



## 740 Prince Medical Commons



**740 PRINCE AVENUE  
ATHENS, GA 30606**

FOR LEASE

**MEDICAL & OFFICE COMPLEX**

### Medical / Office

<b>Total Available SF:</b>	<b>10,582 SF</b>
<b>Building 1B SF:</b>	<b>1,325 - 3,746 SF</b>
<b>Building 8A SF:</b>	<b>2,150 SF</b>
<b>Building 8B SF:</b>	<b>2,440 SF</b>
<b>Building 11 SF:</b>	<b>2,246 SF</b>
<b>Lease Rate:</b>	<b>\$18.50/SF NNN</b>
<b>Lease Term:</b>	<b>Negotiable</b>
<b>Zoning:</b>	<b>C-O (Commercial Office)</b>

Discover 740 Prince Medical Commons, a charming medical and office complex nestled in the Normaltown Neighborhood of Athens, GA. Set within a beautifully landscaped, tree-filled campus just a short walk from Downtown Athens and Piedmont Athens Regional Hospital, this fully built-out facility offers premium space for lease.



# PROPERTY PHOTOS

740 PRINCE AVENUE | ATHENS, GA 30606



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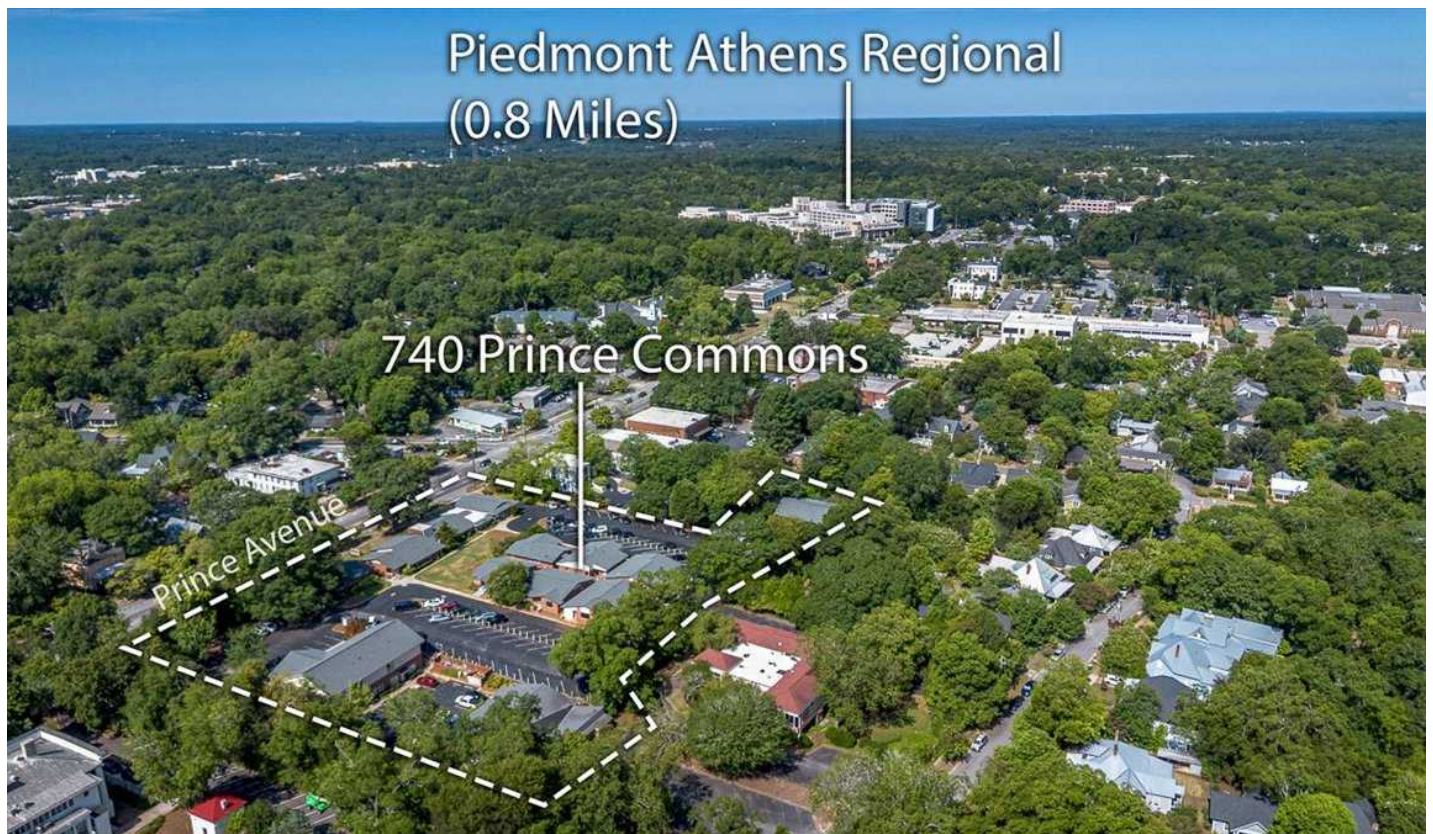
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# BUILDINGS 1B & 11

