

THE  
RAINES  
GROUP  
REAL ESTATE

# AVAILABLE FOR LEASE OR FOR SALE

611 E. Villanow Street (E HWY 136)  
Lafayette, Georgia  
Walker County



## PROPERTY FEATURES

- ◆ 10,192 SF
- ◆ Multi Entrances for Easy Subdivision
- ◆ 6 Restrooms
- ◆ 14 Exam Rooms
- ◆ Ample Surface Parking
- ◆ Previously CHI Memorial
- ◆ Excellent Condition

**LEASE RATE : \$13.75/SF+NNN**  
**NNN: CAM, Taxes & Ins = \$3.95/SF±**  
**SALE PRICE: \$1,400,000.00**

## FOR INFORMATION CONTACT

**BILL RAINES, CCIM, CRX, CSM, RPA**  
**PHONE: 423-875-3600**  
**EMAIL: BRAINES@RAINESGROUP.COM**

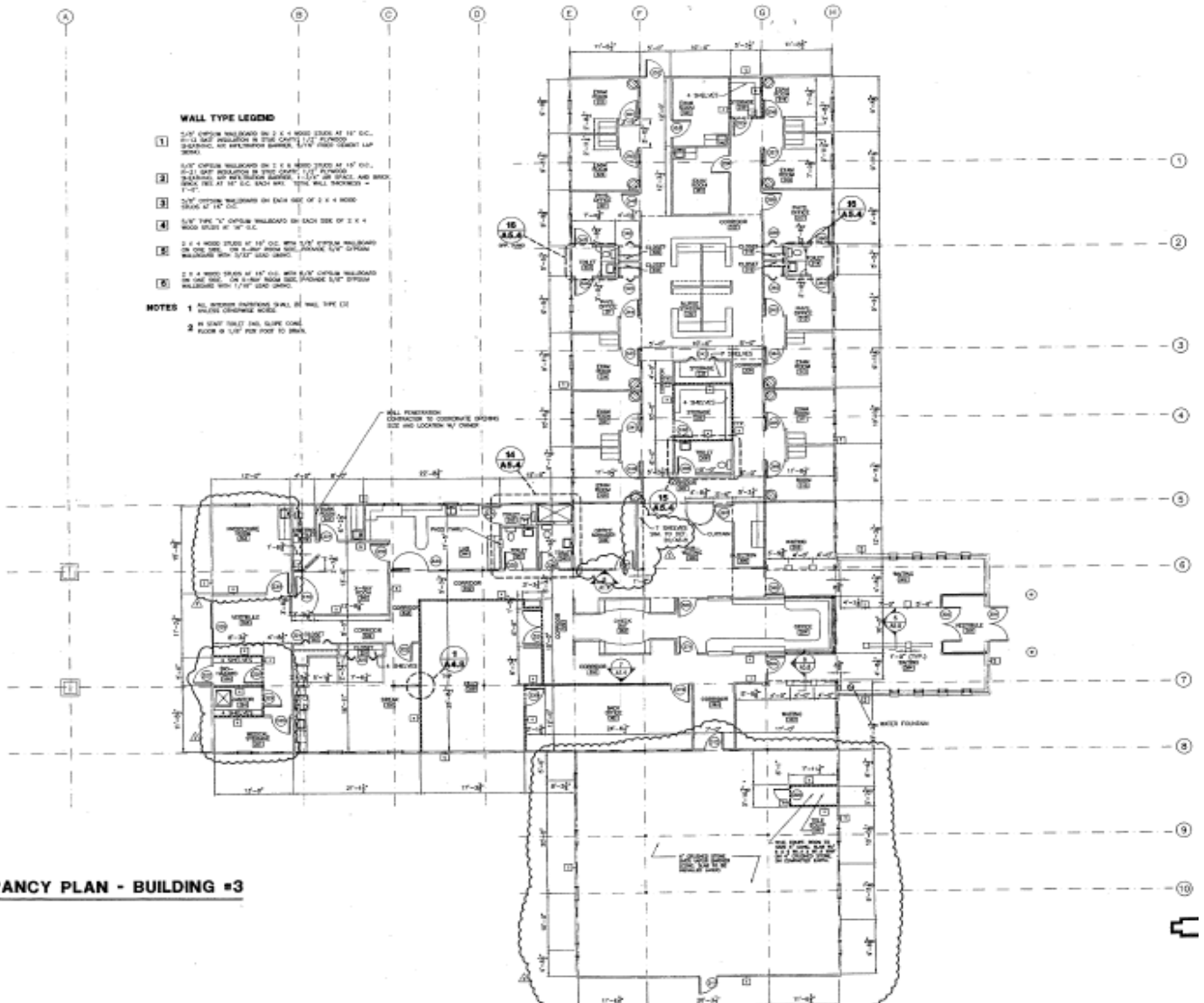
**WWW.RAINESGROUP.COM**



**THE RAINES GROUP, INC.**  
**1200 MOUNTAIN CREEK ROAD**  
**SUITE 100**  
**CHATTANOOGA, TN 37405**

[TN LICENSE #00241927]  
[GA LICENSE #H13090]

# 611 E. Villanow Street (E HWY 136) Lafayette, Georgia



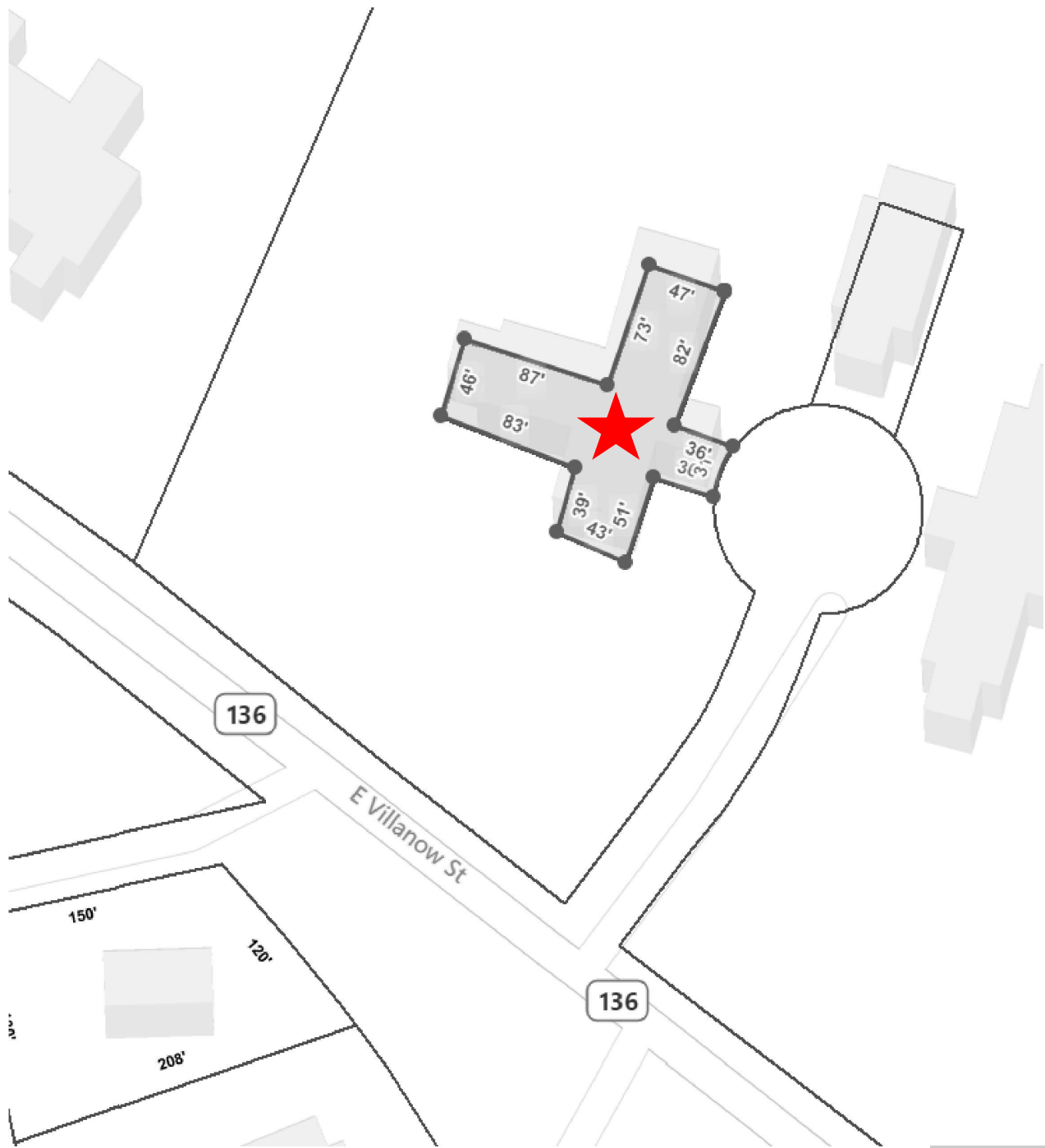
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Disclaimer: The data contained herein has been provided by reliable sources, however, they should be considered estimates and/or projections, are subject to change without notice, and are not warranted by The Raines Group, Inc. It is advised that the Investor or Tenant carry out his own due diligence through his own professional advisors before making any final decisions on the property in question.

611 E. Villanow Street (E HWY 136)  
Lafayette, Georgia

**TAX MAP**



611 E. Villanow Street (E HWY 136)  
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**AERIAL MAP**



611 E. Villanow Street (E HWY 136)  
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## LOCATION MAP

