

HAMILTON CREEK MOB

2265 Hamilton Creek Parkway
Dacula, GA 30019

Medical For Lease

22,500 SF



Leasing Information:
229.669.5399

Wheeler Briggs
229.669.5399
wbriggs@lpc.com

Lincoln

Lincoln Property Company
3280 Howell Mill Road Suite 310
Atlanta, GA 30327

www.lpc.com

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Property Overview

Introducing Hamilton Creek Medical Office Building, a to-be-built premier medical property available for lease. This modern and versatile space will offer a prime location for businesses seeking a dynamic and growth-oriented environment. Boasting customizable floor plans, ample parking, and state-of-the-art facilities, this property provides the ideal canvas for your business needs. Experience contemporary design, flexibility, and an outstanding medical atmosphere at 2265 Hamilton Creek Parkway.

Property Highlights

- 45,000 SF two-story MOB
- Customizable floor plans
- Ample parking for tenants and visitors
- State-of-the-art facilities
- Prime location with easy access to major transportation routes
- Ideal for practices seeking a growth-oriented environment

Availabilities	SF
First Floor	22,500 SF
Second Floor	22,500 SF

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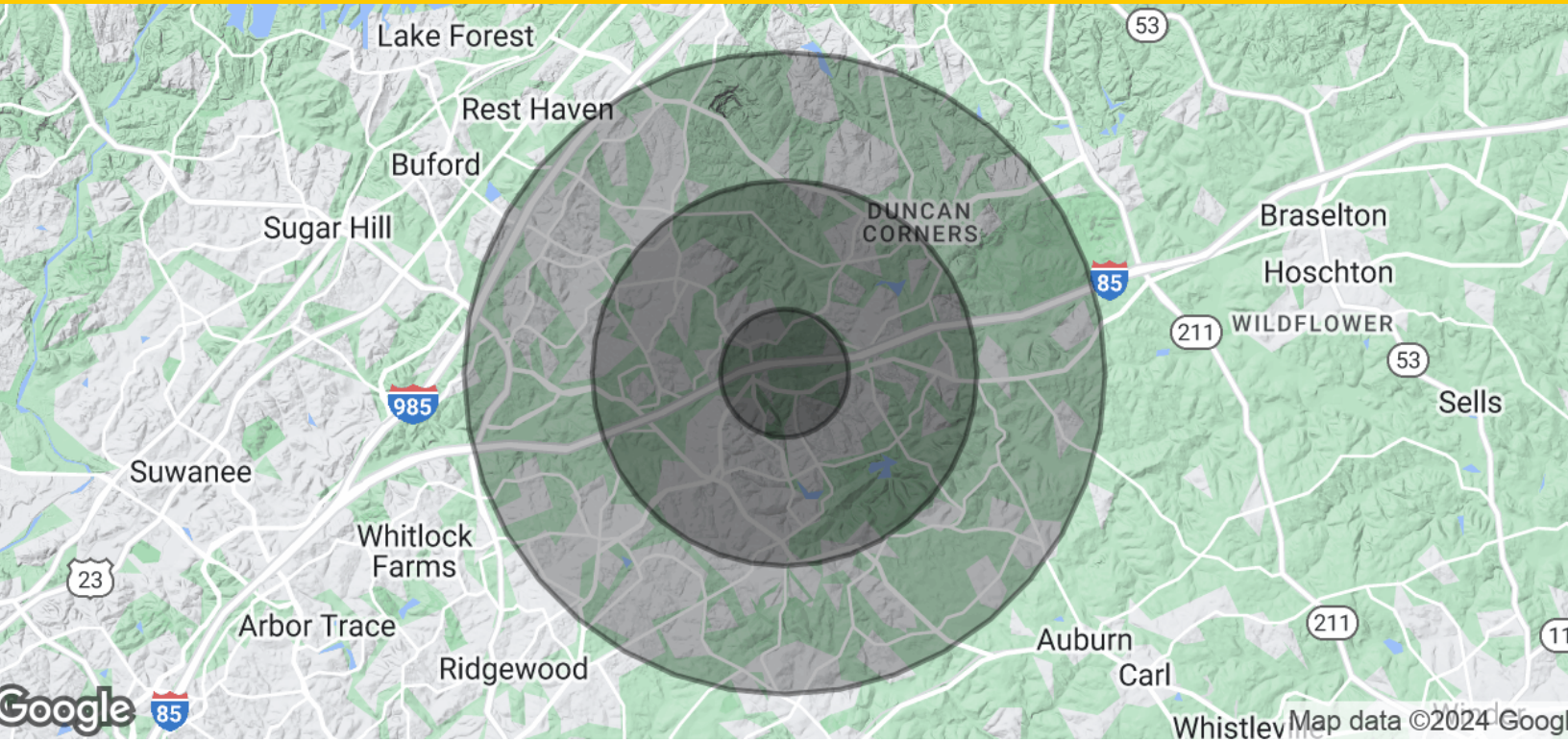
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HAMILTON CREEK MOB

