

LEASE

1380 MILSTEAD AVE NE

1380 Milstead Ave NE Conyers, GA 30012

LEASE RATE

\$25.00 SF/yr



COLDWELL BANKER
COMMERCIAL
METRO BROKERS

Amit Grover
404 966 1019

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a Tenant in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Landlord.

This document is provided subject to errors, omissions, and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without express written consent.

The Landlord reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written lease to be prepared by the Landlord and executed by both parties; and (iii) approved by the Landlord and such other parties who may have an interest in the Property. Neither the prospective Tenant nor Landlord shall be bound until execution of the lease, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

2,600+
Professionals

4,970
YE Lease Transactions

Presence in
40 COUNTRIES

\$9.2 BILLION
Sales Volume

11,989
YE Sales Transactions

\$1.63 BILLION
Lease Volume

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BACKGROUND

Totally committed to quality results through conscientious attention to detail and service, Coldwell Banker Commercial Metro Brokers is one of the leading full service commercial real estate companies. We offer brokerage, leasing, property management and consulting services for owners, investors, and tenants of office, industrial, retail and multi-family residential properties.

SERVICES

- Acquisition and Disposition Services
- Brokerage and Transaction Management
- Design and Construction
- Investment Analysis
- Market Research and Analysis
- Project Management
- Property Development
- Property Management
- Facilities Management
- Relocation Services
- Asset Services

AWARDS

- Commercial Elite, 2011
- Top Broker in State
- Top Office in Region, 2011
- Top Office in State, 2011

SCOPE OF SERVICE

Coldwell Banker Commercial Metro Brokers to represent the Landlord in the leasing of 1380 Milstead Ave NE: Suite G, Suite H and Suite J.

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PROPERTY DESCRIPTION

Prime Medical Office Location: 1380 Milstead Ave NE, Conyers, GA 30012

Discover the ideal setting for your medical practice at 1380 Milstead Ave NE in Conyers, Georgia. This strategic location, directly across from the hospital, offers many opportunities for medical professionals looking to establish or expand their practice. Seize the opportunity to position your practice in the heart of Conyers' healthcare landscape. Join the ranks of esteemed medical professionals who have chosen 1380 Milstead Ave NE as their home and take the next step in expanding your medical practice. Your future awaits in Conyers, Georgia.

LOCATION DESCRIPTION

Conyers, Georgia, presents a dynamic market environment. With a growing population, the demand for services and amenities continues to rise. The healthcare sector thrives, benefiting from the proximity to prominent hospitals and a consistent influx of patients. Retail and commercial ventures also flourish, driven by the area's increasing appeal. Conyers' accessibility via well-connected roadways adds to its allure, making it a preferred destination for businesses and residents alike. The city's economic growth and vibrant community make it a promising location for medical practices looking to tap into its expanding market potential.

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OFFERING SUMMARY

Lease Rate:	\$25.00 SF/yr (NNN)
Number of Units:	10
Available SF:	1,450 - 2,950 SF
Lot Size:	3,358,519,560 SF
Building Size:	17,056 SF
Zoning:	BN
APN:	057-0-03-096A

SPACES

	LEASE RATE	SPACE SIZE
Suite G	\$25.00 SF/yr	2,950 SF
Suite H	\$25.00 SF/yr	1,700 SF
Suite J	\$25.00 SF/yr	1,450 SF

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	3,719	25,187	108,847
Total Population	9,452	65,054	298,992
Average HH Income	\$56,738	\$68,481	\$71,653

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PROPERTY HIGHLIGHTS

- **Unbeatable Proximity:** Situated steps away from the hospital, your medical office will enjoy unrivaled visibility and accessibility, making it a go-to destination for patients seeking healthcare services.
- **Medical Hub:** Join a thriving community of healthcare providers, creating a dynamic medical hub where patients can conveniently access a range of services in one location.
- **Patient-Centric:** With the hospital nearby, patients will appreciate the convenience of quickly transitioning between your office and specialized medical services, enhancing their overall healthcare experience.
- **High Traffic:** The location's high traffic volume ensures a steady stream of potential patients, providing your practice with a built-in advantage for growth and success.
- **Expansive Space:** This property offers ample space to customize and equip your office according to your unique medical specialties and needs, allowing for efficient operations and excellent patient care.
- **Community Engagement:** Be integral to the Conyers community, serving its residents with top-tier healthcare services and contributing to the area's well-being.
- **Investment in Success:** Opening your medical practice here is not just a location choice; it's an investment in the success and growth of your healthcare career.

