

LOCUST GROVE MEDICAL CENTER

4857 Bill Gardner Pkwy, Locust Grove, GA 30248



SUB-LEASE SPACE AVAILABLE!



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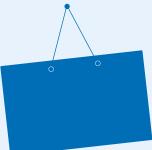
PROPERTY HIGHLIGHTS



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)



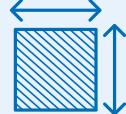
Prominent Location Suitable for
Medical or Professional Offices



SUB-LEASE HIGHLIGHTS



SUITE 100

-  +/- 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

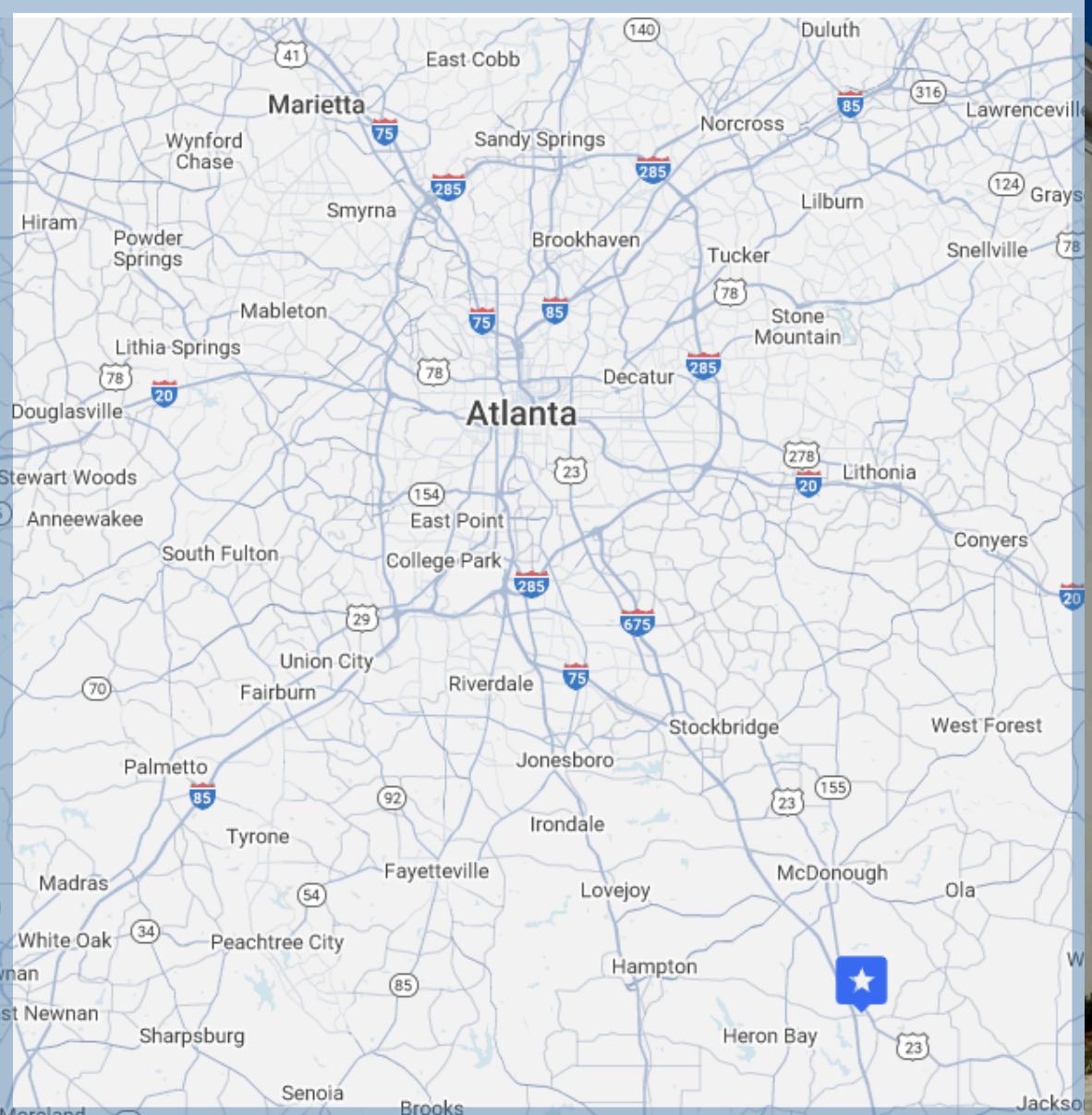
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AREA DEMOGRAPHICS

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



2 Minutes – Tanger Outlets Locust Grove

3 Minutes – I-75 Interchange

5 Minutes – Downtown Locust Grove

10 Minutes – Piedmont Henry Hospital

35 Minutes – Hartsfield-Jackson Atlanta International

40 Minutes – Downtown Atlanta

Let's do this.

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