

For Sale

# Office Building

5,830 SF | \$1,300,000



## NNN Medical Office Investment

385 Hawthorne Ln  
Athens, Georgia 30606

### Property Highlights

- Fully Leased Medical Office Building
- Net Operating Income of \$72,000 with a Year 1 Cap Rate of 5.5%
- Desirable NNN Lease Structure—No Landlord Responsibilities
- Sale-Leaseback with 5 Year Initial Term
- Phenomenal Location—Under 10 Minutes to Both Athens Hospitals

### Property Description

Highly desirable NNN medical office investment located in Athens, Georgia. Currently occupied by Kidney Clinic of Athens (KCoA), established in 2003 and is currently expanding from half of the building to the entire building. KCoA is led by Dr. Emad Ahmed and 3 other board-certified Doctors with 5 other office locations across NE Georgia. Fantastic opportunity with this Sale-Leaseback Investment. The Initial Lease Term is 5 years with NOI of \$72,000 in Year 1. The great location and the investment terms make this Professional Medical Office Space a MUST BUY for any investor!

### OFFERING SUMMARY

<b>Sale Price</b>	\$1,300,000
<b>Lot Size</b>	0.68 Acres
<b>Building Size</b>	5,830 SF

### DEMOGRAPHICS

<b>Stats</b>	<b>Population</b>	<b>Avg. HH Income</b>
<b>1 Mile</b>	4,776	\$54,258
<b>3 Miles</b>	45,230	\$54,031
<b>5 Miles</b>	97,287	\$52,900

