CREEK PRICE EDWARDS

Executive Summary



Details

Lease Rate:	$28 SF/yr (NNN)
Available SF:	2,000 - 5,150 SF
Lot Size:	1.36 Acres
Building Size:	25,564 SF
Parking Spaces:	98 Spaces
Year Built:	2023
Zoning:	C3

Overview

This new construction medical office building is located in a prime location along the Memorial Corridor. With high visibility from the Kilpatrick Turnpike, this is an ideal choice for medical professionals looking to establish or expand their practice. The building boasts a modern design with sleek, state-of-the-art features and amenities, providing a comfortable and secure environment for patients and staff alike. Inside, the building offers flexible space sizes to accommodate medical professionals of various specialties.

Highlights

- Modern and Attractive Design
- Flexible and Customizable Layout
- Modular Storefronts
- Ample Parking
- Convenient Location
- High Visibility
- Strong Tenant Improvement Allowances Offered
- First Floor Availability

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Additional Photos





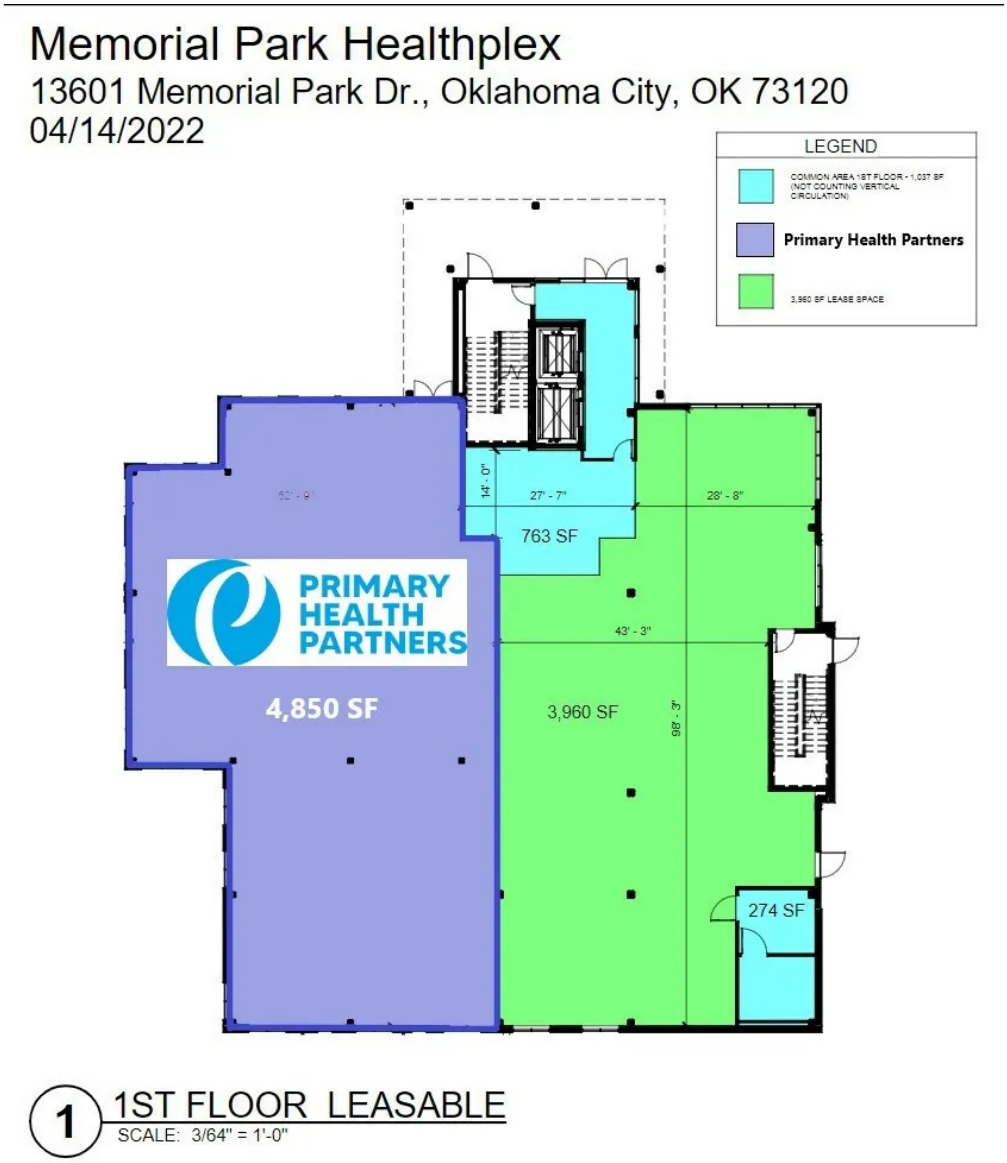




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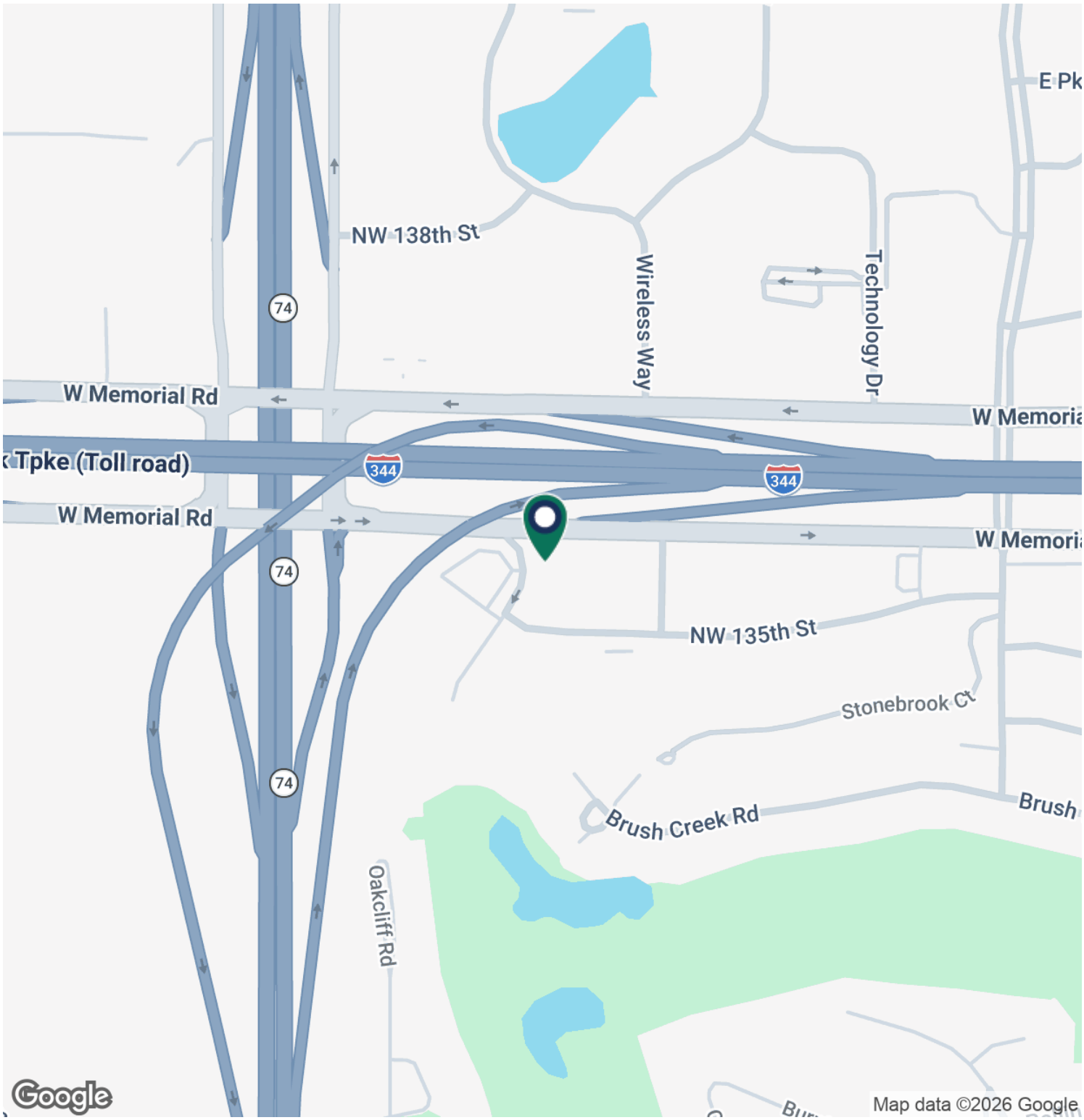
Floor Plan



