



**FOR SALE**

**FOR SALE**

**LISA D. MILLER, M.D.,  
PEDIATRICS, P.C. - MEDICAL  
OFFICE**

4152 and 4148 Baker Street, Covington, Georgia 30014

**Chandler Cox**

Commercial Real Estate Advisor

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**VAKOS REAL ESTATE SERVICES**

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**EXCLUSIVELY MARKETED BY**



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental



# PROPERTY INFORMATION



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# PROPERTY SUMMARY



## PROPERTY DESCRIPTION

Vakos Real Estate Services is pleased to exclusively present for sale a 6,000 SF pediatric medical office located within Vantage Pointe Condominiums at 4152 and 4148 Baker Street, Covington, Georgia.

Dr. Lisa Miller and her partner have been serving the community for over 20 years and are affiliated with Piedmont Newton Hospital, making this a strong and stable investment opportunity.

## OFFERING SUMMARY

|                |              |
|----------------|--------------|
| Sale Price:    | \$2,000,000  |
| Building Size: | 6,000 SF     |
| NOI:           | \$168,000.00 |
| Cap Rate:      | 8.40%        |

| DEMOGRAPHICS      | 3 MILES  | 5 MILES  | 10 MILES  |
|-------------------|----------|----------|-----------|
| Total Households  | 9,601    | 17,539   | 59,940    |
| Total Population  | 25,403   | 48,361   | 169,547   |
| Average HH Income | \$87,761 | \$94,401 | \$100,124 |



# PROPERTY DESCRIPTION



## BUILDING

This 6,000 SF single-tenant, medical office building is a purpose-built, pediatric facility designed for a single operator. The property consists of two connected units and features four-sided brick construction, offering long-term durability and low maintenance. The building was custom-built to suit the needs of a pediatric medical practice and is ideally configured for clinical efficiency and patient flow.

## LOCATION DESCRIPTION

Covington is a vibrant and fast-growing city located just 35 miles east of Atlanta, in the heart of Newton County. Known for its Southern charm, historic architecture, and film industry presence (earning it the nickname "Hollywood of the South"), Covington offers the perfect blend of small-town character and metro-area accessibility.

The city is part of the greater Atlanta metropolitan region—one of the Southeast's leading hubs for transportation, logistics, finance, and commerce. Covington benefits directly from this economic engine, with a strong and expanding mix of industrial, medical, retail, and dining establishments.

Home to over 14,000 residents and surrounded by an affluent and growing population base, Covington is strategically positioned near major highways and transportation corridors. The city boasts 4,500 acres of industrial-zoned land and an established industrial park, making it a key destination for business expansion and investment.



PROPERTY INFORMATION

# LEASE ABSTRACT



|                            |  |
|----------------------------|--|
| Tenant:                    | Dr. Lisa Miller                                      |
| Square Feet:               | 6,000  |
| Base Rent:                 | \$164,000.00   |
| Cap Rate:                  | 8.40%  |
| Lease Type:                | NN   |
| Lease Commencement:        | 1/1/2024   |
| Lease Term Remaining:      | 12/31/2028   |
| Rent Per Square Foot:      | \$28   |
| Use:                       | Medical  |
| Year Built:                | 2007   |
| Landlord Responsibilities: | Roof & Structure / HVAC                              |
| Options / Increases:       | 2 (5) Years Options with 3%<br>Increases Each Option |



# COMPLETE HIGHLIGHTS



## PROPERTY HIGHLIGHTS

- Premier Medical Location – Situated just 0.5 miles from Piedmont Newton Hospital, the property benefits from strong physician referral synergy and consistent patient traffic.
- Compelling Demographics – More than 169,000 residents within a 10-mile radius support sustained demand for pediatric and outpatient healthcare services.
- Low-Risk Tenant Specialty – Pediatric practices historically exhibit among the lowest default rates of all healthcare specialties nationwide, offering enhanced income stability.
- Purpose-Built Medical Facility – The building features a customized interior layout specifically designed for pediatric use, optimizing workflow efficiency and patient experience.
- Recent Capital Improvements – The roof has been recently replaced, significantly reducing near-term capital expenditure requirements.
- Proven Tenant Performance – The tenant has been voted the top pediatric clinic in the Covington area, underscoring brand strength and patient loyalty.
- Long-Term Operating History – The tenant has successfully operated at this location for over 17 years, demonstrating strong commitment to the site and local market.
- Double Net (NN) Lease Structure – Passive investment with minimal landlord responsibilities and predictable cash flow.
- Established Medical Corridor – Located within a well-established medical park surrounded by complementary healthcare providers, reinforcing long-term tenancy appeal.
- Ample On-Site Parking – Generous front and rear parking supports high patient volume and convenient access.
- Growing Market Fundamentals – Covington continues to experience population growth driven by Metro Atlanta's expanding regional economy, supporting long-term healthcare demand.



