

GREENVILLE PHYSICIANS BUILDING

4501 Joe Ramsey Blvd
Greenville, TX 75401

Medical For Lease

2,340 SF



Leasing Information:
214.461.2388

Lincoln

Banks Newton
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Peter Shaw
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8140 Walnut Hill Lane
Suite 700
Dallas, TX 75231

www.lpc.com

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Property Overview

The Greenville Physicians Building is a two-story, Class A medical office building with institutional ownership located in Greenville, TX. This 43,309 RSF MOB is located on Joe Ramsey Blvd (Over 17,000 VPD) adjacent to the Hunt Regional Medical Center. The building offers 2nd Generation medical office space where we can offer generous tenant improvement packages.

Property Highlights

- Located adjacent to the Hunt Regional Medical Center
- Second-generation space with tenant finish allowance available
- Highly visible signage opportunity available on Joe Ramsey Blvd (Over 17,000 VPD)
- Surface patient parking
- Easy patient access
- Tenant finish allowance available

Availabilities

Suite 200

2,340 SF

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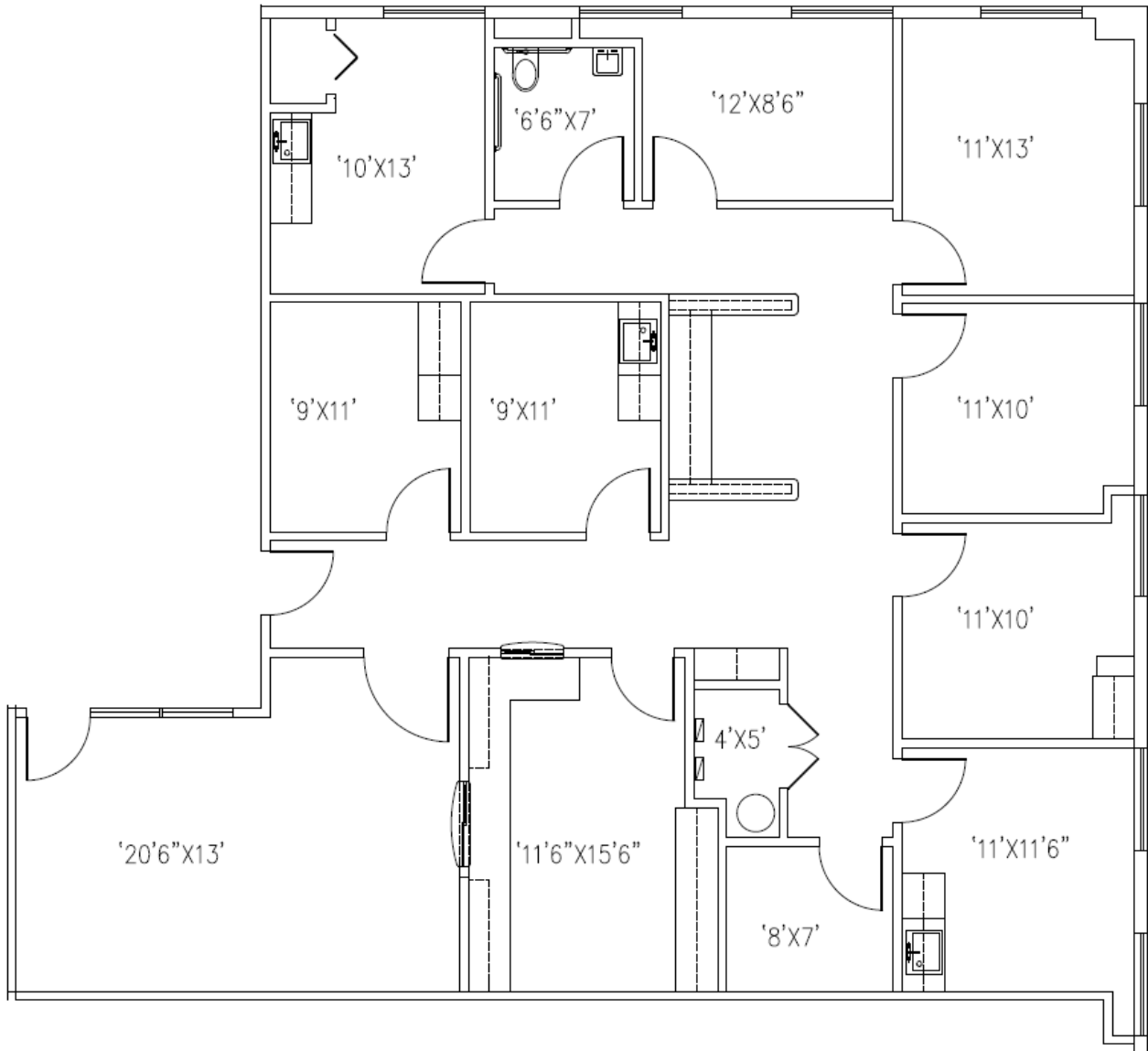
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Size

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Nearby Amenities

4501 Joe Ramsey Blvd | Greenville, TX 75401



4501 Joe Ramsey



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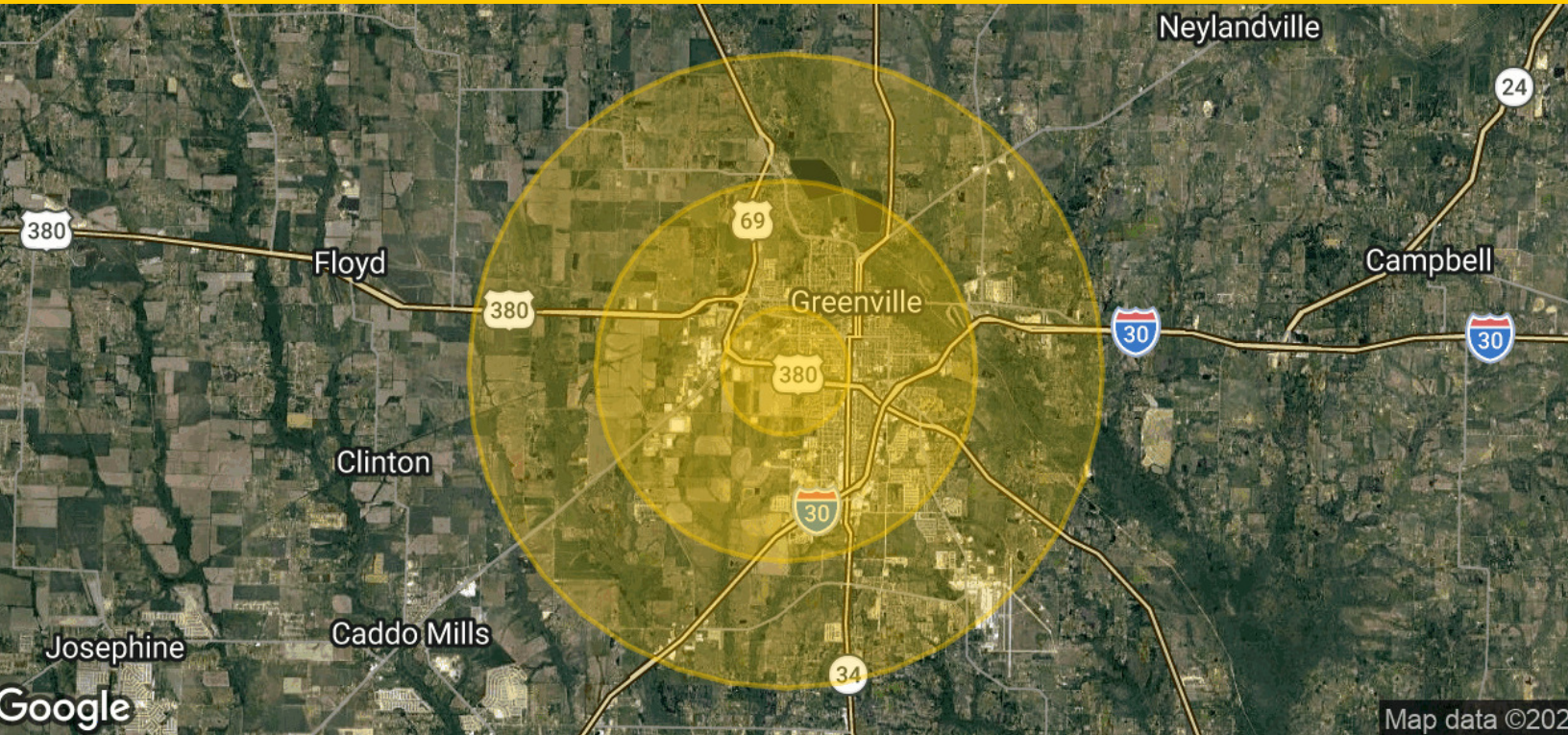
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Demographics Map & Report

2,340 SF



Population	1 Mile	3 Miles	5 Miles
Total Population	4,610	21,046	29,568
Average Age	35.3	35.8	37.5
Average Age (Male)	35.1	35.1	36.1
Average Age (Female)	36.8	36.9	38.9
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,037	8,545	11,854
# of Persons per HH	2.3	2.5	2.5
Average HH Income	\$38,476	\$53,518	\$60,068
Average House Value	\$59,815	\$98,630	\$113,952

2020 American Community Survey (ACS)

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