

Medical Office Across From Doctors Hospital



PROPERTY DESCRIPTION

Position your medical practice in a highly desirable location directly across from Doctors Hospital. This well-appointed medical office offers a functional layout designed for both patient care and administrative needs. The space is 2,100 square feet with a first floor that features a welcoming waiting room, reception area, three exam rooms with sinks (approximately 12' x 10'), two restrooms, a break room, and an additional private office. The second floor provides three physician offices and a private restroom, offering excellent separation between clinical and administrative areas. The space has been recently updated with fresh paint and new flooring, creating a clean, professional environment ready for its next practice. With Doctors Hospital just a short walk away, this property offers exceptional convenience for physicians, staff, and patients. The surrounding medical and commercial corridor also provides numerous restaurants, retail centers, and everyday amenities nearby. An excellent opportunity for a medical practice seeking a move-in-ready space in a proven healthcare location.

OFFERING SUMMARY

Lease Rate:	\$21 SF/yr (MG)
Available SF:	2,100 SF
Address :	3614-B J Dewey Gray Circle, Augusta, GA 30909
Building Type:	Medical
Zoning:	B-2
Trade Area:	Doctors Hospital
Lease Type:	Modified Gross (no NNN pass throughs)



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Complete Highlights



PROPERTY HIGHLIGHTS

- Directly across from growing Doctors Hospital.
- No NNN pass throughs on this modified gross lease.
- 3 exam rooms with sinks all on the first floor.
- 2 first floor restrooms.
- Private physician offices with private restroom on 2nd floor.
- West Augusta location convenient to I-20 and Bobby Jones Expressway.
- Many nearby amenities including restaurants and retail centers.



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Lease Spaces



LEASE INFORMATION

Lease Type:	MG	Lease Term:	3 - 5 years preferable
Total Space:	2,100 SF	Lease Rate:	\$21 SF/yr

AVAILABLE / UNAVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 1	Available	2,100 SF	Modified Gross	\$21.00 SF/yr	3 Exam rooms, 4 physician offices, restrooms, break room, waiting area, reception