Front



Back



Side

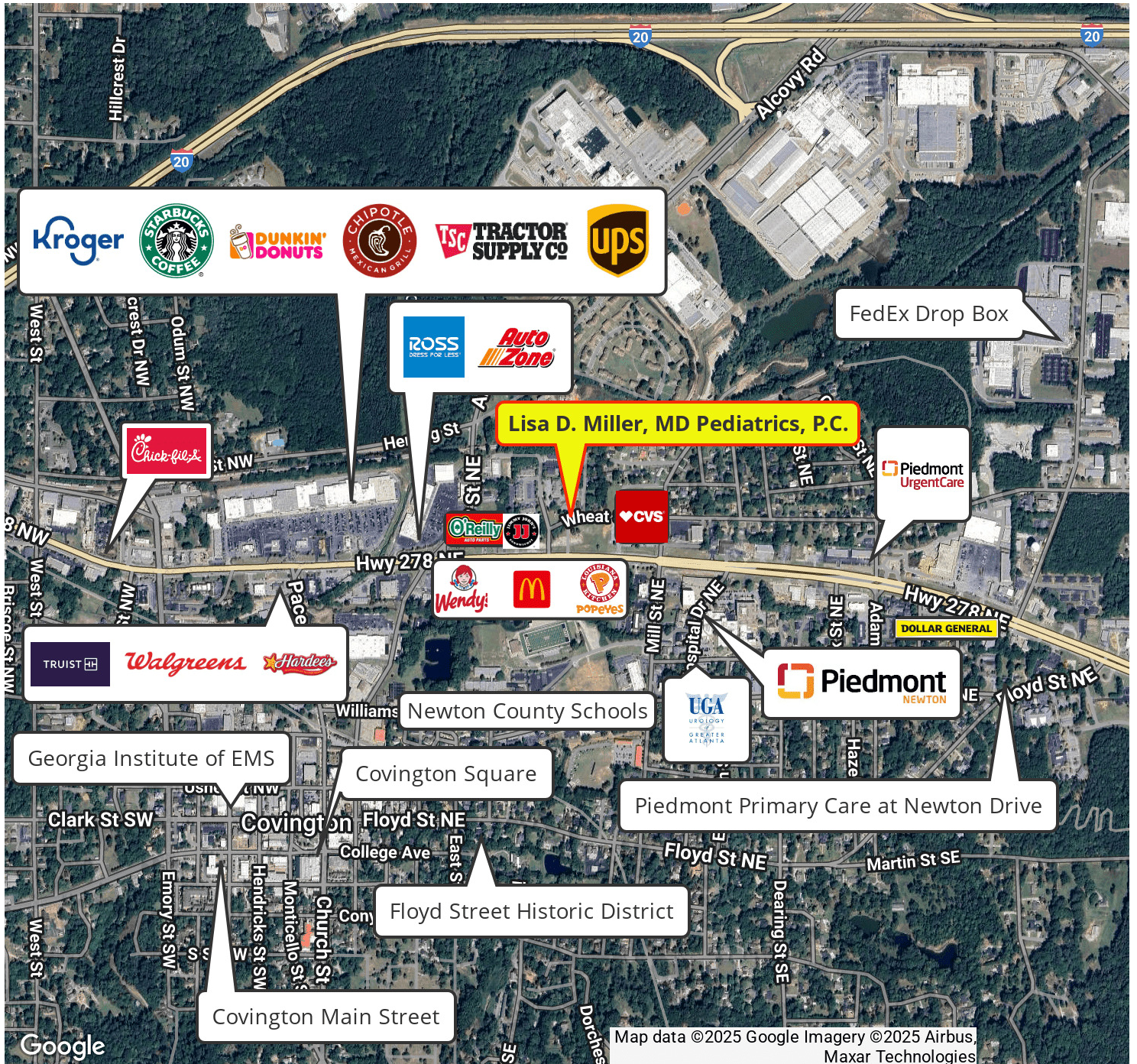


# LOCATION INFORMATION



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# AERIAL MAP



LOCATION INFORMATION

# MEDICAL PARK TENANTS



Michelin

Camp BELLS Beh. Ed. and Life Lessons

Bulldog Tire Discounters

U.S. Renal Care

Covington Department of Community Supervision

Seth Monroe Park

Covington Family Dentistry

Dermatology Center of Newton-Rockdale, P.C.

