

# MEDICAL SPACE AVAILABLE FOR SALE

2,000 SF medical office space available at 625 Beaver Ruin Rd Suite E, Lilburn, GA.

Turnkey modern office for a general medical practice, with \$250K invested in recent renovations. Conveniently located off Beaver Ruin Rd with easy access to I-85, this space is ideal for medical, wellness, or professional office users seeking a move-in ready opportunity.

625 Beaver Ruin Rd Suite E, Lilburn, GA 30047



2,000SF  
LILBURN, GA





## PROPERTY FACTS

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- **2,000 SF** medical office space
- Turnkey modern office for a general medical practice
- **\$250K** was spent on the recent **renovation**
- Conveniently located off **Beaver Ruin Rd**, with easy access to **I-85**
- Excellent end-cap space located at **Platinum Pointe Office Park**

## LOCATION OVERVIEW

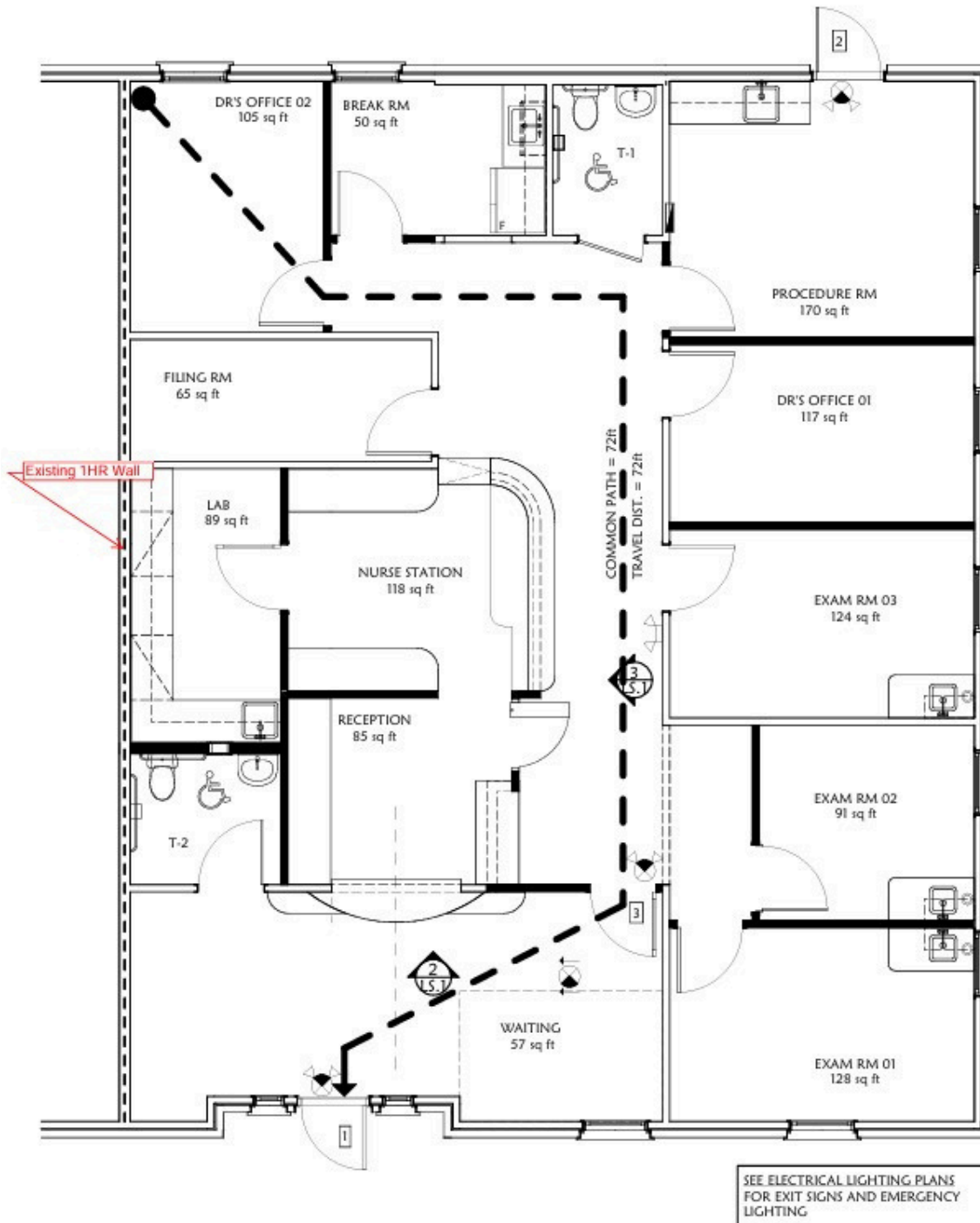
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This property offers strong visibility in a dense retail corridor. Minutes from **Lawrenceville Hwy** and **I-85**, it is surrounded by **Walmart**, **Kroger**, **McDonald's**, and **Home Depot**, with strong daily traffic, established neighborhoods, and a diverse mix of commercial uses.