Demographics Map & Report

2265 Hamilton Creek Parkway | Dacula, GA 30019



Population	1 Mile	3 Miles	5 Miles
Total Population	5,323	47,961	110,502
Average Age	39.9	39.1	38.8
Average Age (Male)	40.7	37.9	37.4
Average Age (Female)	36.9	38.4	38.5
Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,458	14,353	34,914
# of Persons per HH	3.7	3.3	3.2
Average HH Income	\$158,610	\$129,468	\$117,380
Average House Value	\$300,050	\$292,880	\$289,061

2020 American Community Survey (ACS)

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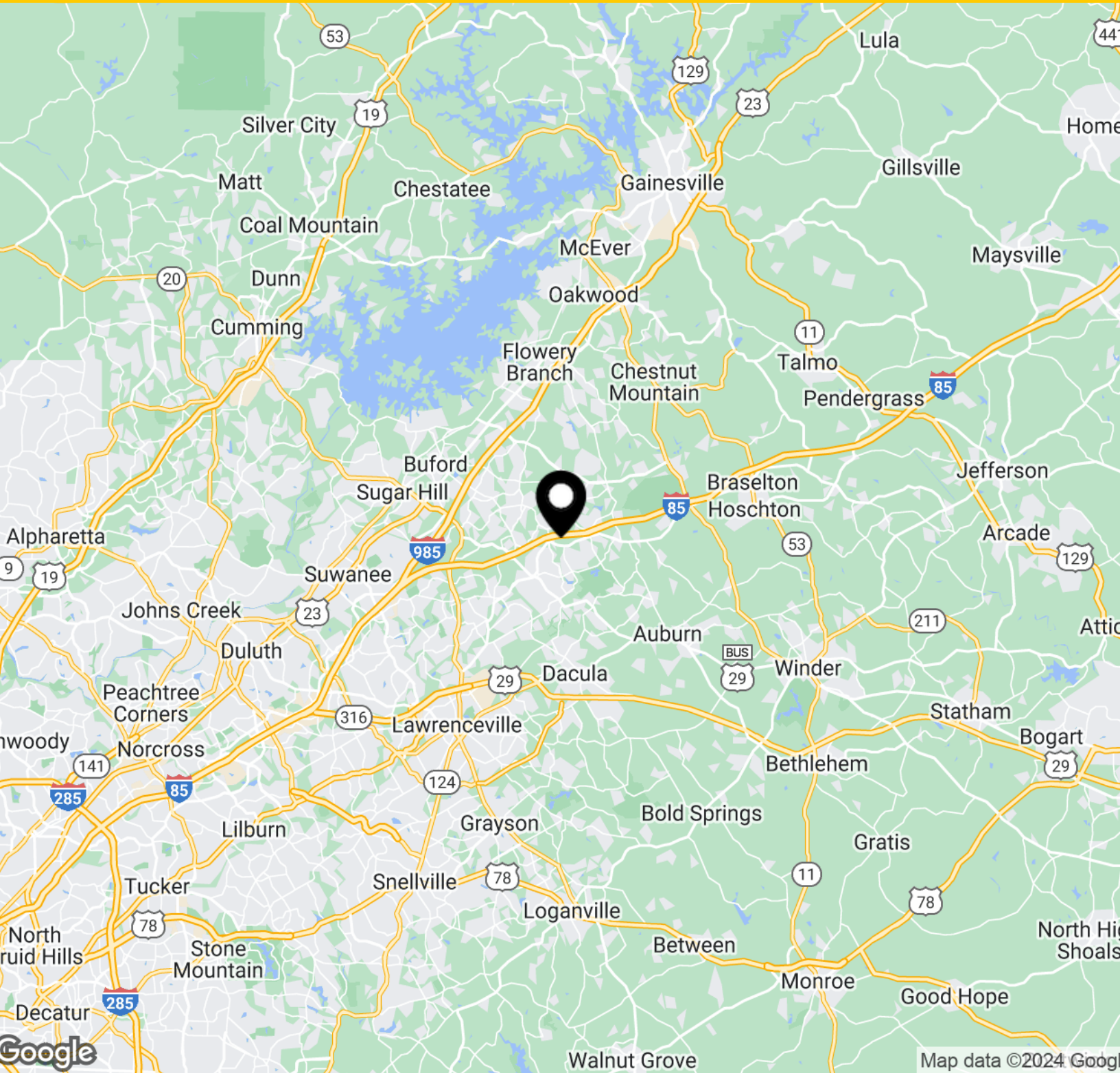
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HAMILTON CREEK MOB

Location Map

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