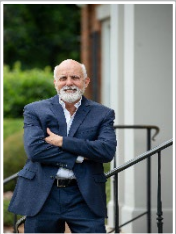




PROFESSIONAL MEDICAL OFFICE FOR SALE OR FOR LEASE

1040 MORNINGSDRIVE DRIVE, PERRY, GA 31069

ASKING PRICE: **\$895,000** | LEASE RATE: **\$16/SF, NNN**



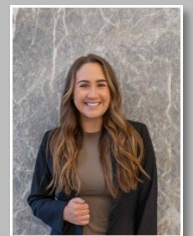
STERLING BAILEY C: 478.951.9443 | PAYTON HORTON C: 478.733.7132

SBAILEY@TSGMACON.COM | PHORTON@TSGMACON.COM

1120 BALL STREET, PERRY, GA 31069

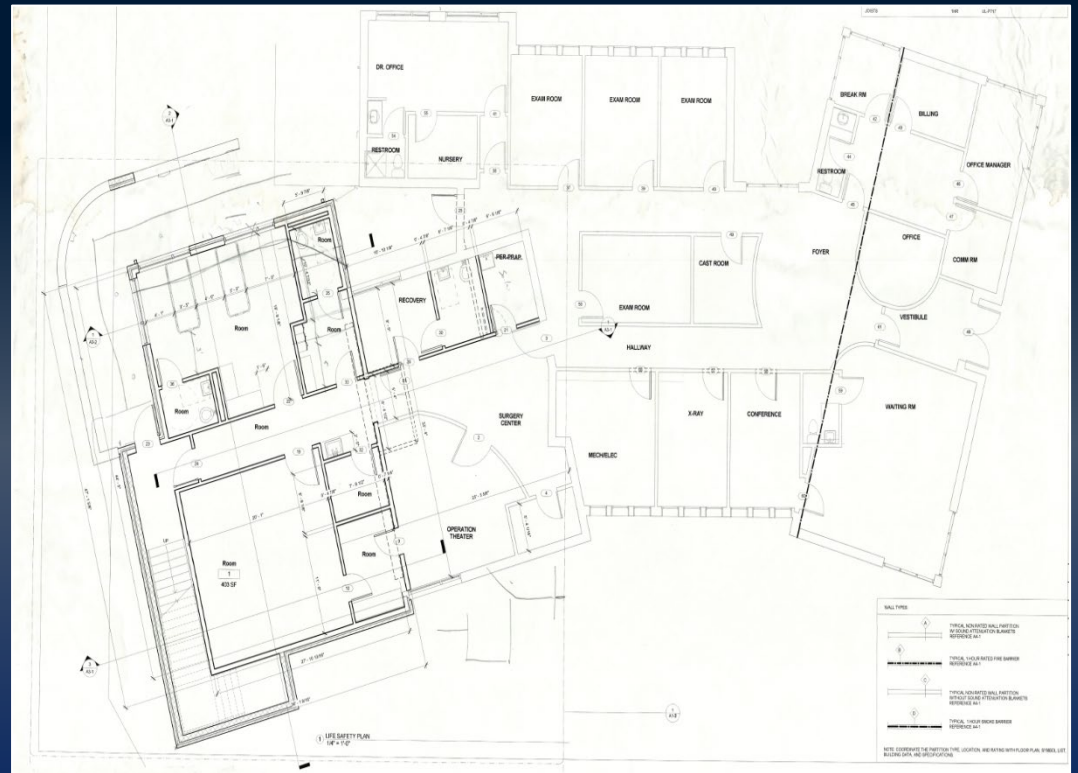
O: 478.313.5213

WWW.THESUMMITGROUPMACON.COM



PROPERTY INFORMATION

- +/- 6,424 SF of Medical Office Space situated on 1.01 acre
- **Two (2) Surgical Suites**, Four (4) Exam Rooms, Two (2) Offices, Five (5) Restrooms, Lab, and Storage Room
- Twenty-five (25) parking spaces including two (2) Handi-Cap spaces
- Built in 2003
- Certified by the Department of Human Resources as an Ambulatory Surgical Center
- Medicare approved for surgical specialty
- Virtual Tour:
<https://kuula.co/share/collection/7DR3Y?logo=1&info=0&logosize=68&fs=1&vr=1&sd=1&initload=0&thumbs=1>



1040 MORNINGSIDE DRIVE
PERRY, GA 31069
HOUSTON COUNTY



AERIAL MAP & DEMOGRAPHICS



1040 Morningside Drive - Perry, GA

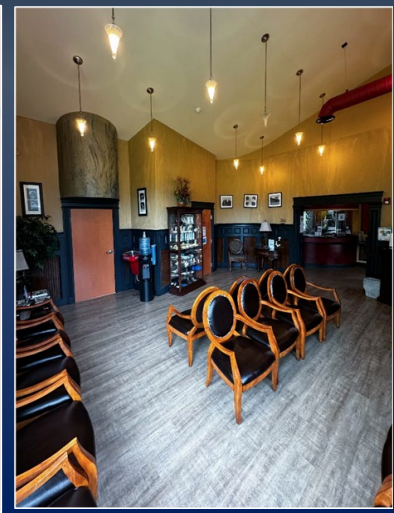
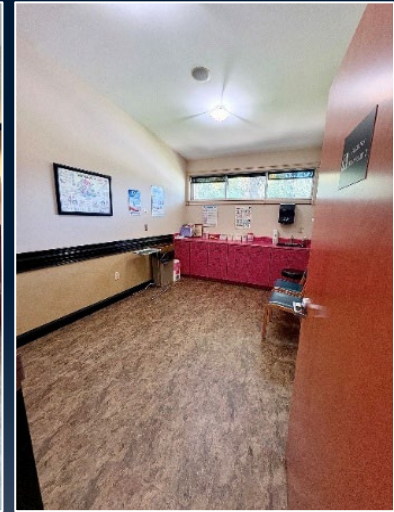
POPULATION	3 MILE	5 MILE	10 MILE
2025 POPULATION	17,597	29,171	103,092
2030 ESTIMATED POPULATION	18,614	31,176	109,463
HOUSEHOLDS	3 MILE	5 MILE	10 MILE
2025 HOUSEHOLDS	6,723	11,091	38,158
2030 HOUSEHOLD ESTIMATES	7,160	11,914	40,653
HOUSEHOLD INCOME	3 MILE	5 MILE	10 MILE
2025 HH INCOME	\$84,296	\$90,893	\$110,502
2030 HH INCOME ESTIMATE	\$93,882	\$101,024	\$121,345

AVERAGE INCOME	POPULATION	HOUSEHOLDS	UNEMPLOYMENT	LABOR FORCE
				
90,893	29,171	11,091	4.3%	13,116

1040 MORNINGSIDE DRIVE
PERRY, GA 31069
HOUSTON COUNTY



ADDITIONAL
PHOTOS



The information contained herein has been compiled from various sources, both private and public. It is accurate and complete only to the extent to which The Summit Group has been able to ascertain from third party sources. As such, no warranty or guarantee is given or implied with regard to the accuracy or completeness of any information contained herein. Any interested party shall be required to conduct its own due diligence and investigations to verify, review, audit, or otherwise insure the information contained herein.