

Property Highlights...

FOR LEASE: **New 4,500-5,000 SF Medical Building** adjacent to the new ALDI and Kiddie Academy at Spout Springs Road and Thompson Mill Road in Hoschtan, Georgia.

Directly behind the building is Harrison At Braselton (248 Apts.). Within 5 minutes of the building is the new **Del Webb Active Adult Community (783 Homes)** and The Phoenix at Braselton Assisted Living Facility (162 Units).

Northeast Georgia Health System is located off Friendship Road and consists of 100 beds and over 600 physicians and staff.

Other medical cotenancy in the area includes Health Choice Urgent Care, MedLife Primary Care, Fresenius Kidney Care, NE Georgia Hearing, and Northside Family Medical Partners.



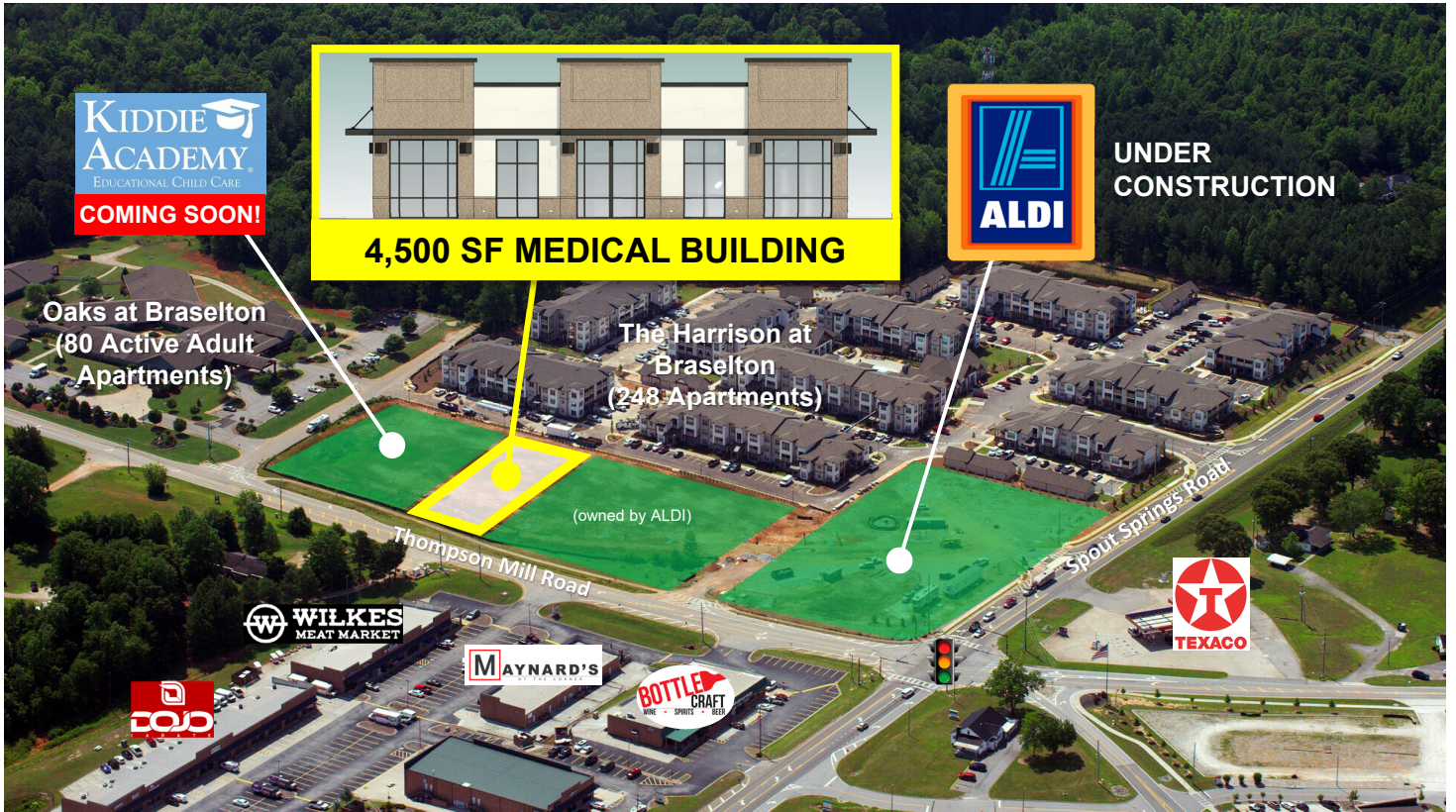
TRAFFIC COUNTS

SOURCE: CoStar

13,800 VPD – Thompson Mill Road
11,200 VPD – Spout Springs Road

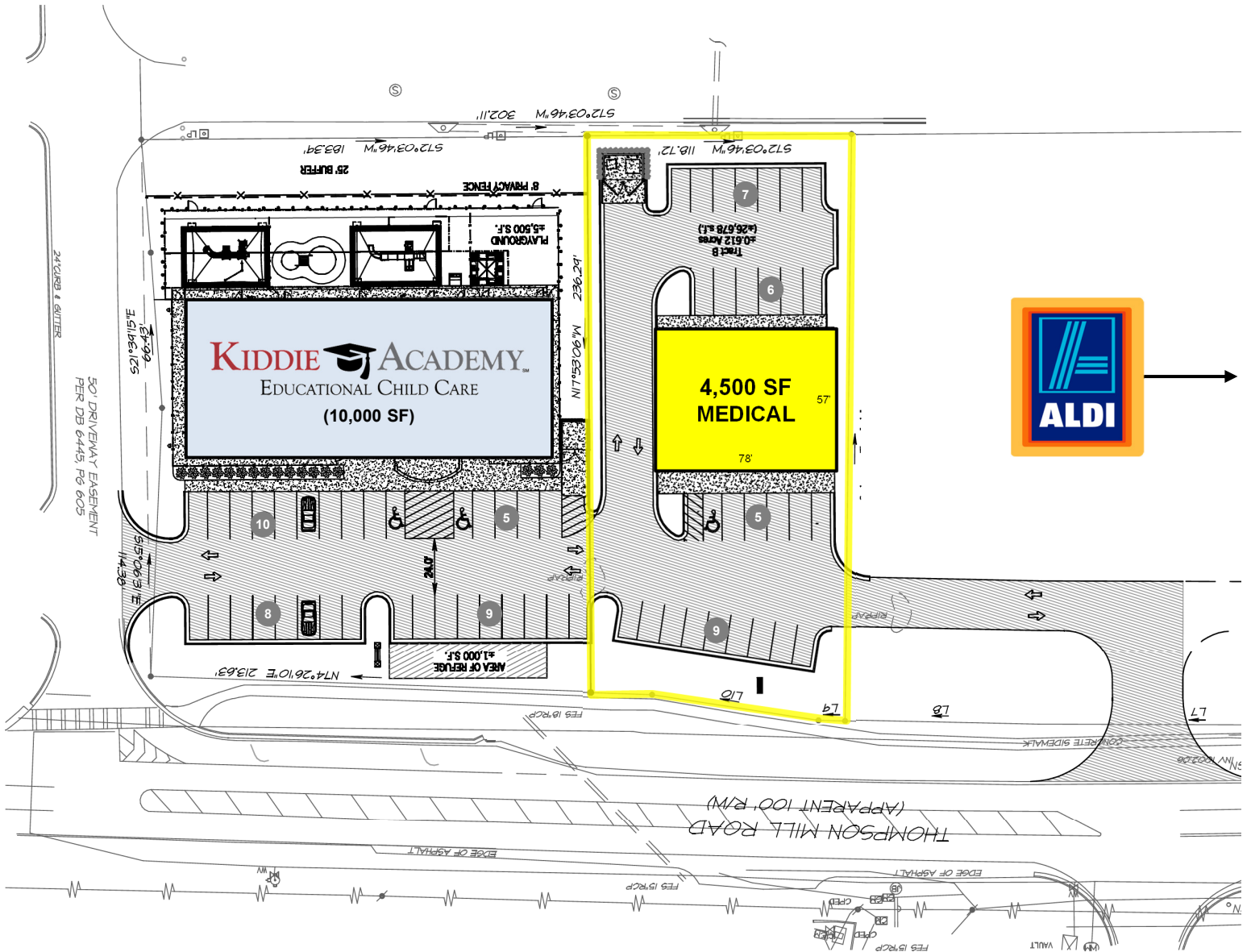
	3-Mile	5-Mile	10-Mile
Total Population:	37,414	89,465	308,666
Total Households:	12,096	28,905	102,473
Median HH Income:	\$110,400	\$109,215	\$89,509

Information contained herein has been obtained from sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it.



The Harrison at Braselton
Apartments

The Harrison at Braselton
Apartments



DEVELOPED AND MANAGED BY:

