

MCDONOUGH MEDICAL CENTER

Medical Office Building

1390 JONESBORO ROAD
MCDONOUGH, GA 30253



FOR LEASE

- Up to 16,000 SF Medical Outpatient Building
- Open to various size users
- Single or multi-tenant building
- Close proximity to Piedmont Henry Hospital
- Leading residential growth - 300 new units delivered in the last 2 years within 2 miles
- 95 key hotel on site
- Retail Pad site available

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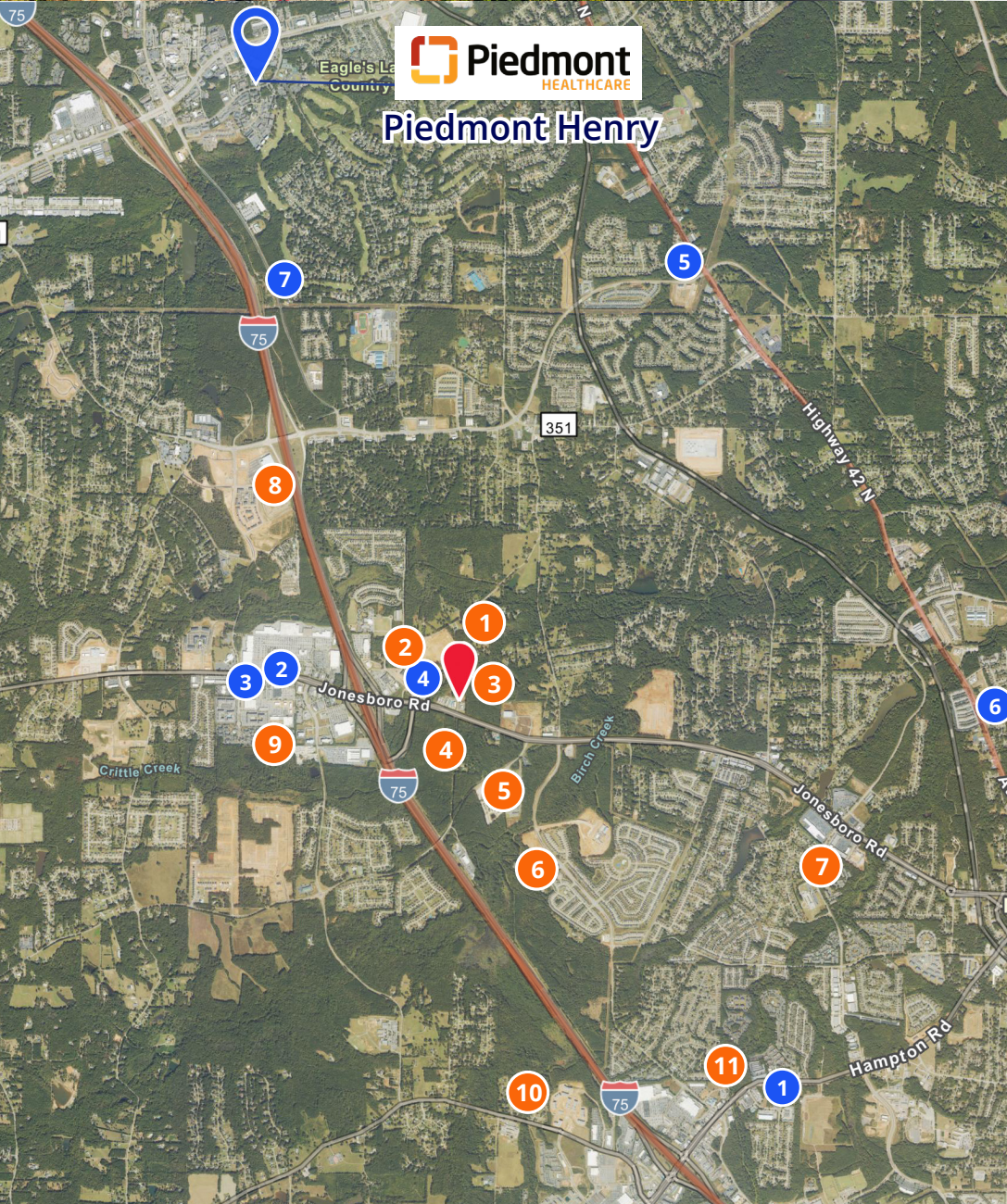
PROPERTY & LOCATION OVERVIEW

Residential

1	The Rosemoor Townhomes
2	Tapestry Overbrook
3	Oak Grove Vista
4	North Bridge Townhomes
5	Carmel Vista Apartments
6	Haddon Place
7	Woodlands Creekside
8	The Levi Apartments
9	Emblem Mill Road Apartments
10	The Crest at South Point
11	Hampton Point

