



Property Details

- Another quality development by Southtree Commercial
- 961 SF Medical Office Suite
- Suite has separate unique entrance
- Parking 5:1 ratio
- Located in the "shadow" of Piedmont Newnan Hospital
- I-85 / Poplar Road (Exit 44) interchange nearby creating easy interstate access
- Lease Rate per month: \$1900.00 Base Rent plus \$560.00 OPEX

THIS INFORMATION HAS BEEN SECURED FROM SOURCES WE DEEM RELIABLE, BUT WE MAKE NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED AS TO THE ACCURACY OF THE INFORMATION.

Southtree Commercial has developed seven other medical office buildings in this area totaling over 150,000 +/- square feet with tenants that include:

NPC I – Piedmont Internal Medicine, Piedmont Wound Care and Hyperbaric Center, Pain Care

NPC II – Resurgens Orthopaedics, DaVita Poplar Dialysis, Piedmont OB/GYN, Piedmont Pulmonary and Sleep Medicine

NPC III– Piedmont Orthopaedics, OrthoAtlanta Newnan, Atlanta Vascular Specialists

NPC IV– American Health Imaging, ClearChoice Dental Implant


NCBPC – Summit Urgent Care, Advanced Aesthetics, Burson ENT, Heindel ENT, Hazelton Pharmacy

Stillwood Corners – Hopebridge Autism Therapy Center, Dream Pediatric Dentistry,

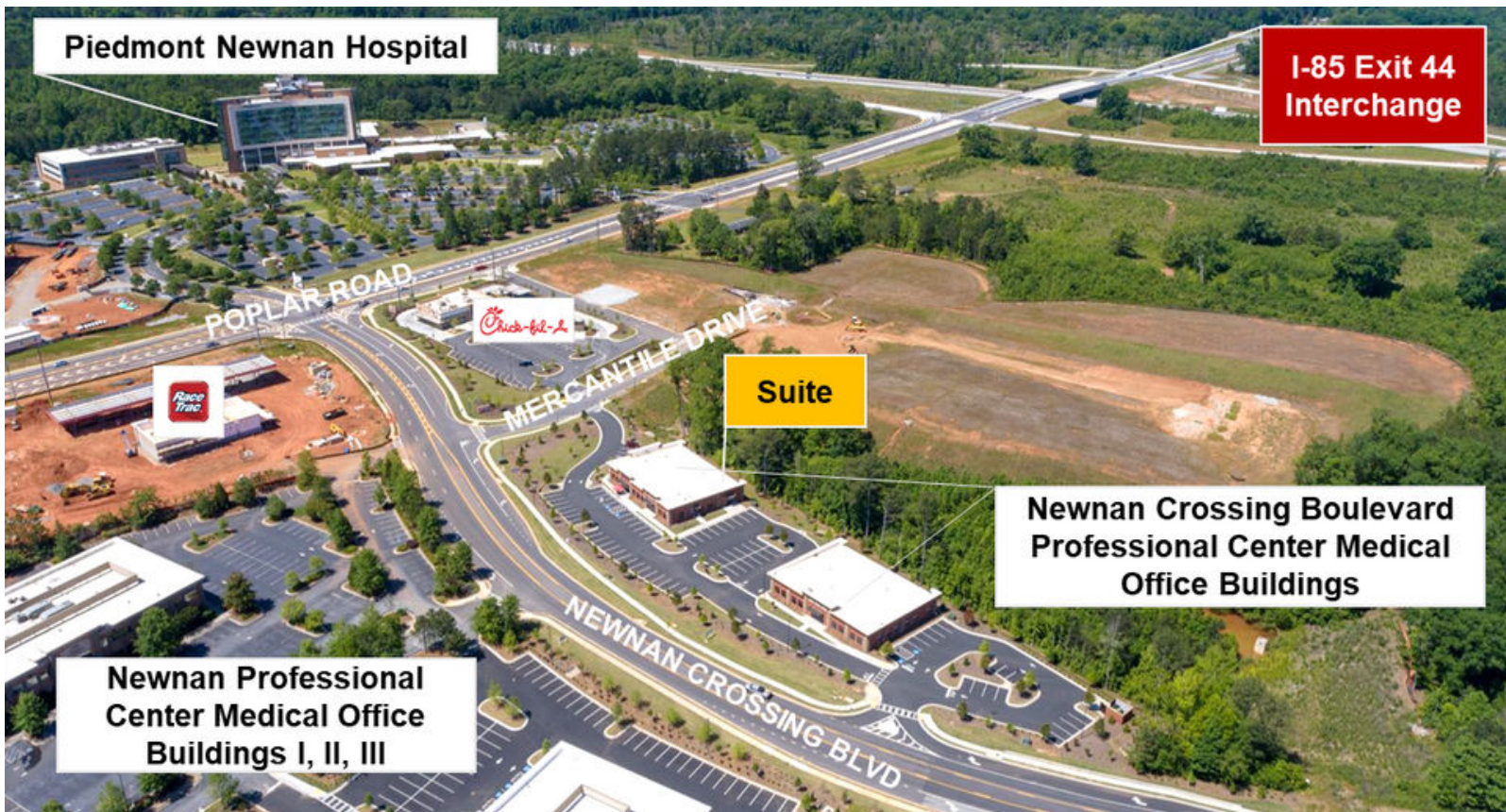
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 770-631-0499

