

# WELCOME HEALTH MEDICAL OFFICE

418 Town Park Blvd, Evans, GA 30809

## PROPERTY SUMMARY



### PROPERTY DESCRIPTION

Evans Medical Office. Potential uses could be a spa, therapy practice, or other medical practices. Large open parking lot. Convenient Evans Town Park location. Close to restaurants, shopping and other medical facilities. Space is in very good condition.

### PROPERTY HIGHLIGHTS

- Medical Office Buildout
- Spa, Therapy, or Medical Uses
- Convenient Evans Location
- Very Good Condition
- Large Parking Lot
- Close to Restaurants & Shopping
- Reception, Exam Rooms, nurses station, etc.

### OFFERING SUMMARY

Lease Rate:	\$18.50 SF/yr (MG)
Number of Units:	1
Available SF:	2,400 SF
Lot Size:	34,882 SF
Building Size:	4,962 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	110	441	1,775
Total Population	321	1,315	5,431
Average HH Income	\$84,183	\$98,961	\$108,583

For More Information:  
**Donald Lawrence**  
 Broker  
 706.825.4376  
 don@dclawrence.net



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## ADDITIONAL PHOTOS



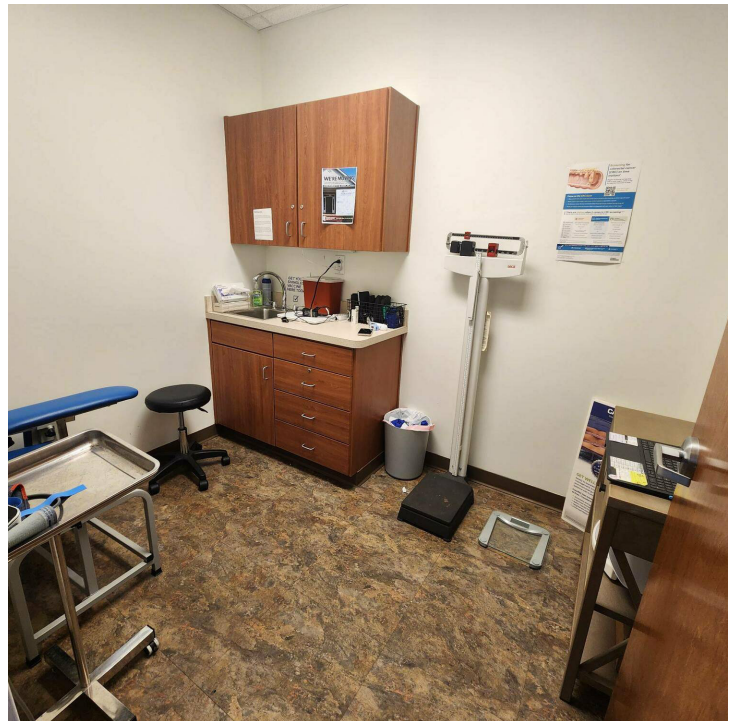
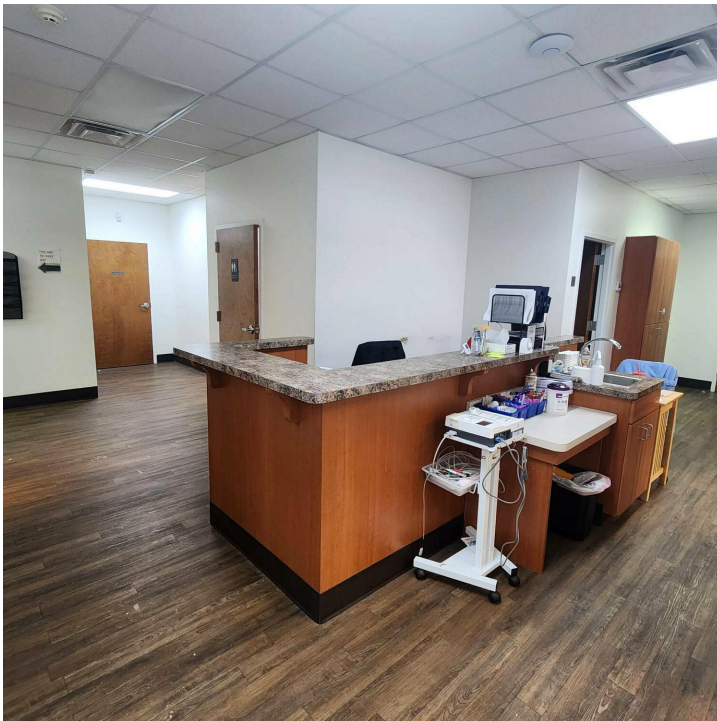