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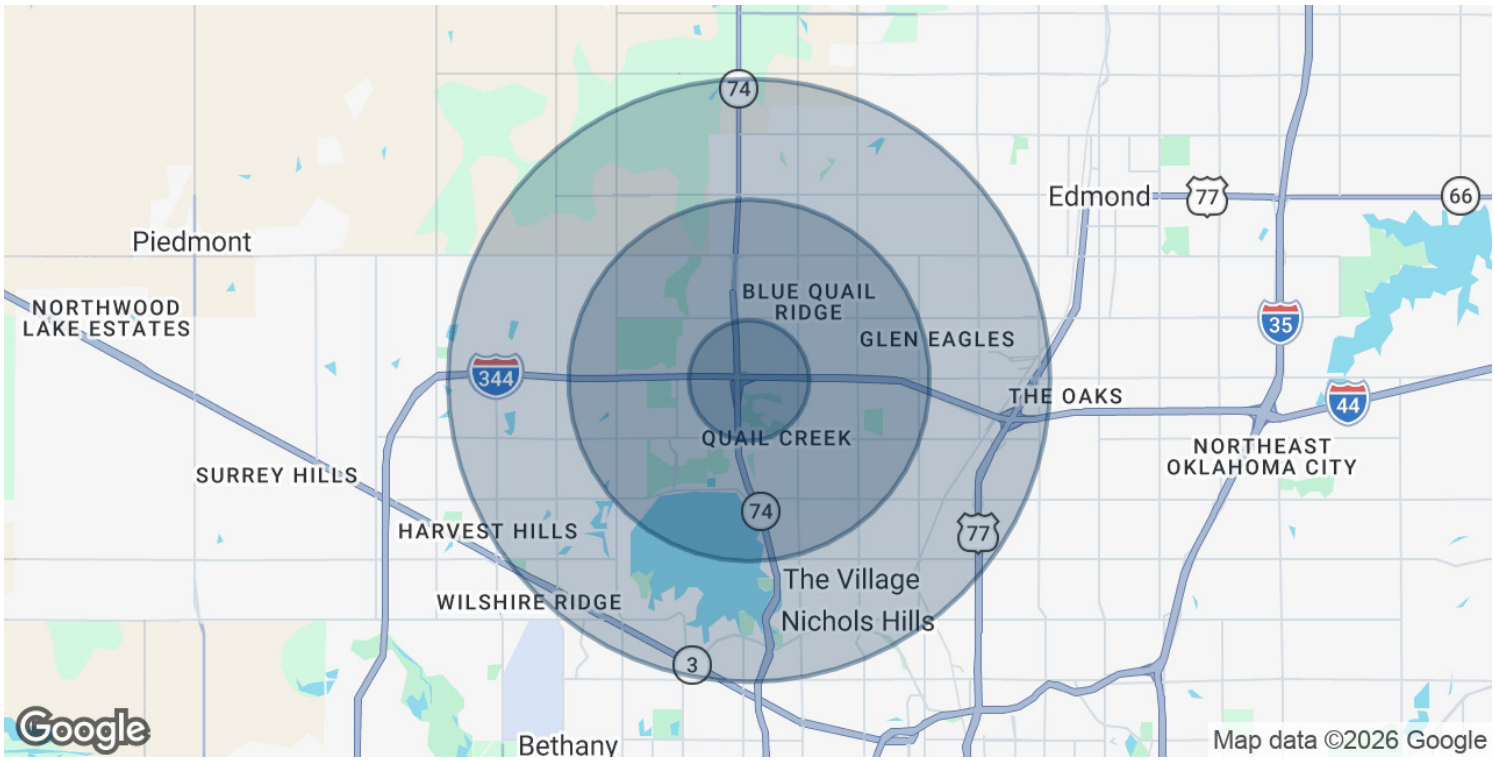
Location Map



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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	4,583	62,909	174,930
Average Age	43.1	37.3	37.2
Average Age (Male)	40.9	35.5	35.6
Average Age (Female)	43.1	38.8	38.4

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	2,337	32,181	79,395
# of Persons per HH	2.0	2.0	2.2
Average HH Income	$106,636	$82,873	$88,225
Average House Value	$290,974	$203,086	$205,958

2020 American Community Survey (ACS)

11202026

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