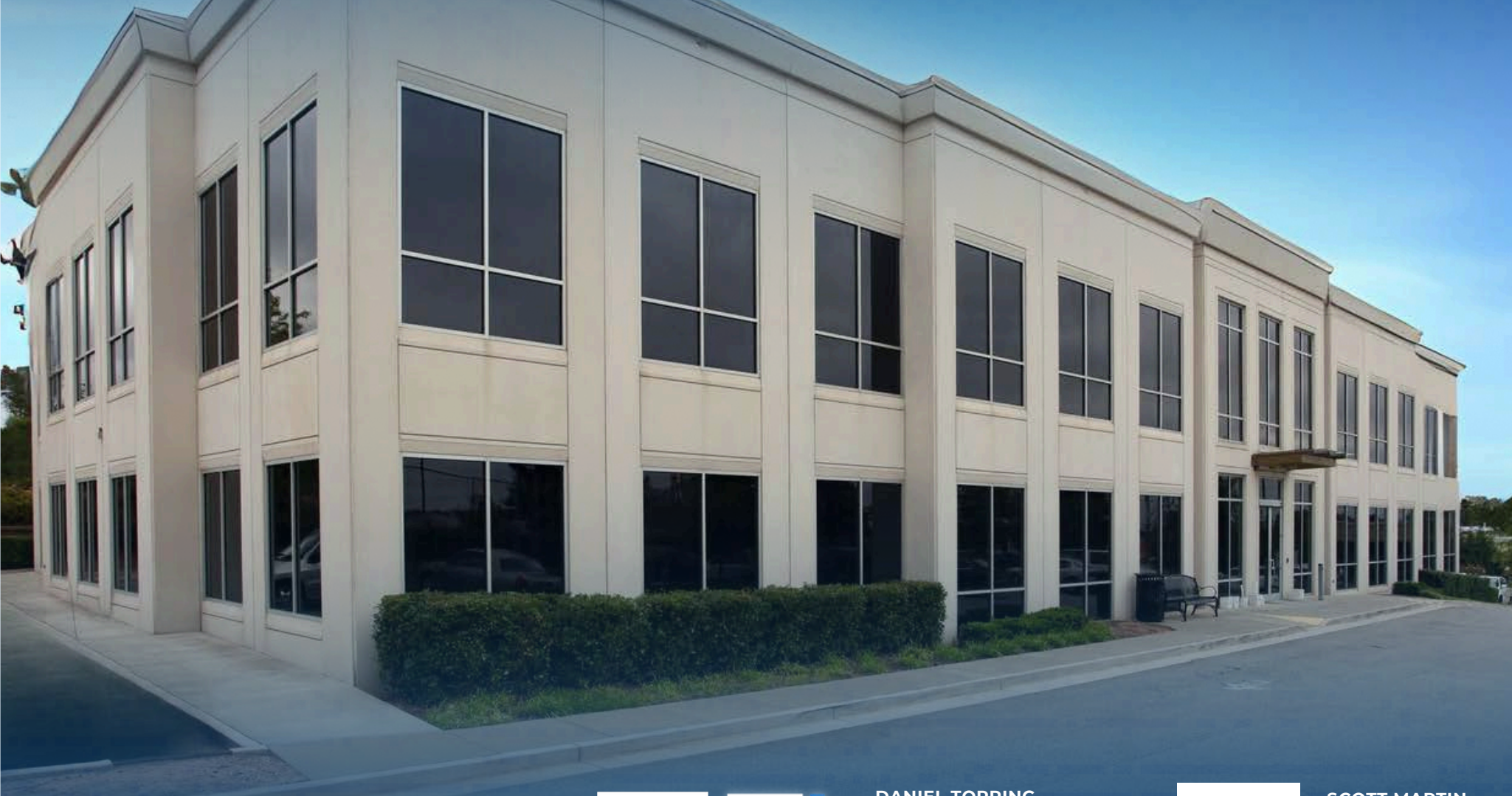


# LOCUST GROVE MEDICAL CENTER

4857 Bill Gardner Pkwy, Locust Grove, GA 30248



**SUB-LEASE SPACE AVAILABLE!**



**DANIEL TOPPING**  
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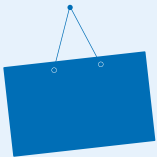
# PROPERTY HIGHLIGHTS



27,900 SF - 2 Story  
Office Building  
Built in 2005



Centralized Locust  
Grove location



Facade and Pylon  
Signage Opportunities



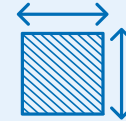
Convenient Access to  
I-75 Exit 212 (0.5 mi)



Prominent Location Suitable for  
Medical or Professional Offices



# SUB-LEASE HIGHLIGHTS



+/- 4,080 RSF  
Available



Current lease  
term expires May  
31, 2027



Reception Desk,  
Lobby/Writing  
room



2 Procedure  
Rooms with  
Separate HVAC



6 Exam Rooms



2 Restrooms



Break Room



Laundry Room



## SUITE 100



SUB-LEASE  
1<sup>st</sup> FLOOR - 4,080 RSF





# SUITE 100

4857 BILL GARDNER PKWY,  
LOCUST GROVE, GA 30248



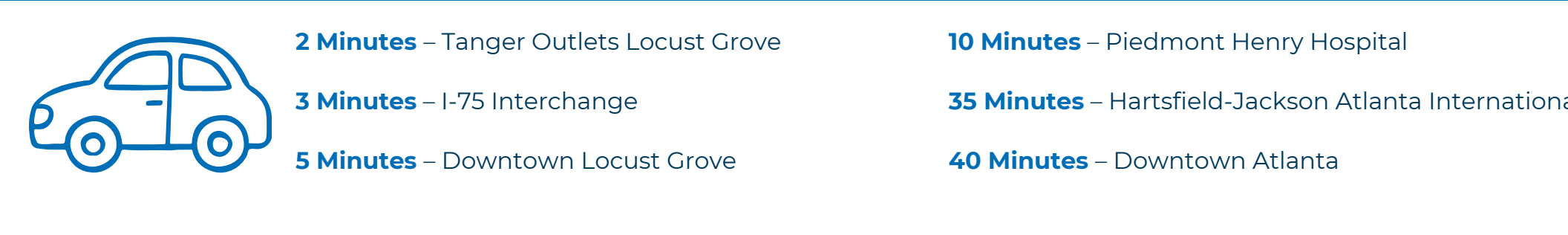


# AREA DEMOGRAPHICS

Locust Grove is a rapidly growing community in Henry County, strategically positioned along I-75, offering excellent connectivity to metro Atlanta. The area boasts a population of over 8,000 residents within city limits and more than 240,000 residents in Henry County, with strong annual growth trends. The median household income is approximately \$75,000, reflecting a stable and affluent customer base. Locust Grove is known for its family-oriented neighborhoods, high-performing schools, and proximity to major retail destinations such as Tanger Outlets. The region attracts both residential and commercial development, making it an ideal location for medical offices, professional services, and retail businesses.



## PROXIMITY TO KEY DESTINATIONS



## 40 Minutes – Downtown Atlanta

# Let's do this.



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