Additional Photos

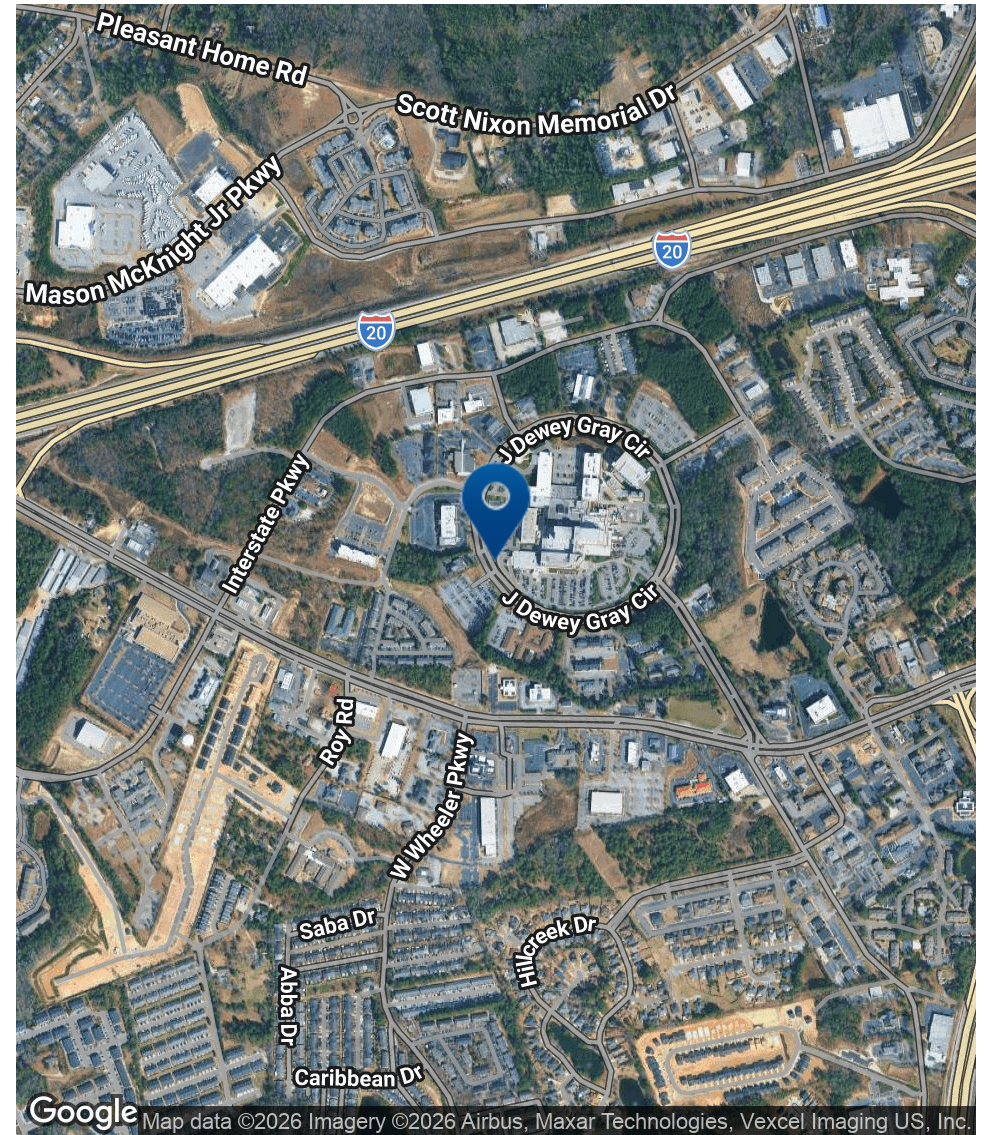
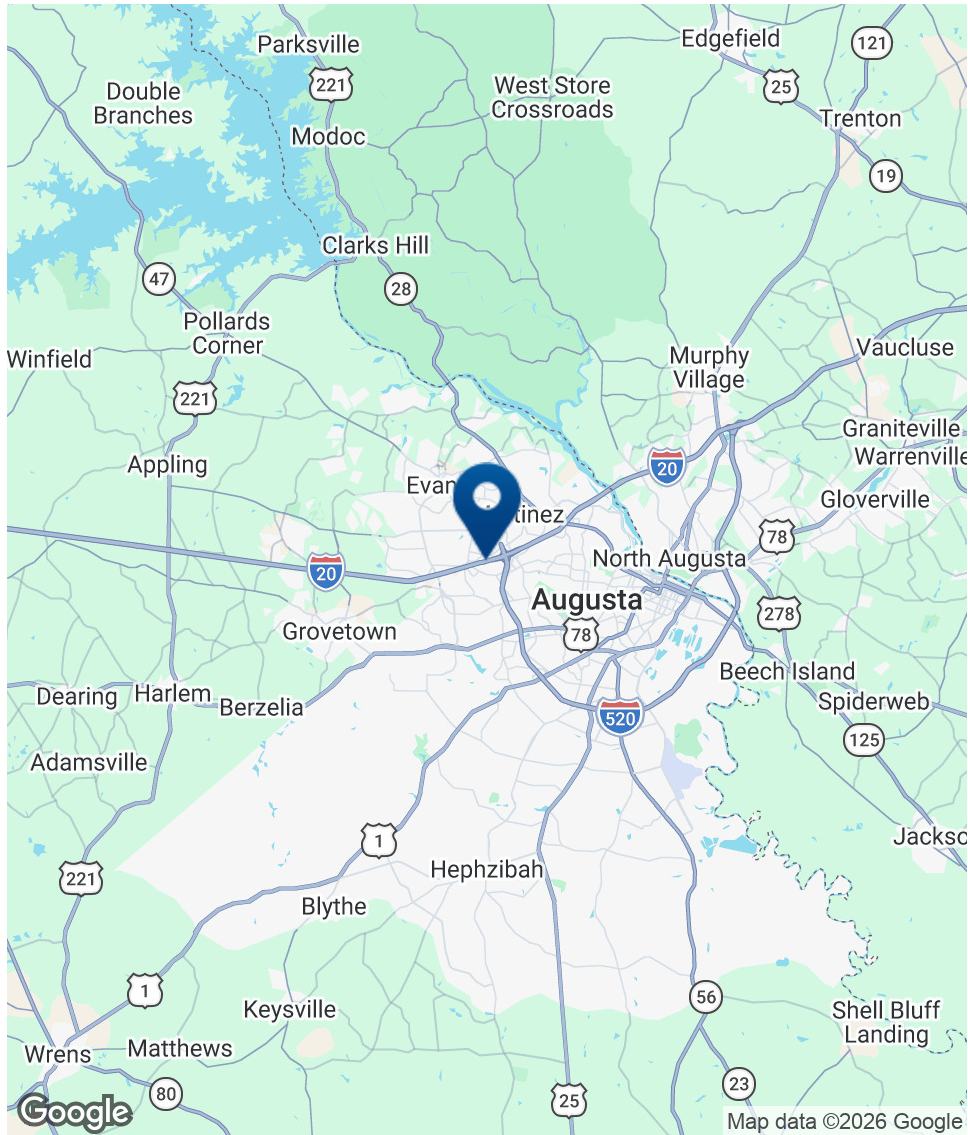


