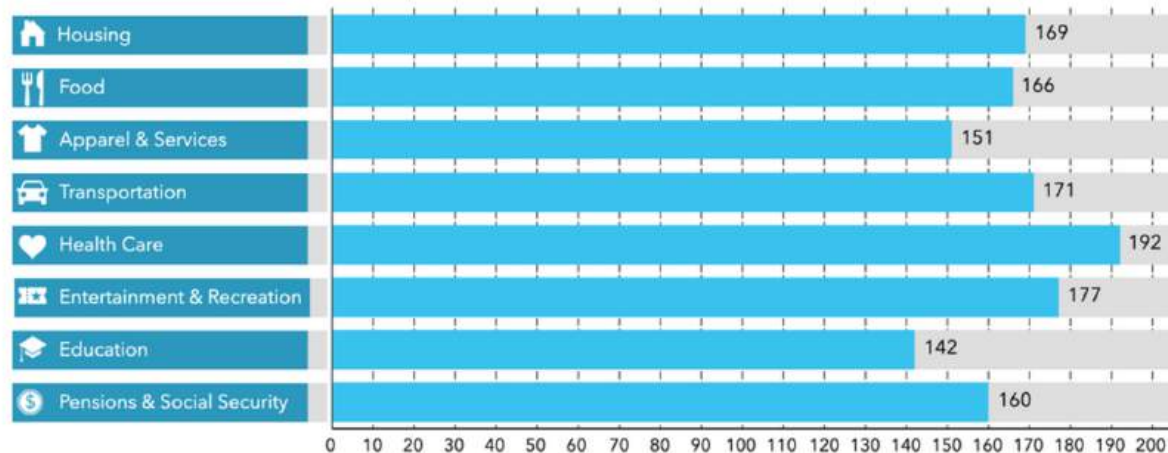


Bars show comparison to

Georgia

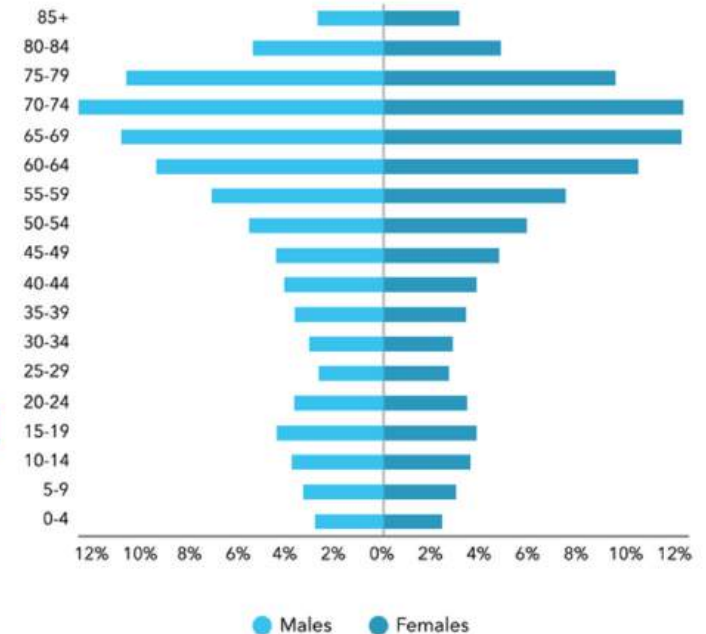
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average.



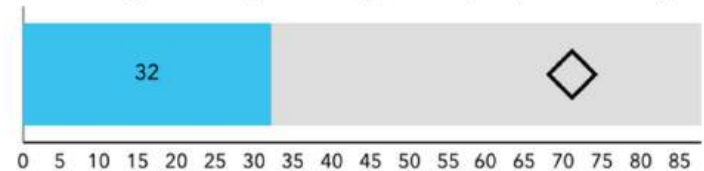
AGE BY SEX

Median Age: 61.1



DIVERSITY

The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).

