

# Braselton Medical Center

5670 Old Winder Hwy- Braselton, GA 30517

**24,000 SQ FT FOR LEASE**

**CYGNET**  
**PROPERTIES, LLC**  
INVESTMENTS | BROKERAGE | MANAGEMENT



## Property Features Include:

- Two-story medical building with 24,000 sq ft of medical office space
- Located near NEGMC Braselton, Northside Hospital Braselton, Riverstone Medical Plaza and Creekside Medical Plaza
- Neighboring restaurants include Chick Fil-A, Dunkin Donuts, Monterey Mexican Restaurant, Sopranos Bar and Grill, Jefferies Sports Bar and more!

**For Additional Information Contact:**

**JAMES ROSE**

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**PARK WILLIAMS**

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**DEMOGRAPHICS****1 MILE****3 MILES****5 MILES****POPULATION**

6,470

20,931

56,759

**HOUSEHOLDS**

2,240

7,174

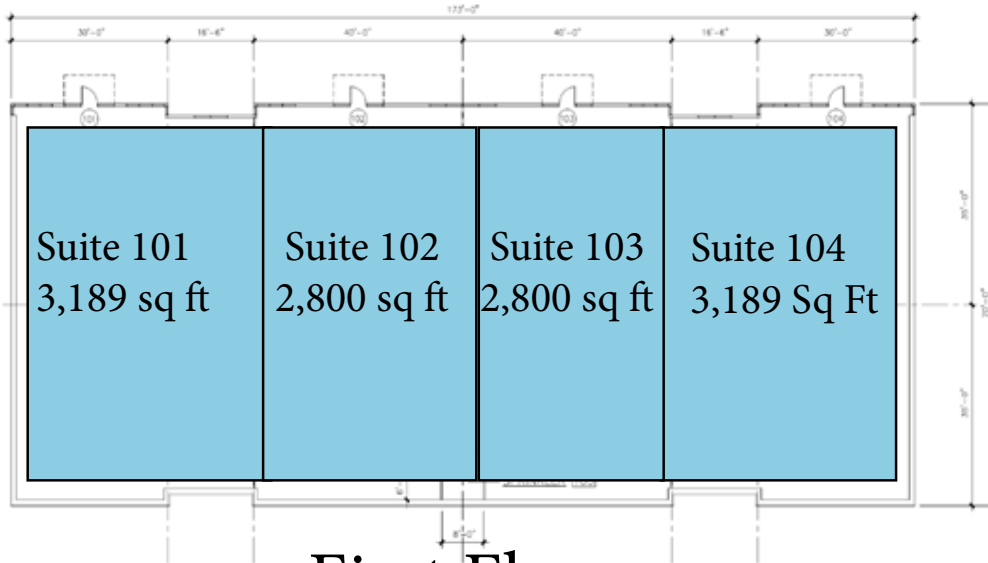
18,556

**AVERAGE HH INCOME**

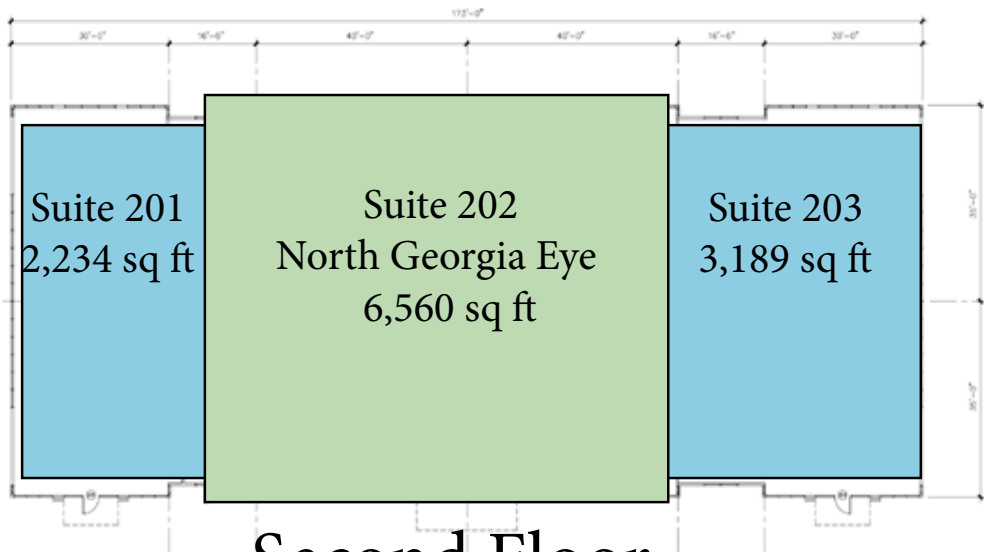
\$96,315

\$88,464

\$80,260

**First Floor****TENANT LIST**

SUITE	TENANT	SF
101	VACANT	3,189
102	VACANT	2,800
103	VACANT	2,800
104	VACANT	3,189
201	VACANT	2,234
202	North GA Eye	6,560
203	VACANT	3,189

**TOTAL SF 24,000****Second Floor****CYGNET****PROPERTIES, LLC**

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