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## Building 1B



1 FLOOR PLAN - RENTABLE SQ FT  
1/4" = 1'-0"

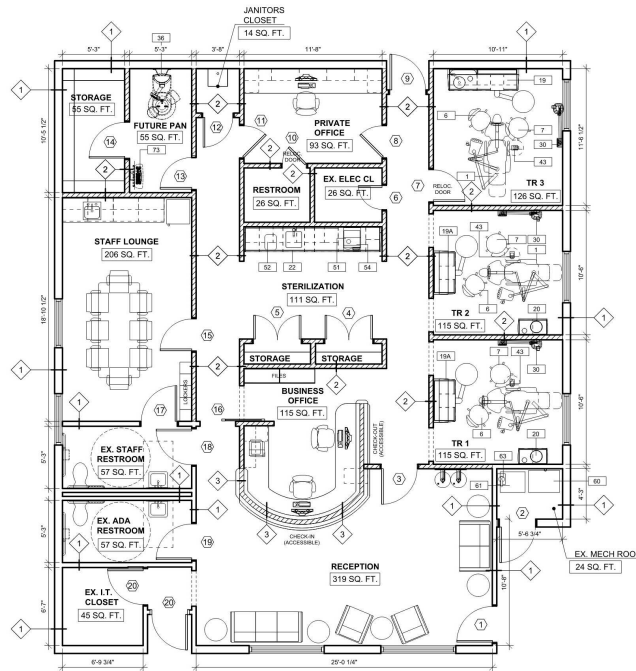
TOTAL GROSS AREA: 3,746 SQ FT

GROSS AREA: 1,325 SQ FT

AREA: 251 SQ FT

AREA: 2,170 SQ FT

## Building 11



1 FLOOR PLAN  
1/4" = 1'-0"

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# BUILDINGS 8A & 8B

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## Building 8A (Top)

- Move-in Ready
- 2,150 SF
- Fully Circulating Office
- Layout Includes: Reception Desk and Waiting Lobby, Five (5) Office/Exam Rooms, X-Ray Room, Three (3) Restrooms, Storage Room, and Open Area
- Frontage Along Prince Avenue

## Building 8B (Middle)

- Move-in Ready
- 2,440 SF
- Fully Circulating Office
- Layout Includes: Reception Desk and Waiting Lobby, Seven (7) Offices/Exam Rooms, Restroom, Breakroom, and Storage Room
- Frontage Along Prince Avenue

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# SITE PLAN

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## Site Plan & Tenant Roster

- Building 1
  - 1A – Oral Surgery Associates
  - **1B – AVAILABLE (1,325 – 3,746 SF)**
- Building 2 – Milestone Pediatric Therapy
- Building 7 – Rinse Beauty
- Building 8
  - **8A – AVAILABLE (2,150 SF)**
  - **8B – AVAILABLE (2,440 SF)**
  - 8C – Village Drug Pharmacy
- Building 9 – Dr. Gross, Psychology
- Building 10 – Xytex Laboratories
- **Building 11 – AVAILABLE (2,246 SF)**
- Building 12
  - 12A – Her Health
  - 12B – The Hormone Midwife
- Building 13 – Athens Psychedelic Therapy
- Building 14 – Kind Recovery
- **Building 15 – AVAILABLE SEPT. 26' (5,297 SF)**

