



Heritage Commercial Realty, Inc.

Serving your commercial real estate needs since 1984.

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PROPERTY DETAILS

2-level brick office building with the upper level built out for conference or living quarters, if desired.

Zoned B-1
Lot Size: 250' x 108' (0.62 acre)
Built in 1997
Total 3,356 SF
(2,473 sf main floor;
883 sf upper floor)
2017 Taxes: \$3,007

MAIN LEVEL: foyer, waiting room, front office, business office, 8 dental rooms, x-ray area, 2 restrooms, 2 lab areas, electrical/tech room.

UPPER LEVEL: conference/living area, bedroom/office, kitchen, full bath and laundry.

AVAILABLE — SALE or LEASE

1010 PARK DRIVE

at the entrance to Harbor Club

Greensboro, Greene County, Georgia

Sales Price: \$425,000

Lease: \$4,000/mo NNN

DEMOGRAPHICS:

2018 Estimates:

5 Mile 10 Mile

Population: 5,583 20,507

Households: 2,547 8,823

2023 Projections

Population: 6,141 21,999

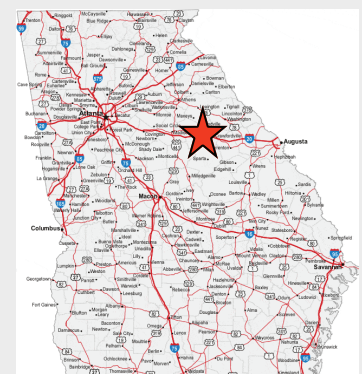
Households: 2,844 9,543

Avg. HH Income (2018 Est.):

3 Mile: \$96,047

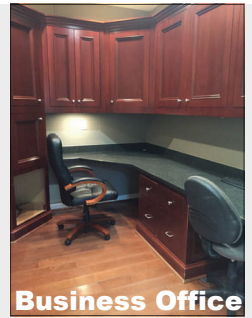
5 Mile: \$98,874

10 Mile: \$84,888

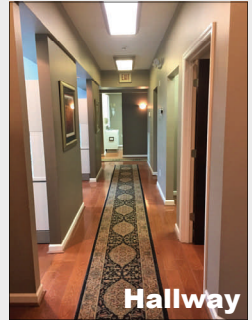


For additional information, contact:
JERRY PRESCOTT 770-395-9111

EXCLUSIVE



Business Office



Hallway



Waiting Room



Front Office



Dental Room



X-Ray

AREA DETAILS

This 2-story all-brick former dentist office is located 4+ miles south of I-20 in the Lake Oconee Professional Park just outside the entrance of Harbor Club, a 1,600 acre gated residential development and has easy access to Greensboro, Eatonton & Madison.

Possible uses for this facility would be office space for insurance companies, doctors' office, medical clinics including physical therapy, podiatry, chiropractic; real estates sales, management and leasing, investment and finance offices, child care or other business permitted within the B-1 zoning classification.

Businesses currently within the Lake Oconee Professional Park include Lake Oconee Eye Care, Family Medical of Lake Oconee, Treadwell & Spiers CPA, and Tender Care Wellness Center.

Larger employers located in the Lake Area include Novelis, NIBCO, a2b Fulfillment, Inc., Daniel Corporation (Reynolds Plantation), The Ritz-Carlton Lodge, Home Depot, Quail International, St. Mary's Good Samaritan Hospital, Publix along with many others.

The area has the latest health facilities. St. Mary's Hospital, opened in 2016, has a 25-bed medical center, surgical suites and emergency care. The Lake Area is home to several medical practitioners covering almost every aspect of healthcare.

Hwy. 44 (Lake Oconee Parkway) in Greene and Putnam Counties is slated to be widened to 4 lanes by Georgia DOT with construction slated for 2020. Projected 2036 daily traffic volume is 51,000 up from the existing 2016 vehicles per day of 14,900 on Hwy. 44 at Linger Longer Road.



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