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FOR LEASE | 3614 B J DEWEY GRAY CIRCLE | AUGUSTA, GA 30909

Location Map



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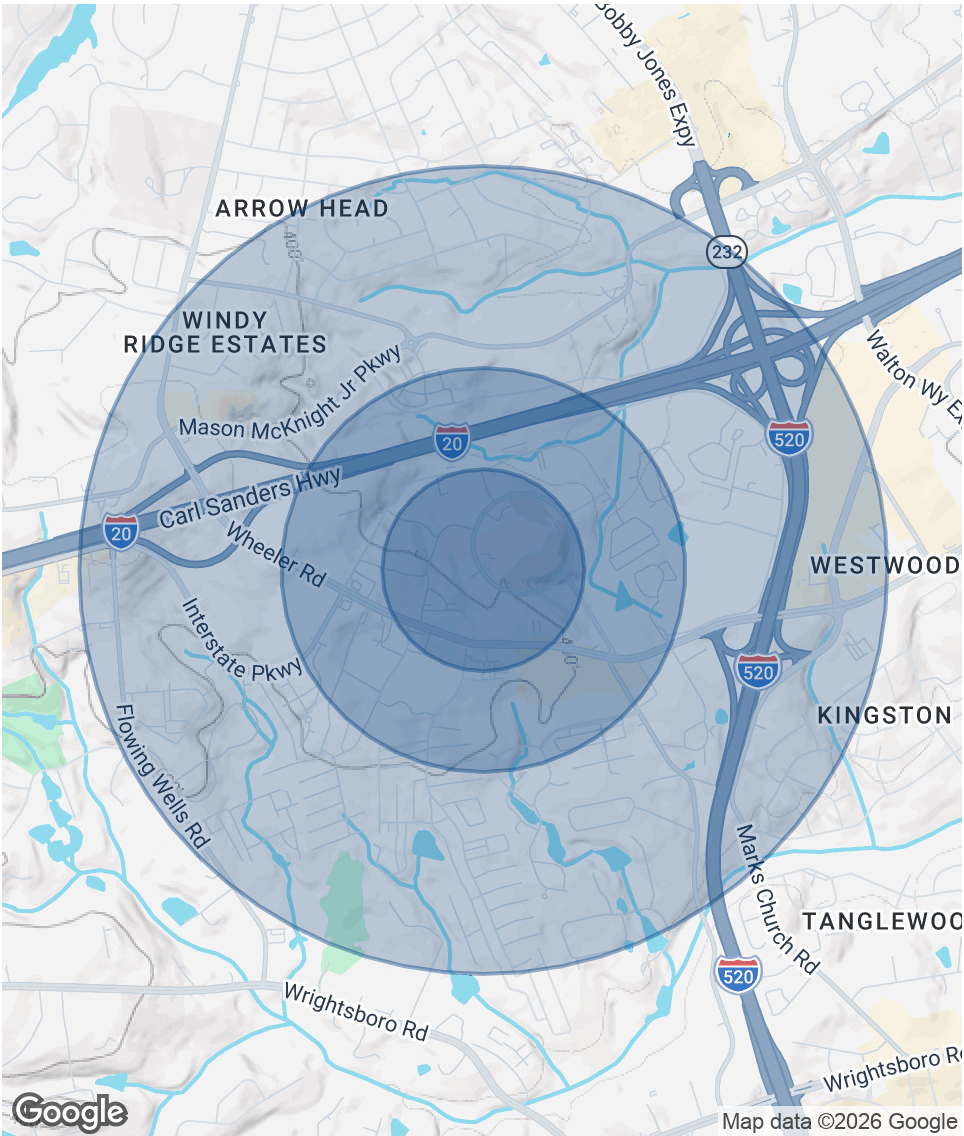
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Demographics Map & Report

POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	196	1,137	5,087
Average Age	44.7	40.0	41.0
Average Age (Male)	37.2	39.3	41.1
Average Age (Female)	61.9	46.4	43.3

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	131	709	2,814
# of Persons per HH	1.5	1.6	1.8
Average HH Income	\$62,458	\$68,274	\$71,910
Average House Value	\$229,938	\$167,391	\$192,483

2023 American Community Survey (ACS)



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