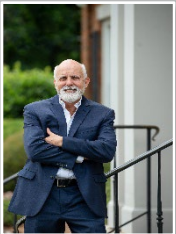




PROFESSIONAL MEDICAL OFFICE FOR SALE OR FOR LEASE

1040 MORNINGSID DRIVE, PERRY, GA 31069

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



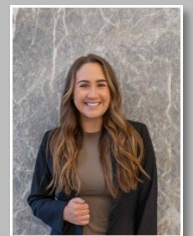
STERLING BAILEY C: 478.951.9443 | PAYTON HORTON C: 478.733.7132

SBAILEY@TSGMACON.COM | PHORTON@TSGMACON.COM

1120 BALL STREET, PERRY, GA 31069

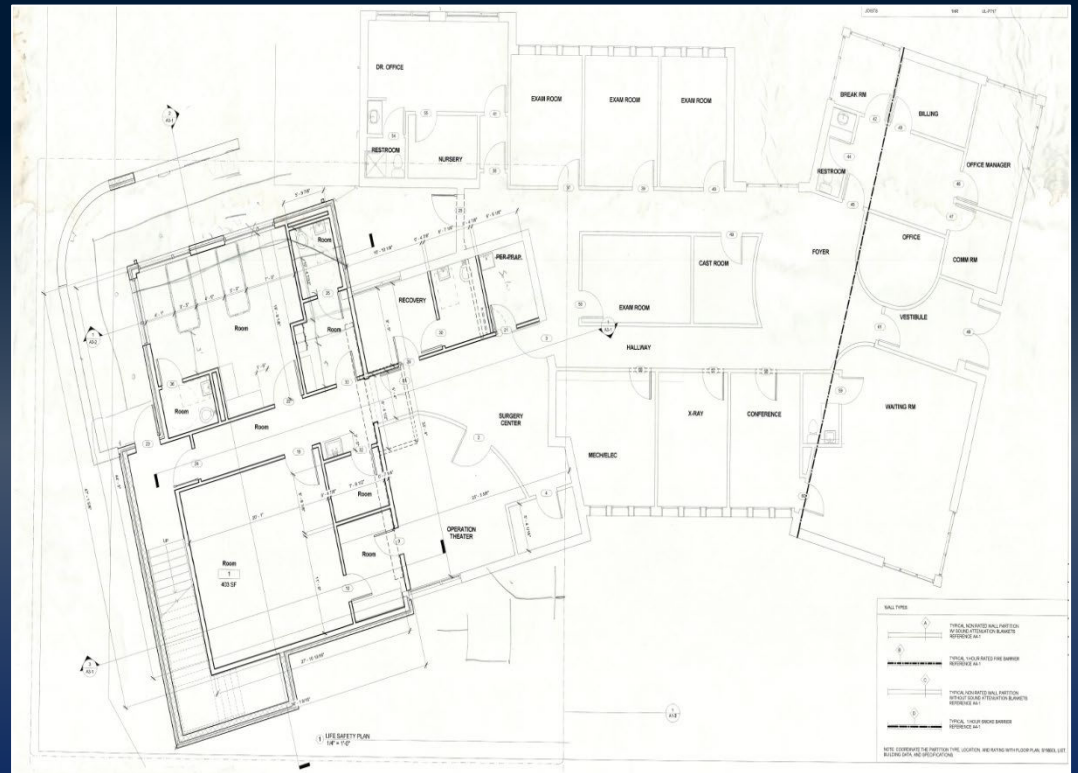
O: 478.313.5213

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



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