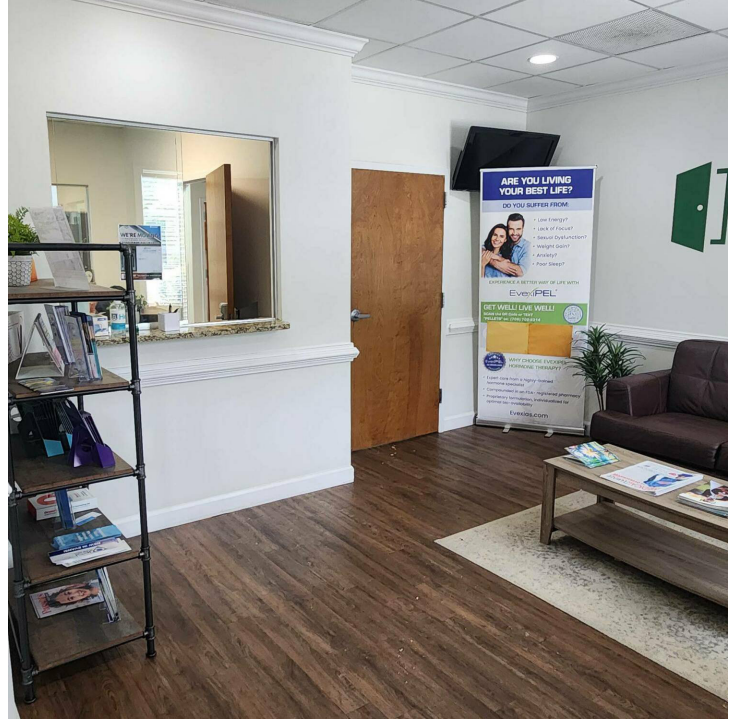
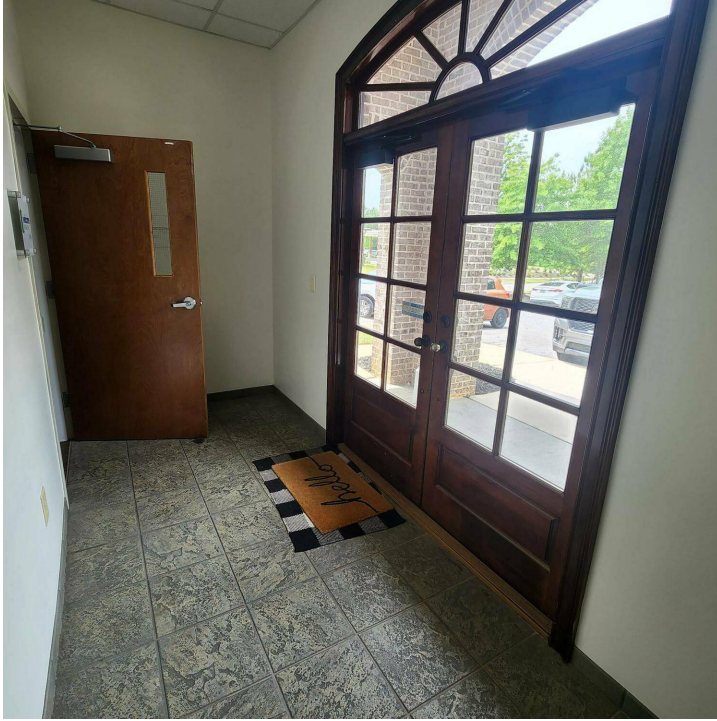
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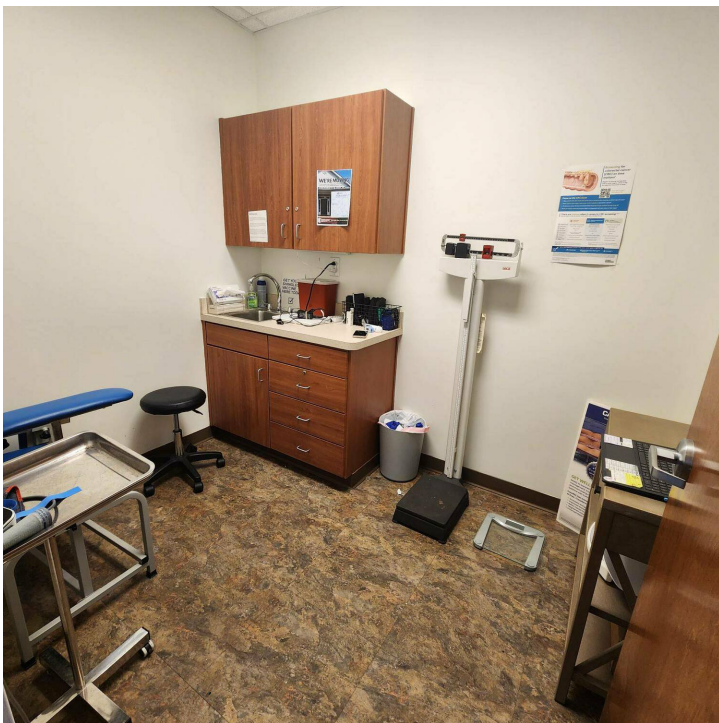
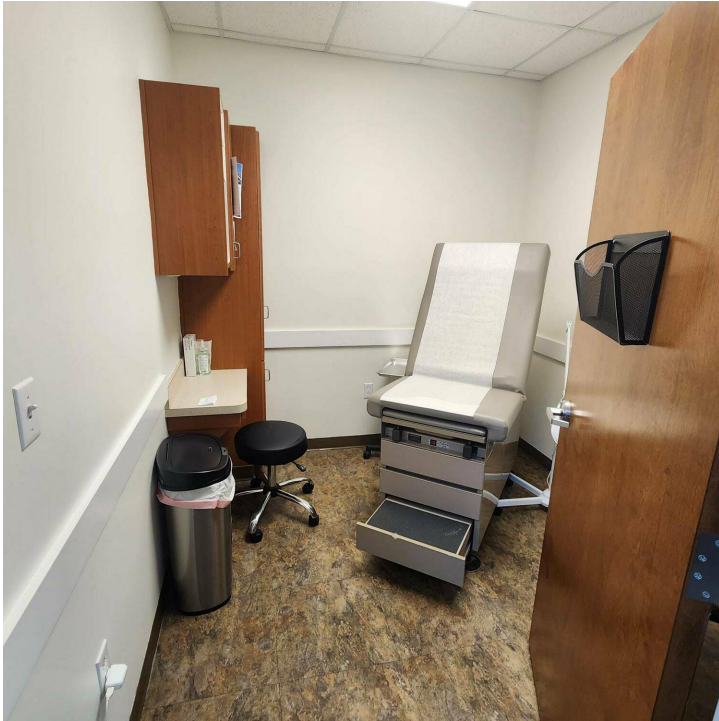
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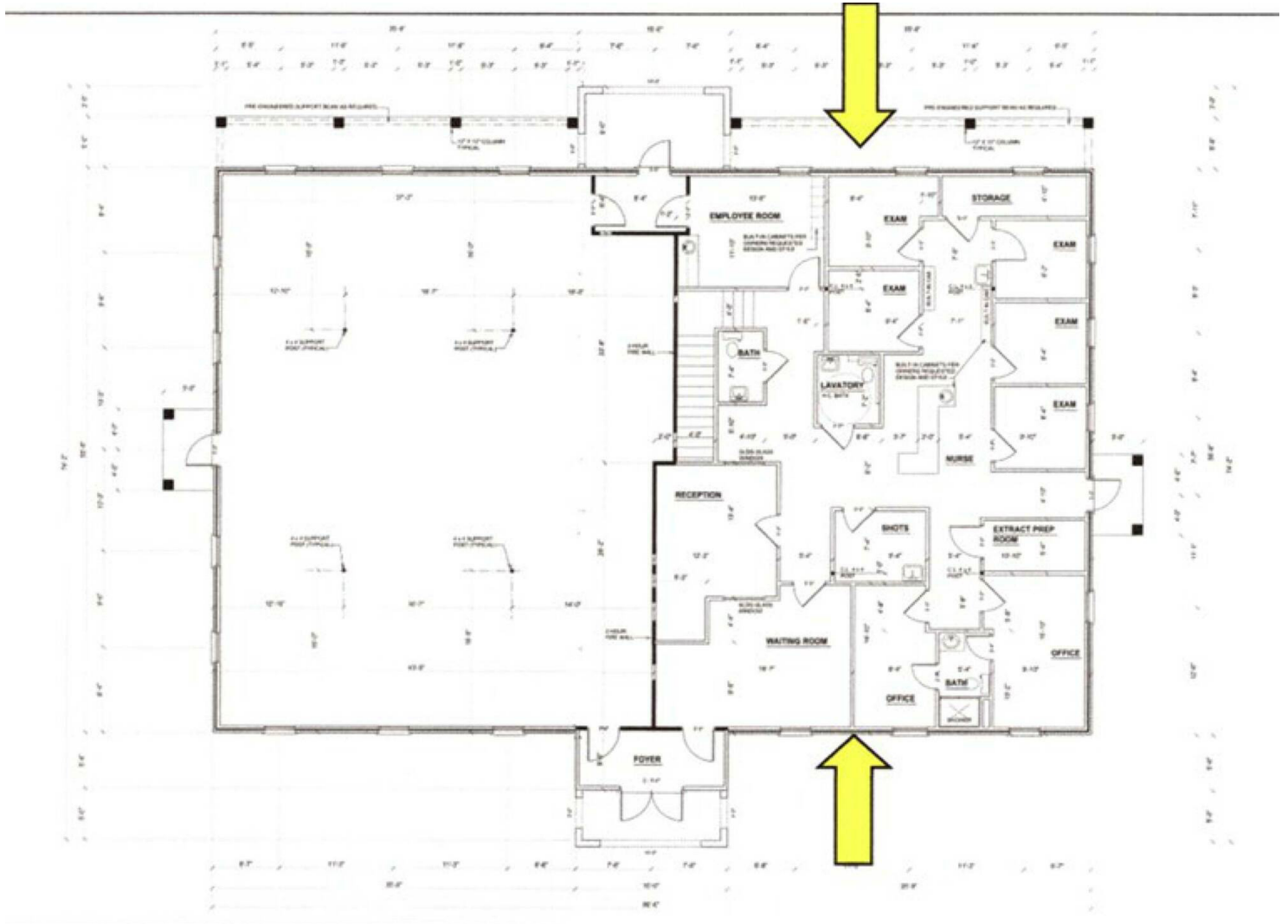
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## FLOOR PLANS