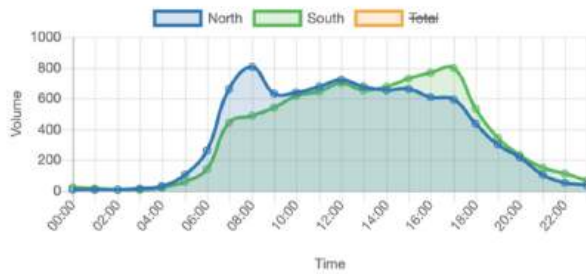


Dots show comparison to

Georgia

TRAFFIC DATA

Average Hourly Volume



Count History



AADT Trend

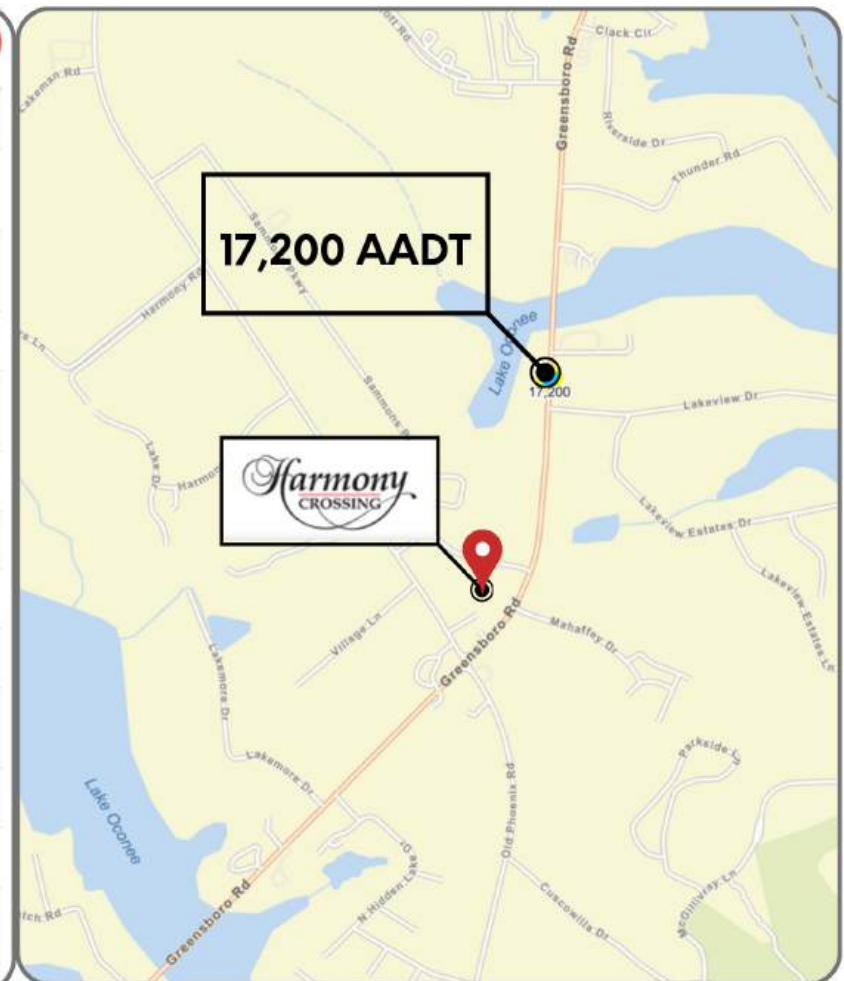


Vehicle Classification 2021

1. Motorcycles 2 axes, 2 or 3 wheels.		0.23%
2. Passenger cars 2 axes. Can have 1- or 2-axle trailers.		60.40%
3. Pickups, panels, vans 2-axle, 4-tire single units. Can have 1- or 2-axle trailers.		28.72%
4. Buses 2- or 3-axle, full length.		0.43%
5. Single-unit trucks 2-axle, 6-tire, (dual rear tires), single-unit trucks.		6.72%
6. Single-unit trucks 3-axle, single-unit trucks.		0.89%
7. Single-unit trucks 4 or more axle, single-unit trucks.		0.03%
8. Single-trailer trucks 3- or 4-axle, single-trailer trucks.		1.46%
9. Single-trailer trucks 5-axle, single-trailer trucks.		1.07%
10. Single-trailer trucks 6 or more axle, single-trailer trucks.		0.03%
11. Multi-trailer trucks 5 or less axle, multi-trailer trucks.		0%
12. Multi-trailer trucks 6-axle, multi-trailer trucks.		0.01%
13. Multi-trailer trucks 7 or more axle, multi-trailer trucks.		0.01%

17,200 AADT

Harmony
CROSSING



Count History

Year	Month	Count type	Duration	Count	ADT
2021	August	Class	48 hours	35,427	17,714
2019	April	Class	48 hours	31,537	15,768
2017	August	Class	48 hours	28,581	14,290
2015	October	Class	48 hours	26,192	13,096
2013	September	Volume	48 hours	15,808	7,904
2011	August	Class	48 hours	23,972	11,986
2010	October	Class	48 hours	22,942	11,471

Annual Statistics

Data Item	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Statistics type	-	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Estimated
AADT	6,980	12,000	12,500	14,000	14,100	15,200	14,400	16,700	16,900	17,200
SU AADT	329	869	905	1,252	1,258	1,057	1,002	1,347	1,361	1,386
CU AADT	248	629	655	672	675	914	866	428	432	440
K-Factor	0.080	0.087	0.087	0.085	0.085	0.085	0.085	0.086	0.086	0.086
D-Factor	-	1.00	1.00	1.00	1.00	0.800	0.800	0.520	0.520	0.520
Future AADT	-	-	12,700	20,500	22,700	25,700	25,700	36,800	41,300	36,500

ABOUT ATLAS

Atlas provides a full range of solutions, including brokerage, property management and investment services, allowing us to assist clients at any stage of the real estate life cycle. With over 75 years of industry experience across the globe in all asset classes, our team strives to deliver strategic insights and maximize returns for our clients.

BROKERAGE

Atlas represents buyers, sellers, landlords and tenants in commercial real estate transactions. From local business owners and investors to national franchises and corporate entities, Atlas brokers specialize in acquisitions, dispositions, site selection, leasing, and portfolio analysis.

Our team holds advanced certifications that exceed industry standards. Our marketing strategy and vast network of industry contacts make us well-positioned to deliver superior results for our clients in the commercial real estate brokerage space.

MANAGEMENT

Atlas provides commercial property management, asset management and project management services. Our team focus is providing oversight of and adding value to our clients investments. We work closely with owners to ensure that our management services are consistent with their goals and objectives.

We coordinate maintenance and repairs, 24/7 emergency service, rent collection, tenant communication, financial reporting, CAM reconciliation, budgeting, lease administration and more on behalf of our managed property owners.

INVESTMENT

Atlas principals are seasoned commercial real estate investors and have a history of successful projects across various asset types in both up and down market cycles.

Partnerships, joint ventures, and company-sponsored funds give accredited investor clients access to investments that are hand-selected by Atlas professionals.

If you want exposure to commercial real estate as a passive investment, partnering with Atlas is a solution designed for a more hands-off experience guided by industry experts.

