



Medical Office

Single Tenant

3870 Pleasant Hill Rd
Duluth, GA 30096

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Property Overview

Property Description	
USAGE	Medical Office
BUILDING SIZE	8,946 SF
LOT SIZE	1.03 Acres
PARKING	44 Spaces
YEAR BUILT	1998
LEASE STRUCTURE	NN
LEASE EXPIRATION	August 31, 2027
LEASE OPTIONS	Three, 5-Year Options
LANDLORD RESPONSIBILITY	Roof, Structure, Parking lot

- ✓ **Prime location in Duluth, GA**, situated along Pleasant Hill Road, a major commercial corridor in Gwinnett County.
- ✓ **Near Northside Hospital Duluth**, a key regional healthcare provider offering emergency care, surgical services, and specialty medical treatment, making it an ideal location for medical practitioners.
- ✓ **Strong medical and professional tenant presence**, with nearby healthcare providers, specialists, and business offices supporting demand for medical services.
- ✓ **Well-positioned for medical, office, or service-based tenants**, with flexible space suitable for healthcare providers, specialty clinics, or professional services.
- ✓ **Ample parking and convenient access**, ensuring ease of entry and exit for patients and staff.
- ✓ **Surrounded by major national retailers** including Walmart, Target, The Home Depot, Sam's Club, and Kroger, driving high traffic to the area.
- ✓ **Close proximity to Interstate 85**, offering easy access to Metro Atlanta and other regional hubs for employees and customers.
- ✓ **Thriving local economy** with Gwinnett County's continued growth in population, employment, and commercial development.



Tenant

Peachtree Orthopedics has been a cornerstone of orthopedic care in Atlanta since 1953, boasting over 70 years of dedicated service to the community with 12 locations. With a team of 34 board-certified physicians and more than 400 employees, they offer specialized care across all orthopedic disciplines.

Comprehensive Services and Facilities

Peachtree Orthopedics provides a full spectrum of services, including:

- **Orthopedic Specialties:** Catering to various body parts and conditions.
- **Physical and Occupational Therapy:** Facilitating patient recovery and rehabilitation
- **MRI Imaging:** Offering advanced diagnostic capabilities
- **Outpatient Joint Replacement:** Performing less invasive surgical procedures with quicker recovery times.

Their infrastructure encompasses nine office locations, multiple physical therapy centers, two surgical centers, and MRI facilities, ensuring comprehensive patient care.



Reputation and Community Trust

Having served the greater Atlanta community for decades, Peachtree Orthopedics has built a reputation for excellence, earning the trust of generations of patients.

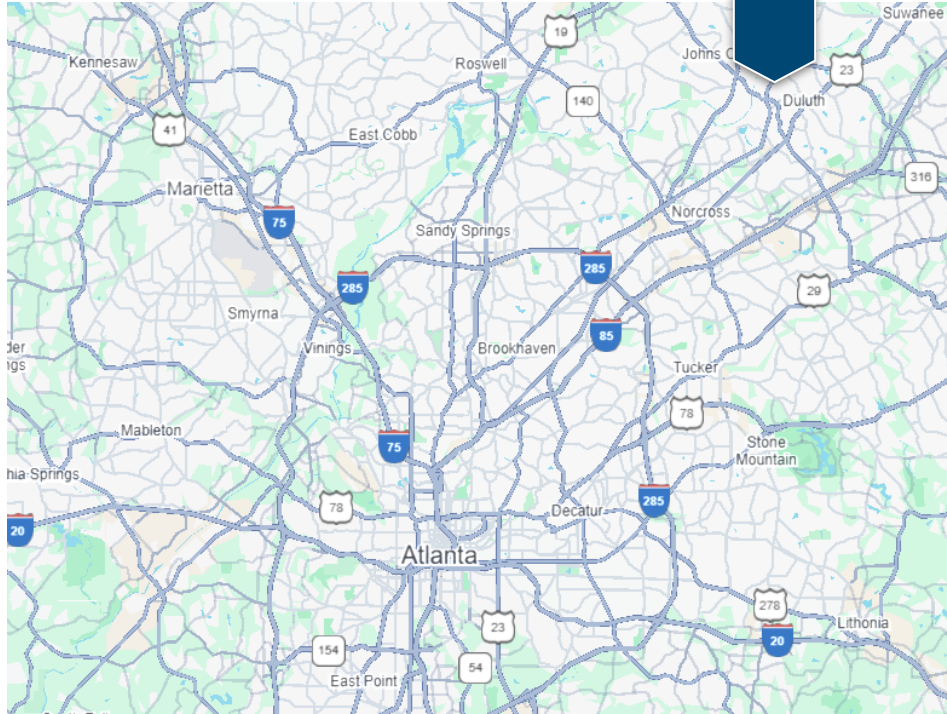
Quality Medical Tenant

- **Stability:** With a long-standing presence since 1953, they have demonstrated consistent growth and resilience. [signalhire.com](https://www.signalhire.com)
- **Professionalism:** Their large team of specialized, board-certified physicians ensures high-quality operations.
- **Community Engagement:** Their deep roots in the community reflect a commitment to local health and well-being.

Partnering with Peachtree Orthopedics means aligning with a reputable and stable organization that brings value to any property through its esteemed presence and community-focused services.



Demographics



	2 miles	5 miles	10 miles
Population			
2020 Population	29,852	199,516	867,441
2024 Population	30,942	198,790	864,862
2029 Population Projection	32,370	206,789	903,388
Annual Growth 2020-2024	0.9%	-0.1%	-0.1%
Annual Growth 2024-2029	0.9%	0.8%	0.9%
Median Age	39.4	38.8	37.6
Income			
Avg Household Income	\$99,707	\$116,506	\$115,764
Median Household Income	\$77,820	\$83,269	\$84,970
Housing			
Median Home Value	\$341,309	\$409,916	\$375,302
Median Year Built	1992	1994	1993

Duluth, GA

Duluth, Georgia, is a key market for commercial and residential real estate investment due to its strategic location in Gwinnett County, one of Metro Atlanta's fastest-growing areas. The city has seen strong demand for multifamily and mixed-use developments, driven by population growth and a business-friendly environment. Major employers such as Northside Hospital, Primerica, and AGCO Corporation contribute to a stable labor market, while sectors including healthcare, technology, and logistics continue to expand. Duluth's accessibility via Interstate 85 enhances its appeal for businesses and residents seeking proximity to Atlanta without the high costs of the urban core.

The city's real estate market benefits from ongoing infrastructure investments and commercial redevelopment projects, particularly in the Sugarloaf corridor and Downtown Duluth. The area's development strategy prioritizes mixed-use growth, attracting both corporate and retail tenants. Duluth's lower vacancy rates and steady property appreciation make it a competitive location for investors. The city's strong public schools and access to key economic hubs further support its long-term growth prospects. With demand for both residential and commercial space increasing, Duluth remains a stable and expanding market within Metro Atlanta's broader economic landscape.



Financial Overview

PRICE	\$3,579,000
CAP RATE	6.4%
NOI	\$229,755
PRICE PER SF	\$400
RENT PER SF	\$30.32
ANNUAL RENT	\$274,115
ANNUAL INCREASES	2.5%



ANNUALIZED OPERATING PRO FORMA

	Peachtree Orthopedics	Vacant
Rent	\$259,145	\$14,970
CAM Income	\$12,600	\$800
	\$271,745	\$15,770
TOTAL INCOME	\$287,515	
Utilities	\$10,560	
Cleaning	\$14,600	
Security	\$2,200	
Pest Control	\$400	
Landscaping	\$4,400	
CONTROLLABLE EXPENSES	\$32,160	
Insurance	\$5,000	
Taxes	\$20,600	
NON CONTROLLABLE EXPENSES	\$25,600	
NET OPERATING INCOME	\$229,755	

RENT ROLL – 8,946 SF

PEACHTREE ORTHOPEDICS 8,547 SF		SF RENT	MONTHLY RENT	ANNUAL RENT	CAP RATE
9/1/2024	8/31/2025	\$30.32	\$21,595	\$259,145	6.40%
9/1/2025	8/31/2026	\$31.07	\$22,130	\$265,555	6.56%
9/1/2026	8/31/2027	\$31.84	\$22,678	\$272,136	6.72%
VACANT – 499 SF		\$30.00	\$1,248	\$14,970	6.40%

Aerial Photos



NH
NORTHSIDE
HOSPITAL



NH
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HOSPITAL



MARATHON  **PROPERTY GROUP**
REAL ESTATE ADVISORY SERVICES

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