### VIEW PROPERTY VIDEO

For more information

**Brian Elrod, CCIM**

O: 706.553.1000 | C: 678.859.6110  
brian@naielrod.com

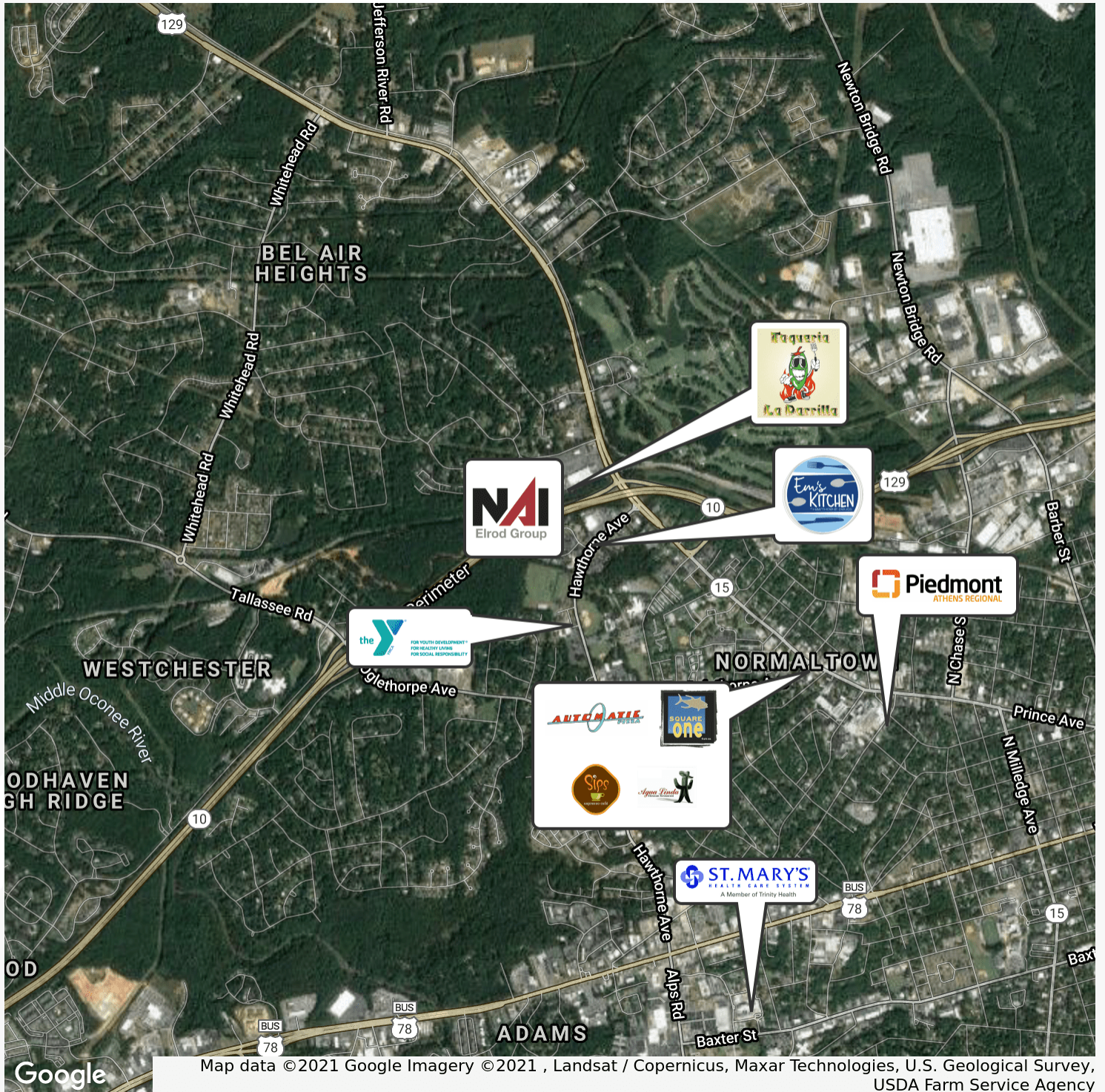
**Daniel Bennett, CCIM**

O: 706.553.1000 | C: 706.340.6066  
daniel@naielrod.com

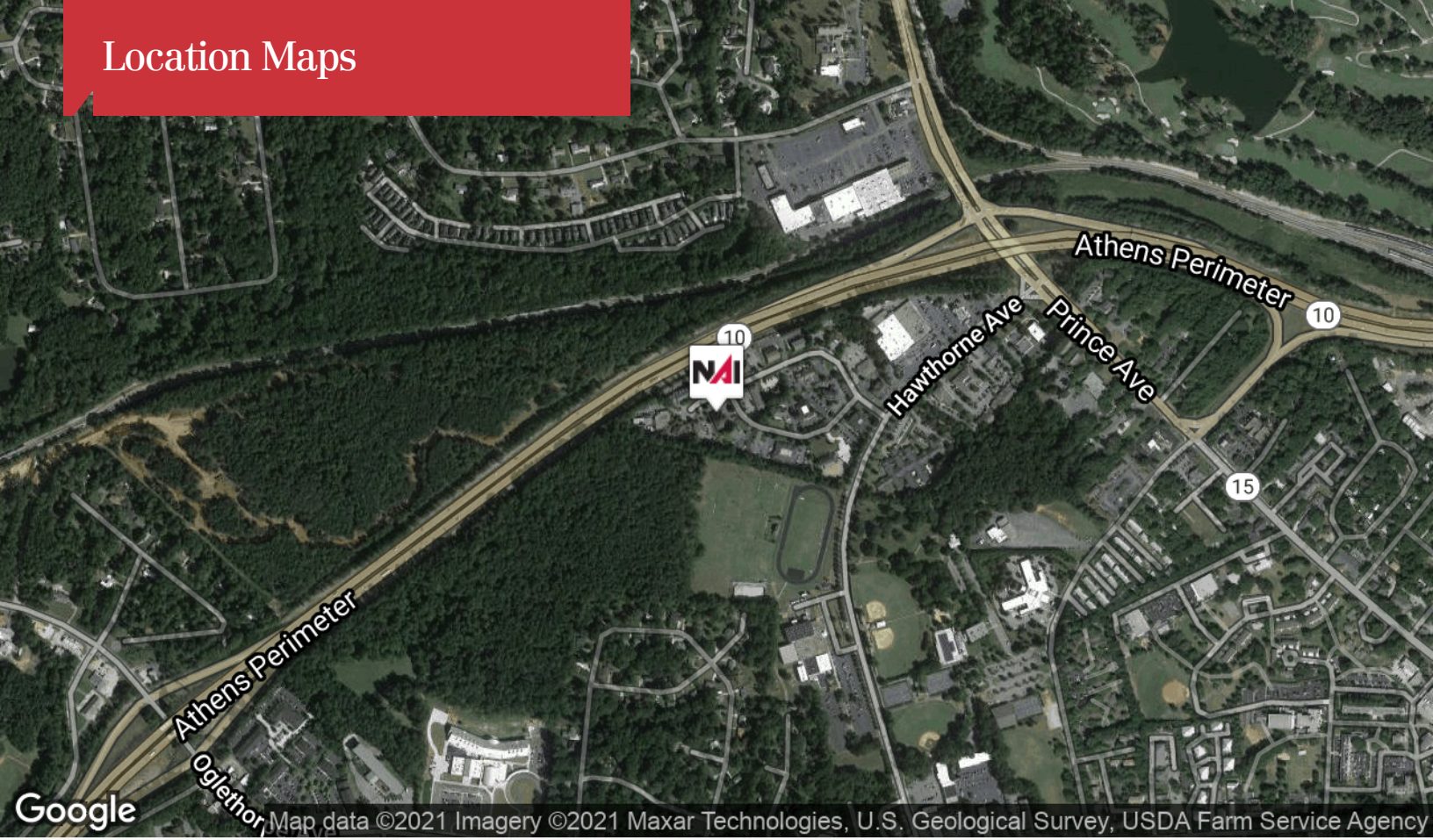
# Additional Photos



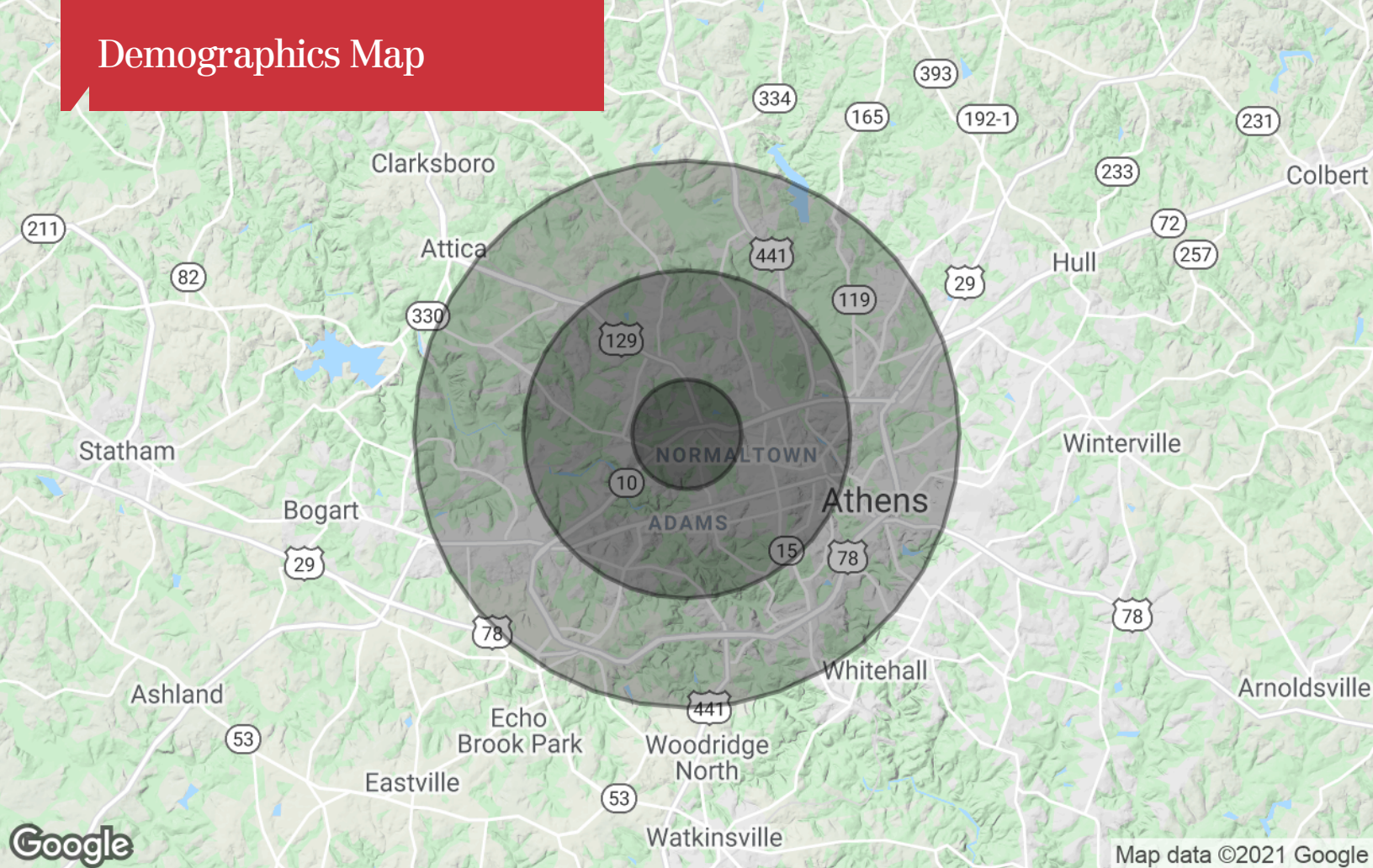
# Retailer Map



# Location Maps



# Demographics Map



## Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	4,776	45,230	97,287
MEDIAN AGE	34.1	29.7	28.4
MEDIAN AGE (MALE)	31.5	29.1	27.8
MEDIAN AGE (FEMALE)	35.5	30.3	28.9

## Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,942	17,488	34,500
# OF PERSONS PER HH	2.5	2.6	2.8
AVERAGE HH INCOME	\$54,258	\$54,031	\$52,900
AVERAGE HOUSE VALUE	\$180,106	\$227,057	\$214,365

\* Demographic data derived from 2010 US Census