

# CREEK'S EDGE MEDICAL CENTER

## Medical Office Building

1390 JONESBORO ROAD  
MCDONOUGH, GA 30253



## FOR LEASE

- Up to 16,000 SF Medical Outpatient Building
- Open to various size users
- Single or multi-tenant building
- Close proximity to Piedmont Henry Hospital
- Leading residential growth - 300 new units delivered in the last 2 years within 2 miles
- 95 key hotel on site
- Retail Pad site available

### CONTACT US:

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# PROPERTY & LOCATION OVERVIEW



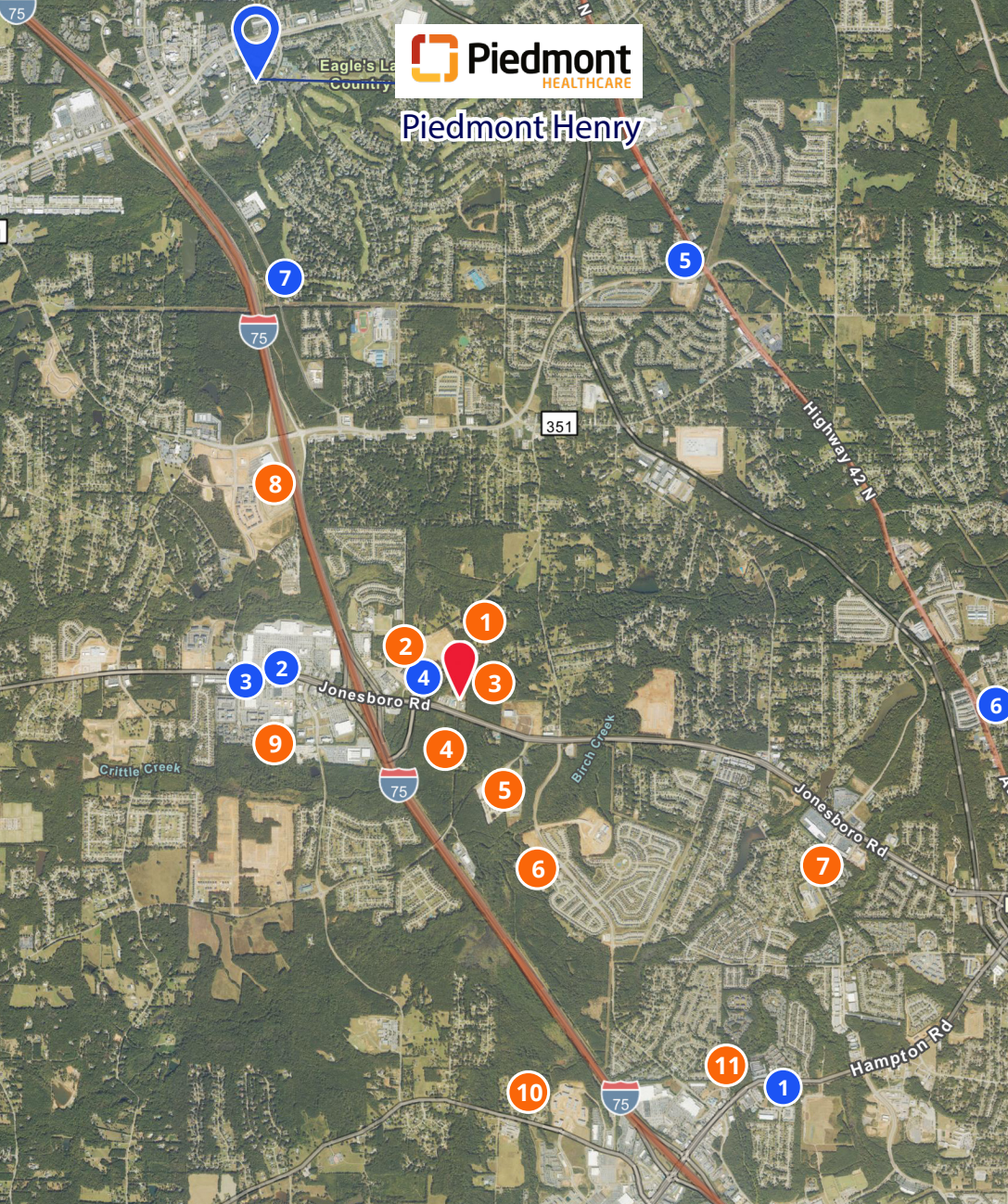
Oak Grove Vista Apartments  
302 Units

Waffle House

Dunkin'

Bojangles

Jonesboro Rd



Piedmont HEALTHCARE  
Piedmont Henry

## Residential

1	The Rosemoor Townhomes
2	Tapestry Overbrook
3	Oak Grove Vista
4	North Bridge Townhomes
5	Carmel Vista Apartments
6	Haddon Place
7	Woodlands Creekside
8	The Levi Apartments
9	Emblem Mill Road Apartments
10	The Crest at South Point
11	Hampton Point

## Healthcare

1	Piedmont Urgent Care
2	Piedmont Urgent Care
3	Piedmont Physicians of McDonough West
4	Resurgens Orthopaedics
5	Southeast Medical Group at Walnut Creek
6	MedLife Urgent & Primary Care
7	Bella Dermatology

# RETAIL OVERVIEW

2.5 MILE RADIUS



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>			
2025 Total Population	4,327	47,472	173,657
2030 Total Population	5,479	53,585	186,465
<b>HOUSING</b>			
2025 Housing Units	1,668	18,284	39,310
2030 Housing Units	2,018	20,389	42,661
<b>MEDIAN HOUSEHOLD INCOME</b>			
2025	\$84,387	\$84,364	\$81,794
2030	\$89,304	\$91,197	\$89,465
<b>MEDIAN AGE</b>			
2025	36.1	36.7	37.6
2030	37.4	37.7	38.2
<b>2025 CONSUMER SPENDING</b>			
Health Care Total Spend	\$9,932,661	\$113,584,088	\$244,510,235
Average Household Spend	\$6,635.04	\$6,688.89	\$6,625.40

# SITE PLAN



# BUILDING ELEVATIONS

FRONT



SIDE



BACK



## Proposed Project Summary

Site	1.77 AC
Building Size	16,000 SF
Parking	75 Spaces

FOR MORE INFORMATION  
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