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## RETAILER MAP



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Broker

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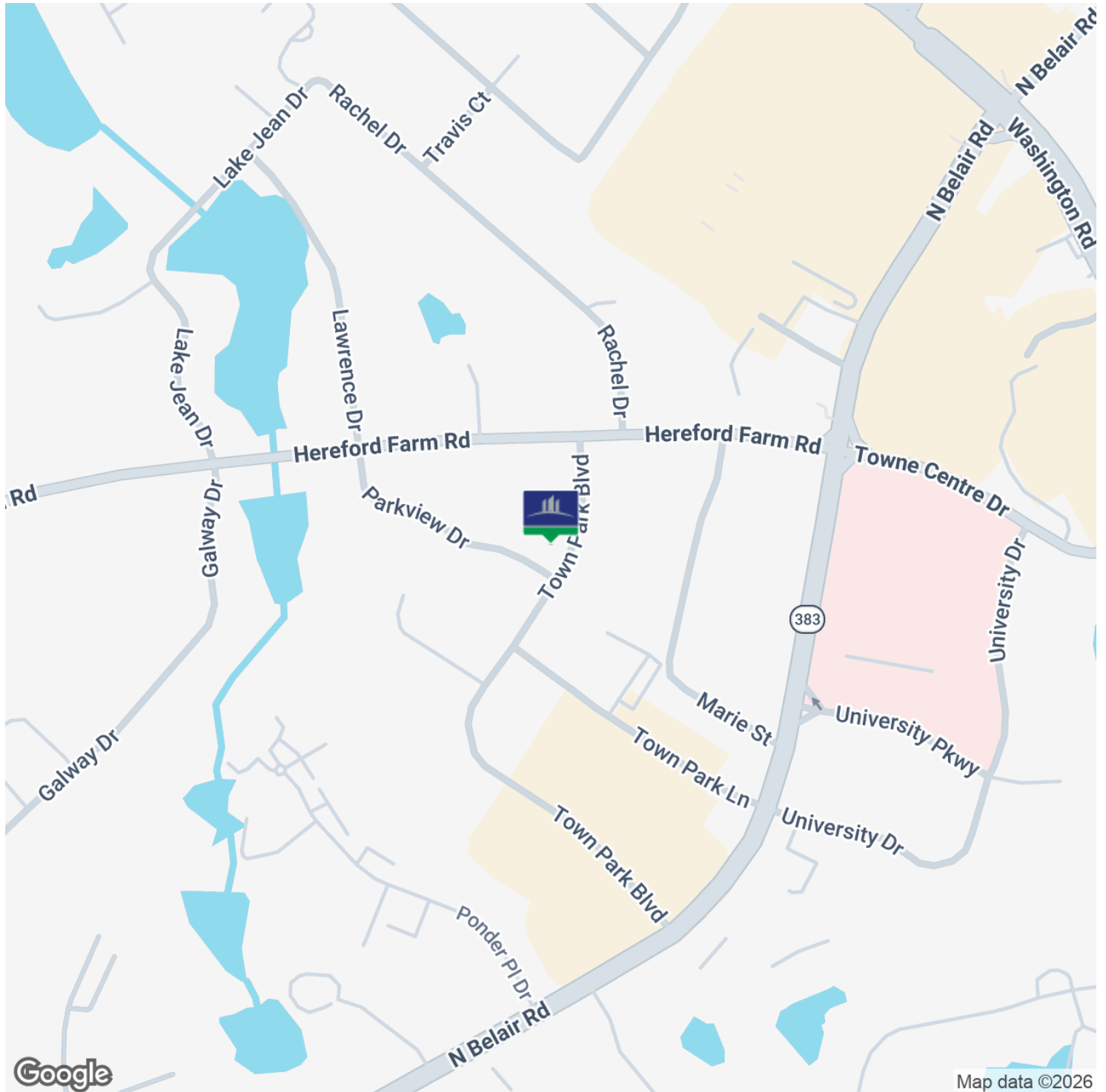
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## LOCATION MAP



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