

LEASE

6226 GEORGIA 72

6226 Georgia 72 Colbert, GA 30628



PROPERTY DESCRIPTION

Available now is a 1,965 SF office space featuring a lobby/reception area, one reception office, a large breakroom, 7 private offices/exam rooms - four of which have sinks and cabinetry, three restrooms - one with a shower and one with washer/dryer hookups, and two utility/storage closets.

Previously a vet clinic, this office now has new flooring and new paint and is ready for your business operation

LOCATION DESCRIPTION

Located along Highway 72 in between Hull and Colbert, this property sits adjacent to an elementary school and amongst various business operations. Nearby retail, office and other businesses include churches, an insurance company, tire and auto repair shops, medical offices, a vet office, restaurants, Dollar Tree, DG Market, Strickland Ace Hardware, and the Commercial Bank.

This stretch of Highway 72 hosts approximately 16,700 passing vehicles per day.

OFFERING SUMMARY

Lease Rate:	\$1,965 per month (MG)
Number of Units:	1
Available SF:	1,965 SF
Lot Size:	1 Acres
Building Size:	1,965 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	1,639	4,886	29,269
Total Population	5,163	14,232	73,097
Average HH Income	\$84,788	\$77,834	\$66,796

Roby Redwine
(706) 207-2942

Katie Reeves
(706) 254-3446

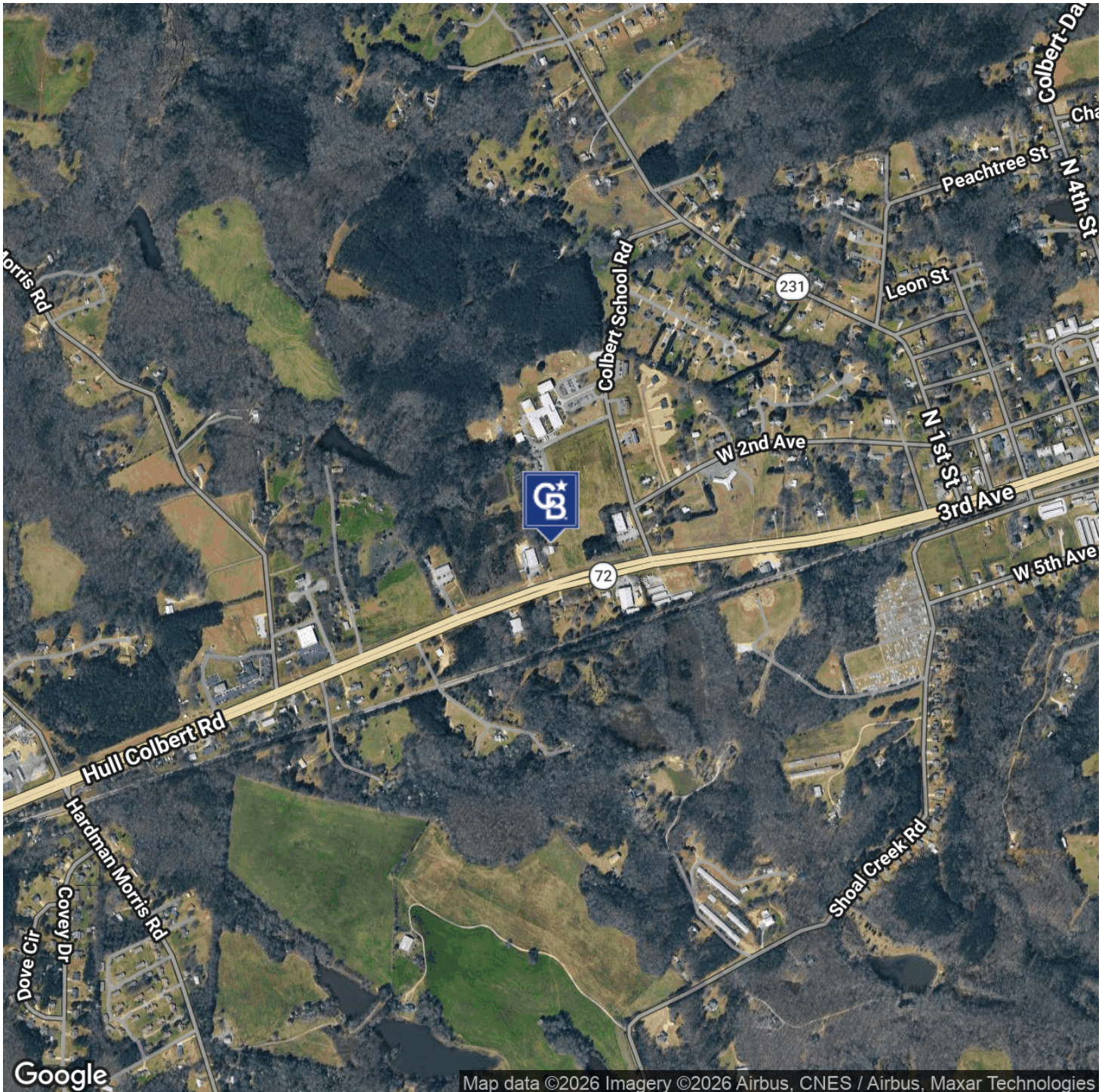


**COLDWELL BANKER
COMMERCIAL**
UPCHURCH REALTY

LEASE

6226 GEORGIA 72

6226 Georgia 72 Colbert, GA 30628



Roby Redwine
(706) 207-2942

Katie Reeves
(706) 254-3446



**COLDWELL BANKER
COMMERCIAL**
UPCHURCH REALTY

LEASE

6226 GEORGIA 72
6226 Georgia 72 Colbert, GA 30628



Roby Redwine
(706) 207-2942

Katie Reeves
(706) 254-3446



**COLDWELL BANKER
COMMERCIAL**
UPCHURCH REALTY

LEASE

6226 GEORGIA 72

6226 Georgia 72 Colbert, GA 30628



Roby Redwine
(706) 207-2942

Katie Reeves
(706) 254-3446



**COLDWELL BANKER
COMMERCIAL**
UPCHURCH REALTY