Healthcare

1	Piedmont Urgent Care
2	Piedmont Urgent Care
3	Piedmont Physicians of McDonough West
4	Resurgens Orthopaedics
5	Southeast Medical Group at Walnut Creek
6	MedLife Urgent & Primary Care
7	Bella Dermatology



RETAIL OVERVIEW

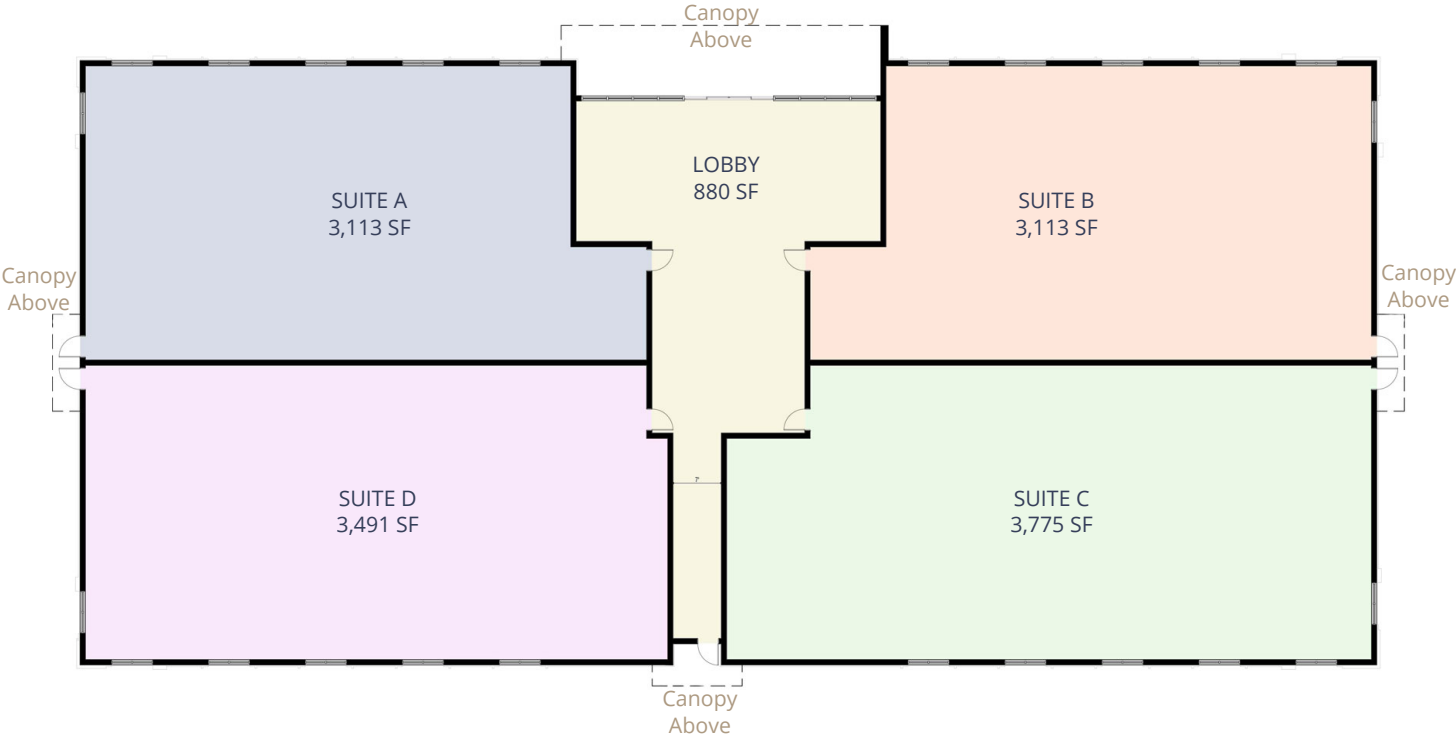
2.5 MILE RADIUS



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION			
2025 Total Population	4,327	47,472	173,657
2030 Total Population	5,479	53,585	186,465
HOUSING			
2025 Housing Units	1,668	18,284	39,310
2030 Housing Units	2,018	20,389	42,661
MEDIAN HOUSEHOLD INCOME			
2025	\$84,387	\$84,364	\$81,794
2030	\$89,304	\$91,197	\$89,465
MEDIAN AGE			
2025	36.1	36.7	37.6
2030	37.4	37.7	38.2
2025 CONSUMER SPENDING			
Health Care Total Spend	\$9,932,661	\$113,584,088	\$244,510,235
Average Household Spend	\$6,635.04	\$6,688.89	\$6,625.40

SITE PLAN



BUILDING ELEVATIONS

FRONT



SIDE



BACK



Proposed Project Summary

Site	1.77 AC
Building Size	16,000 SF
Parking	75 Spaces

FOR MORE
INFORMATION
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