Amedisys Home Health Care

Dr. Joseph T. Overton Jr, MD

Dr. Anil J. Desai, MD

Rockdale Newton Hematology

East Metro Internal Medicine

Creative Dentistry

Covington Internal Medicine

Creative Medspa Covington

**PROPERTY LOCATION:**  
Lisa D. Miller, MD Pediatrics, P.C.



Counseling, Insight Counseling Resources, Counseling Services, Covington GA Counseling, Counselors

Google

Imagery ©2025 Airbus, Maxar Technologies





# DEMOCRAPHICS



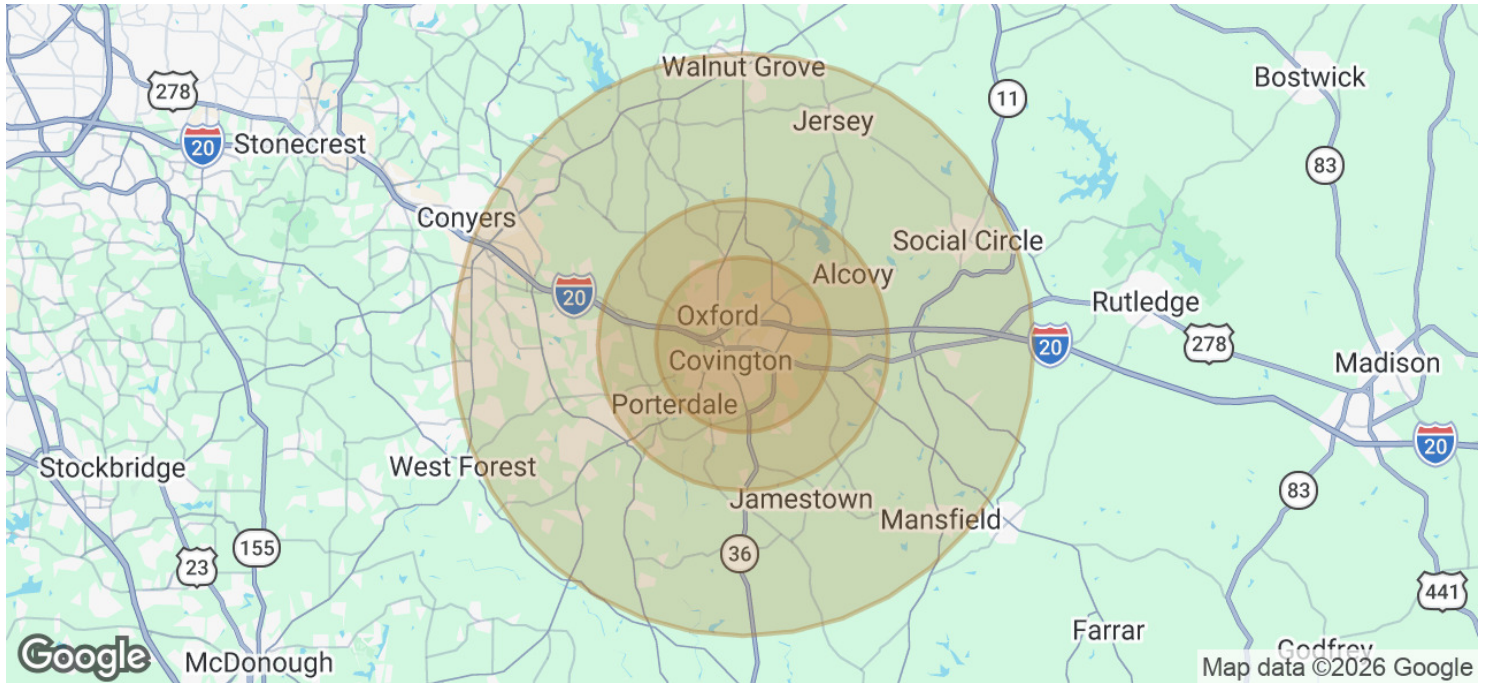
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# DEMOGRAPHICS MAP & REPORT



| <b>POPULATION</b>    | <b>3 MILES</b> | <b>5 MILES</b> | <b>10 MILES</b> |
|----------------------|----------------|----------------|-----------------|
| Total Population     | 25,403         | 48,361         | 169,547         |
| Average Age          | 39             | 39             | 39              |
| Average Age (Male)   | 37             | 38             | 38              |
| Average Age (Female) | 41             | 41             | 41              |