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# NEIGHBORHOOD AERIAL

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# INFOGRAPHICS - TRADE AREA

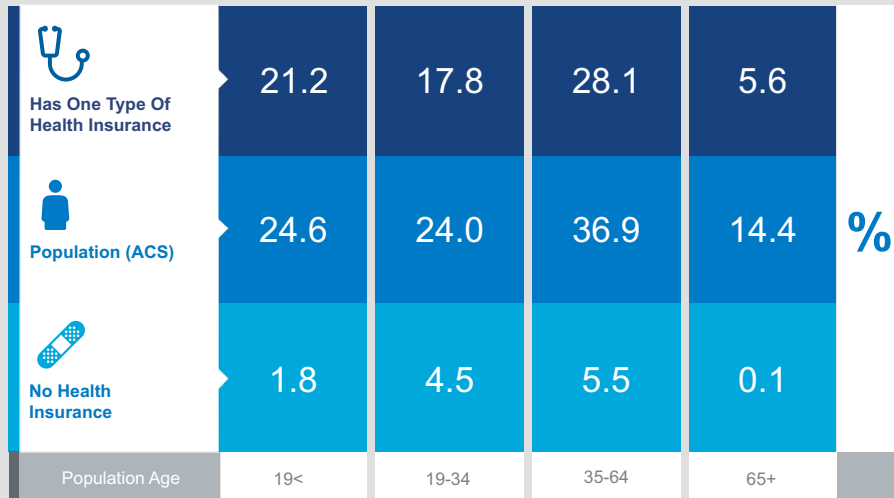
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## Health Care & Insurance

Medical Trade Area  
Geography: County

This infographic provides a set of key demographic and health care indicators. [Learn more about this data](#)



### Population

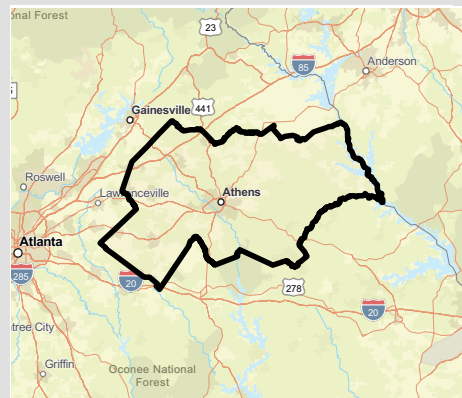


502,175

Civilian Noninstitutionalized  
Population (ACS)



Source: This infographic contains data provided by ACS (2019-2023), Esri-U.S. BLS (2025).  
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### Health Care Expenditure



\$4,357

Annual Health Insurance  
Expenditures



\$2,398

Medical Care



Medicare:  
Population 65+

26,201

Medicare Only

10,538

Direct-Purch & Medicare

13,066

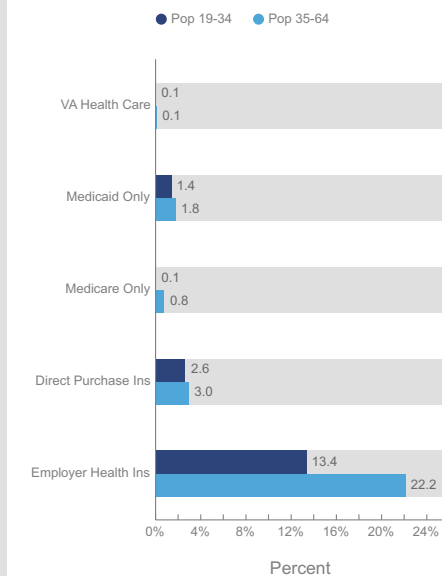
Employer & Medicare

5,956

Medicare & Medicaid

Health Care (Consumer Spending)	Annual Expenditure
Blue Cross/Blue Shield	\$1,242.9
Medicare Payments	\$1,016.6
Physician Services	\$277.1
Dental Services	\$433.8
Eyecare Services	\$82.7
Lab Tests/X-rays	\$77.4
Hospital Room & Hospital Service	\$242.9
Convalescent/Nursing Home Care	\$43.7

### Health Insurance Coverage (ACS)



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