

280 General Daniels Avenue North
Danielsville, GA 30633



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Property Description

2,451 SF of medical office or office space available in the heart of Danielsville, GA. This beautiful building with brick exterior was built in 1992. It includes a large waiting room, reception or front desk area, (8) exam or office rooms, (1) lab, (1) radiation room, breakroom, multiple restrooms, and ample storage closets. Ample parking is available, (25) spaces total. This property has access to city water, sewer, and gas.

Location Description

Located at 280 General Daniels Avenue North in Danielsville, GA. Easy accessibility to all the thriving retail, dining, and medical districts that Madison County and Danielsville has to offer. Complete visibility with roadside frontage along the main thoroughfare, next door to the Town Center Shopping Center and minutes from City Hall.

Summary

- Available SF: 2,451 RSF
- Lease Rate: \$14.00/SF/YR
- Lease Type: NNN
- CAM Costs: \$2.00/SF
- Term: Negotiable
- Space Use: Medical Office
- Teant Imp. Allowance: Available
- Zoning: DV-B
- Map/Parcel: D001 126
- Parking: 25 Spaces









PROPERTY PHOTOS

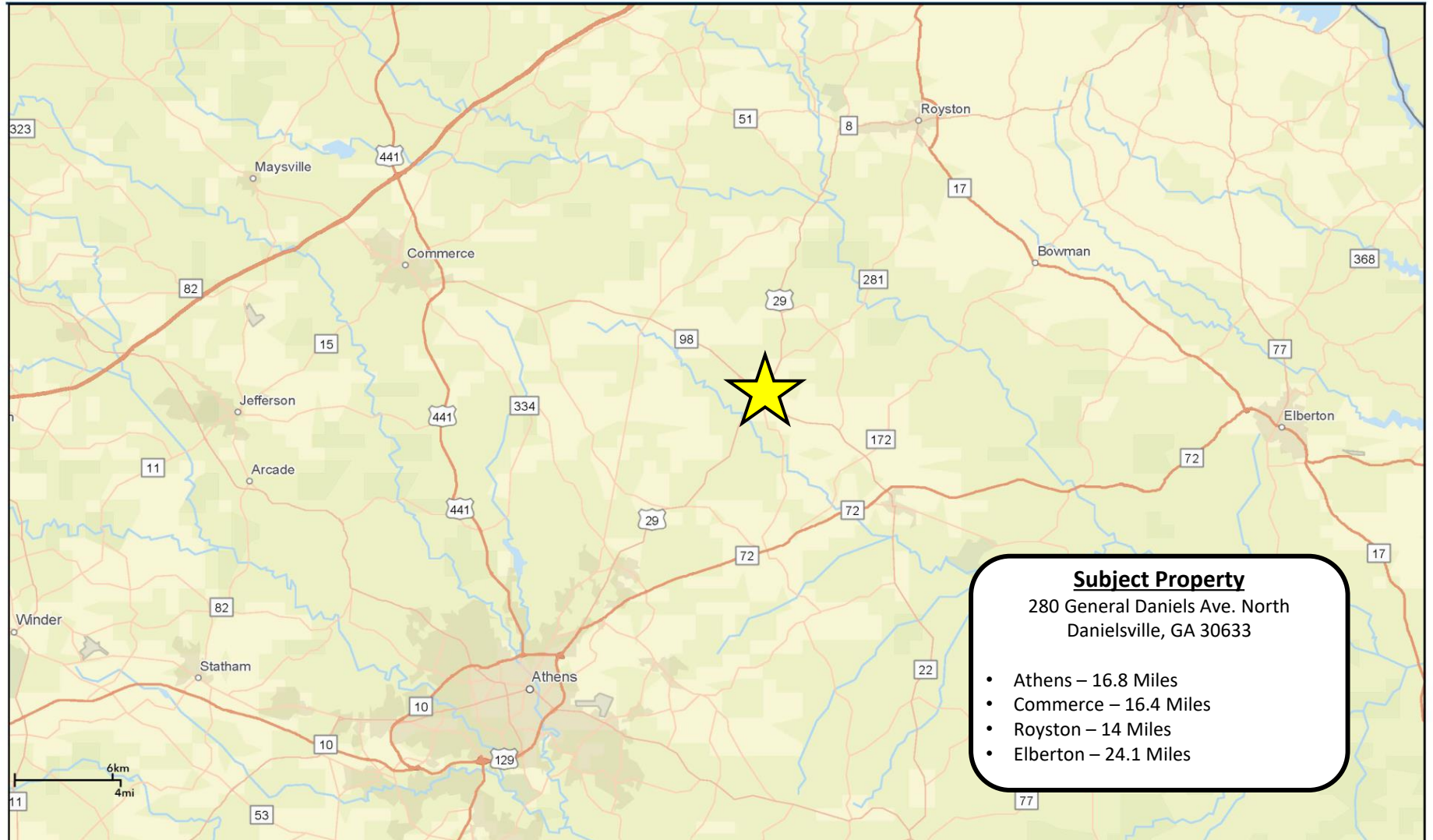


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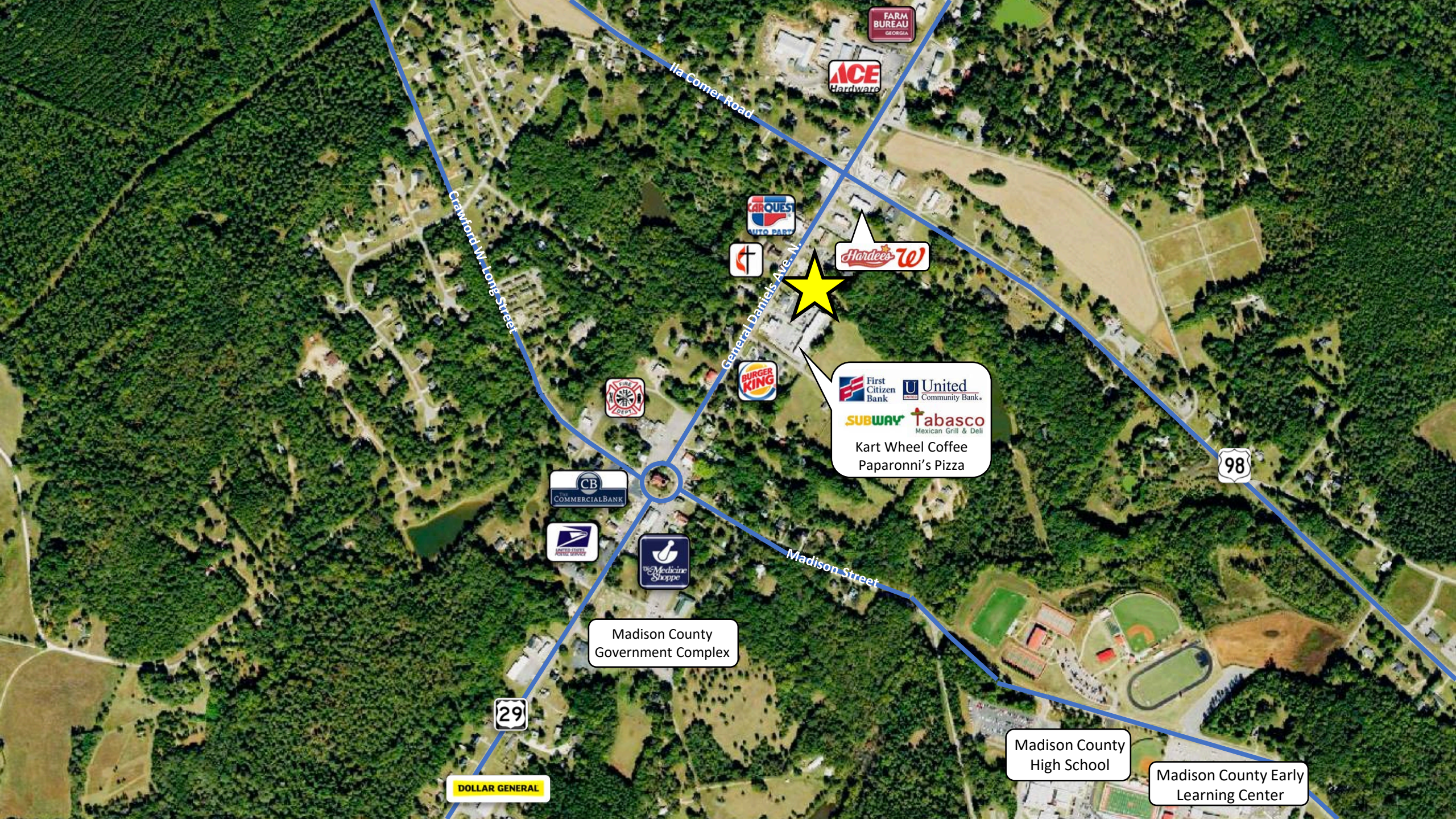




Location Map - 280 General Daniels Ave. North



February 16, 2022



Ila Comer Road

Crawford W. Long Street

General Daniels Ave. N.