| <b>HOUSEHOLDS &amp; INCOME</b> | <b>3 MILES</b> | <b>5 MILES</b> | <b>10 MILES</b> |
|--------------------------------|----------------|----------------|-----------------|
| Total Households               | 9,601          | 17,539         | 59,940          |
| # of Persons per HH            | 2.6            | 2.8            | 2.8             |
| Average HH Income              | \$87,761       | \$94,401       | \$100,124       |
| Average House Value            | \$238,249      | \$244,440      | \$265,163       |

Demographics data derived from AlphaMap



# CITY INFORMATION



## LOCATION DESCRIPTION

Covington, Georgia is the county seat of Newton County and a growing regional hub located approximately 35 miles east of Atlanta along the Interstate 20 corridor, providing strong connectivity to Metro Atlanta’s employment base and logistics infrastructure. The local economy is supported by a diverse mix of industries that appeal to net lease investors, including advanced manufacturing, healthcare services, retail and consumer services, and film and media production. Manufacturing remains a cornerstone of the area, with facilities producing food products, plastics, automotive components, and other advanced goods, while healthcare continues to expand alongside population growth. Covington is also known as the “Hollywood of the South,” hosting numerous film and television productions that contribute to tourism and local spending. This diverse and stable economic base, combined with steady residential growth and continued commercial development, positions Covington as an attractive long-term market for net lease investment.

## LOCATION DETAILS

|        |        |
|--------|--------|
| County | Newton |
|--------|--------|





# ADVISOR BIOS

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# ADVISOR BIO 1



## CHANDLER COX

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## PROFESSIONAL BACKGROUND

Chandler Cox is an Investment Sales Advisor at Vakos Real Estate Services, specializing in the strategic acquisition and disposition of net lease investment properties. Based in Fredericksburg, Virginia Chandler leverages his extensive industry knowledge and client focused approach to deliver exceptional results for investors across the nation.

With an established track record in commercial real estate, Chandler has developed a robust skill set that includes detailed market analysis, transaction management, and client relationship building. His experience at national net lease firms in Atlanta has equipped him with a deep understanding of the net lease market and the tools necessary to navigate complex transactions.

Chandler's career is marked by his commitment to providing insightful, data-driven advice and his ability to foster strong relationships with clients. His expertise extends to identifying lucrative investment opportunities and ensuring a seamless transaction process, making him a valuable asset to the Vakos team.

A proud alumnus of the University of Alabama, Chandler is enthusiastic about his role in helping clients achieve their investment goals and is always open to inquiries and discussions about real estate opportunities.

## MEMBERSHIPS

ICSC

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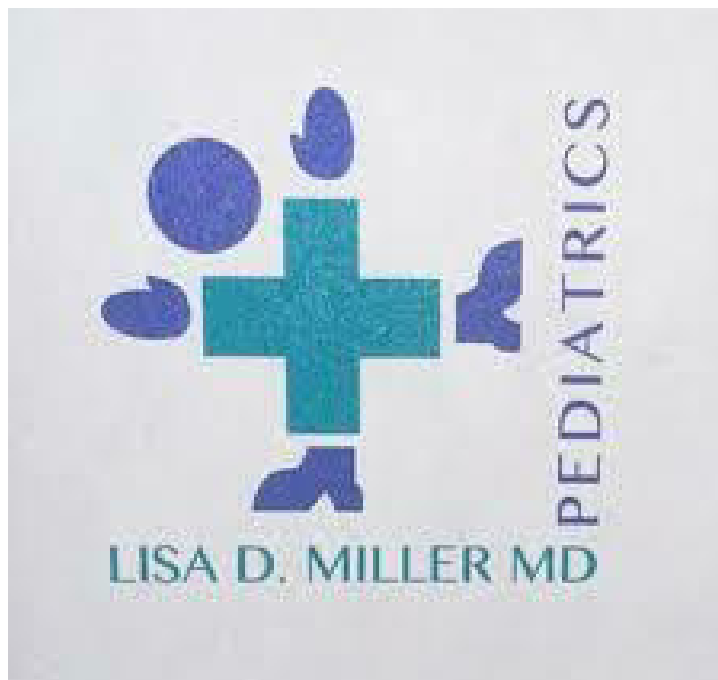


## ADVISOR BIOS



### IN STATE BROKER

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