625 Beaver Ruin Rd Suite E,  
Lilburn, GA 300474



# FLOOR PLAN

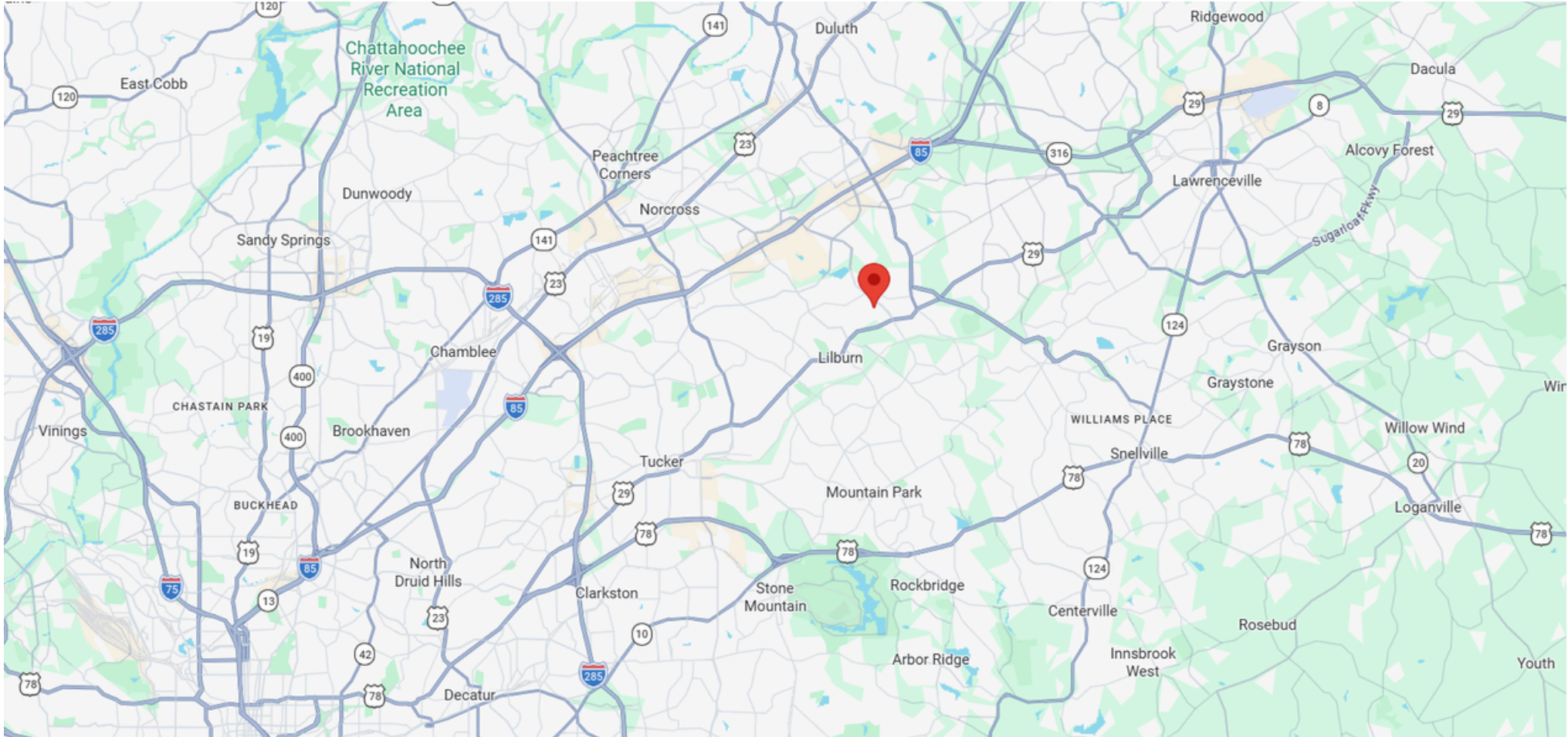


**5 exam rooms**  
**1 lab**  
**1 breakroom**  
**2 bathrooms**  
**1 office**

# AERIAL MAP



# DEMOGRAPHICS



## TOTAL POPULATION

2 MILE	5 MILES	10 MILES
43,515	270,866	891,611

## MEDIAN HH INCOME

2 MILE	5 MILES	10 MILES
\$57,676	\$68,619	\$78,886

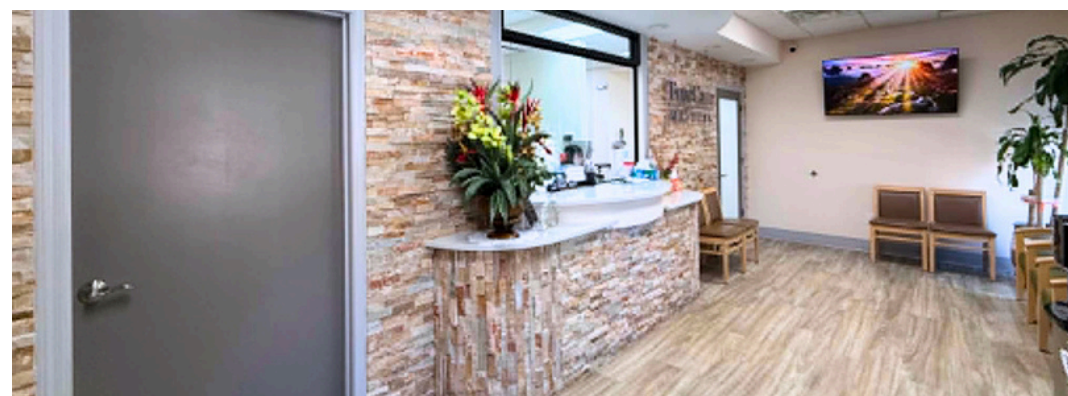
## HOUSEHOLDS

2 MILE	5 MILES	10 MILES
13,689	90,546	312,195

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# INTERIOR PHOTOS



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