 201 PROSPECT PARK, SUITE A,
PEACHTREE CITY, GA 30269



AREA INFORMATION


- Site is located across the street from the Piedmont Newnan Hospital (PNH) campus on Poplar Road in Coweta County. PNH is a 136-bed hospital on 105 acres.
- Encompass Health Rehabilitation Hospital of Newnan opened in Late 2014. This 50-bed inpatient rehabilitation hospital is adjacent to the site.
- Cancer Treatment Centers of America (CTCA) has a 50-bed hospital on approximately 100 acres located 2 miles from the site.

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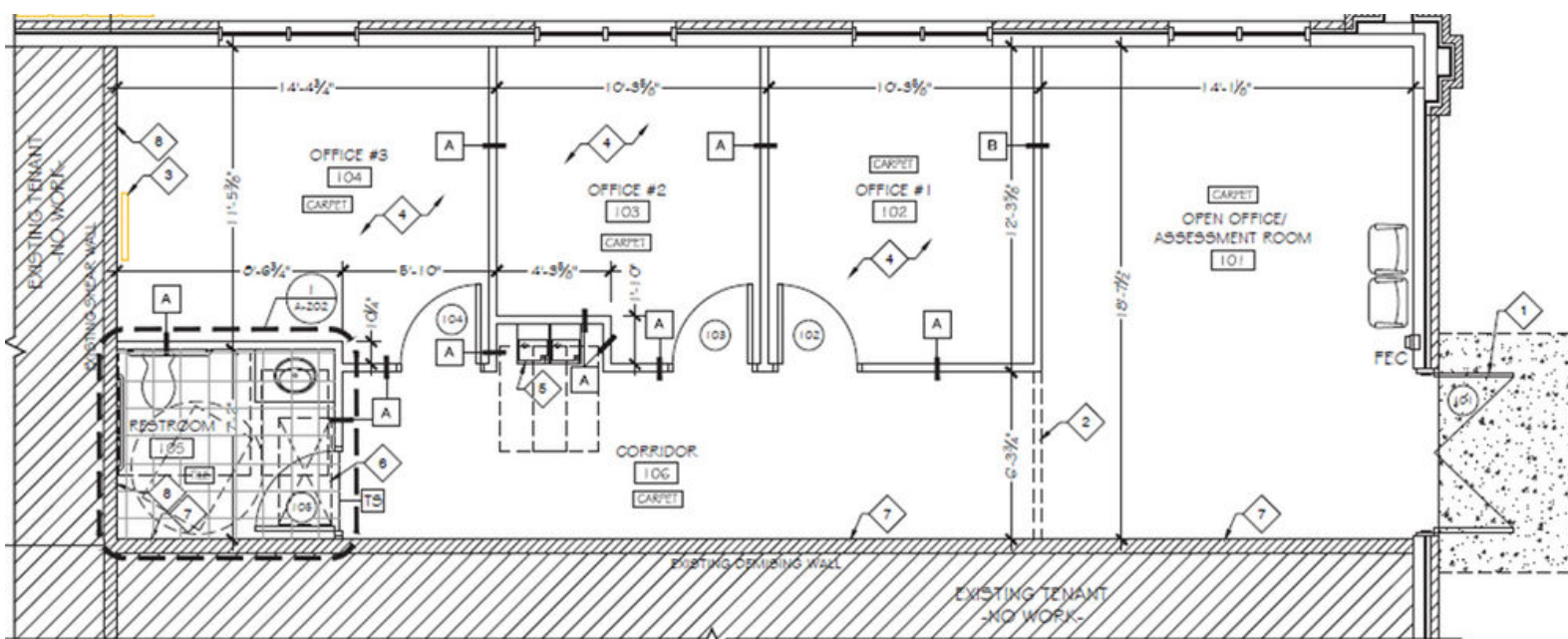


SOUTHTREE
COMMERCIAL

REAL ESTATE

AS BUILT

2084 NEWNAN CROSSING BLVD, NEWNAN GA 30265



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