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LEASE (SUITE G)

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LEASE (SUITE G)

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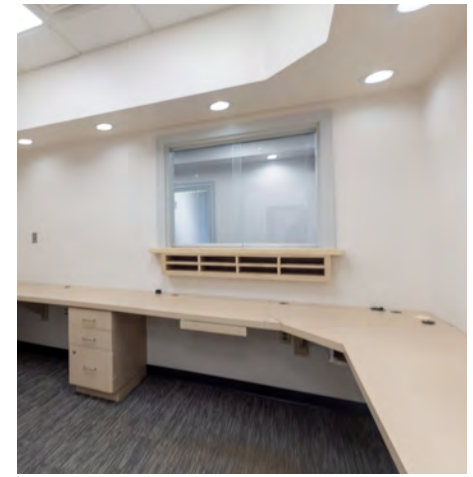
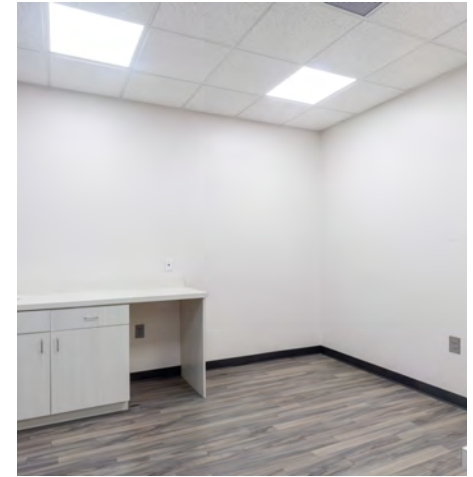


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LEASE (SUITE G)

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LEASE (SUITE H)

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LEASE (SUITE H)

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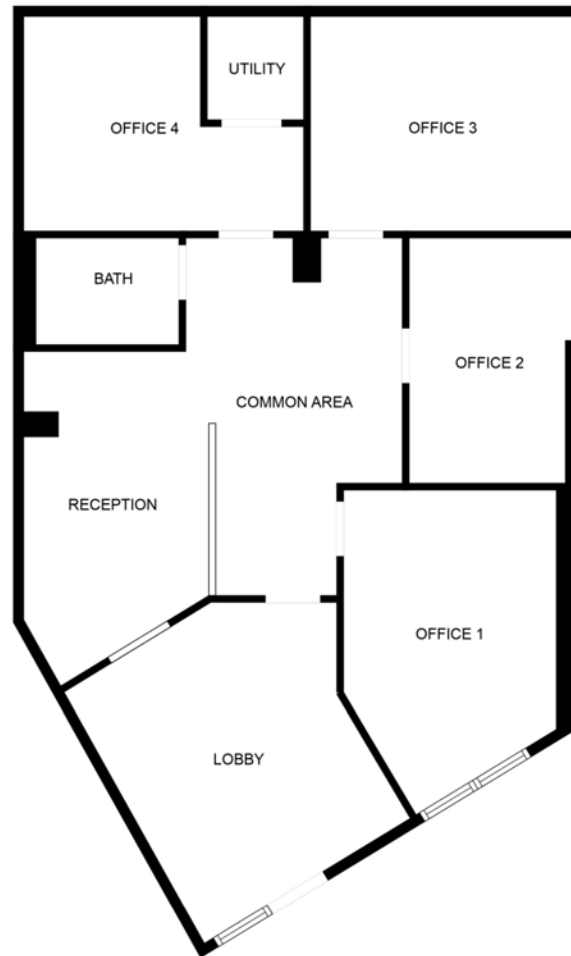


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LEASE (SUITE J)

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Lease Rate \$25.00 /SF/yr Lease Type:
Space Size: 6,100 SF Lease Term:
No. Units: 10

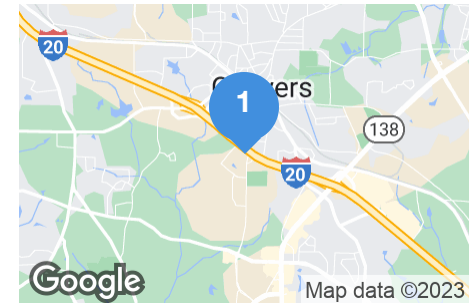
NNN
Negotiable



1

990 IRIS DR SW Conyers, GA 30094

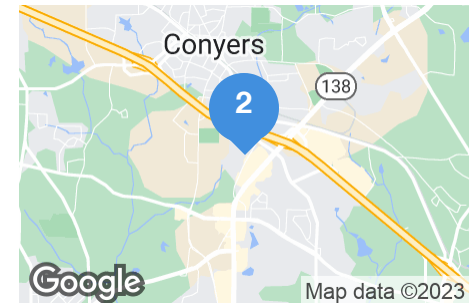
Lease Rate \$22.88 /SF/yr



2

1455 OLD MCDONOUGH HWY Conyers, GA 30094

Lease Rate \$22.88 /SF/yr



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3

1540 HIGHWAY 138
Conyers, GA 30013

Lease Rate \$25.00 /SF/yr



4

1500 KLONDIKE RD SW
Conyers, GA 30094

Lease Rate \$22.00 /SF/yr



5

1506 KLONDIKE RD SW
Conyers, GA 30094

Lease Rate \$22.00 /SF/yr



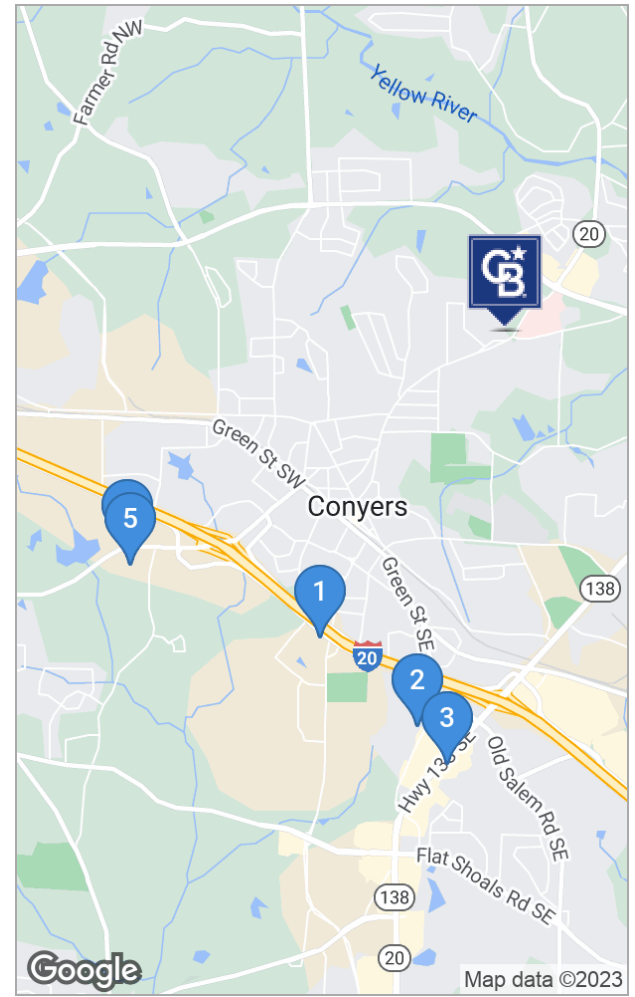
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	NAME/ADDRESS	LEASE RATE	LEASE TYPE	SPACE SIZE	LEASE TERM	NO. UNITS
★	1380 Milstead Ave NE Conyers, GA	\$25.00 /SF/yr	NNN	6,100 SF	Negotiable	10
1	990 Iris Dr SW Conyers, GA	\$22.88 /SF/yr	-	-	-	-
2	1455 Old Mcdonough Hwy Conyers, GA	\$22.88 /SF/yr	-	-	-	-
3	1540 Highway 138 Conyers, GA	\$25.00 /SF/yr	-	-	-	-
4	1500 Klondike Rd SW Conyers, GA	\$22.00 /SF/yr	-	-	-	-
5	1506 Klondike Rd SW Conyers, GA	\$22.00 /SF/yr	-	-	-	-
AVERAGES		\$22.95 /SF/YR		NAN SF	NAN MONTHS	