Madison Street

98

29

DOLLAR GENERAL

Madison County Government Complex

Madison County High School

Madison County Early Learning Center

FARM BUREAU GEORGIA

ACE Hardware

CARQUEST AUTO PARTS

[Cross logo]

Hardee's

BURGER KING

[Fire Dept logo]

First Citizen Bank United Community Bank

SUBWAY Tabasco Mexican Grill & Deli

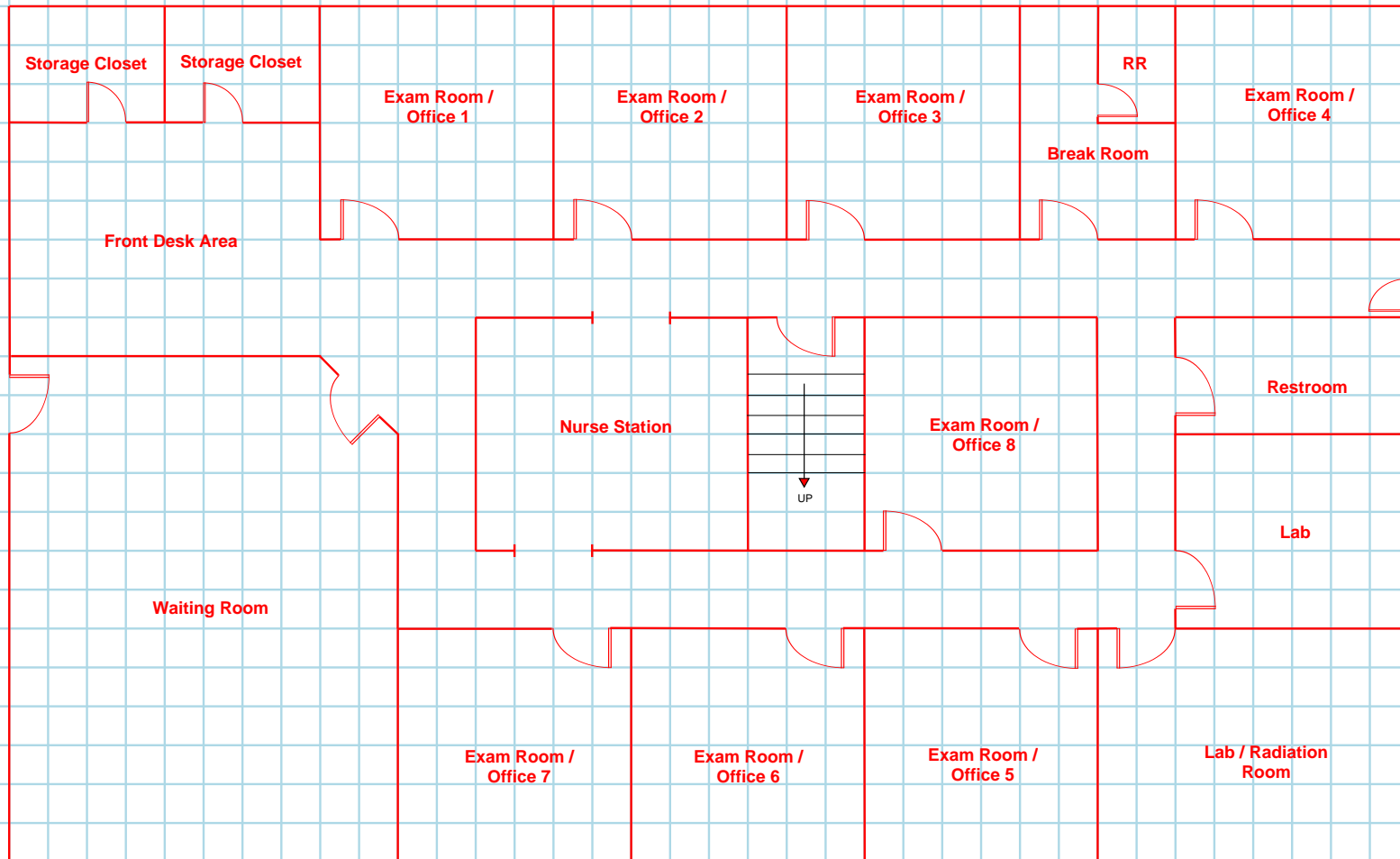
Kart Wheel Coffee Paparoni's Pizza

CB COMMERCIAL BANK

UNITED STATES POSTAL SERVICE

Medicine Shoppe

Floor Plan



* Not to Scale