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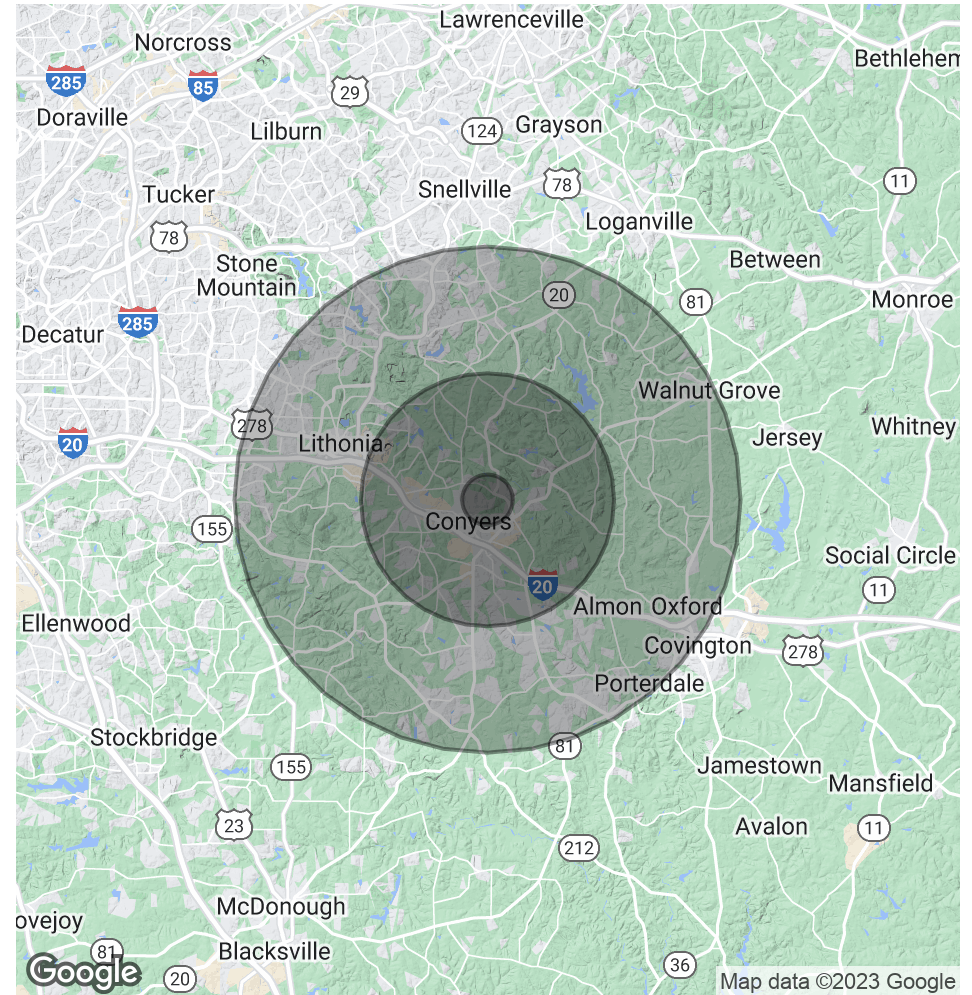
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	9,452	65,054	298,992
Average Age	31	37.7	36.7
Average Age (Male)	27.4	33	34
Average Age (Female)	32.4	39.5	38.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,719	25,187	108,847
# of Persons per HH	2.5	2.6	2.7
Average HH Income	\$56,738	\$68,481	\$71,653
Average House Value	\$87,625	\$138,821	\$160,896

** Demographic data derived from 2020 ACS - US Census*



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AMIT GROVER

Commercial REALTOR® | Business Broker

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Atlanta, GA 30328
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