

DeKalb Medical Physicians Group

Single-Tenant Medical Office Investment Opportunity
Metro Atlanta, Georgia



DeKalb Medical Physicians Group
Lenora Church Family Medicine

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2356

Exclusively Presented By

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INVESTMENT HIGHLIGHTS

Transwestern's Southeast Investment Services Group, as exclusive advisor, is pleased to present the opportunity to acquire a 100%-occupied medical building at 2356 Lenora Church Road in Gwinnett County. The single-tenant property is occupied by DeKalb Medical Physicians Group Lenora Church Family Medicine, a two-doctor medical practice that is part of metro Atlanta's DeKalb Medical network.

INVESTMENT SUMMARY

Address	2356 Lenora Church Road, Snellville, GA 30078
Building Type	Medical Office Building
County	Gwinnett
Occupancy	100%
Total Building RSF	±6,500 SF
Total Site Size	±1.00 acres
Number of Buildings	1
Building Stories	1
Year Built	1987
Parking	18 surface spaces
Tenant	DeKalb Medical Physicians Group Lenora Church Family Medicine – offices of Drs. Marie Lightbourne and John Ahrendt. The medical office provides a full-range of healthcare services with the added benefit of access to DeKalb Medical's complete network of physicians and specialties.

DEMOGRAPHICS	1 MILE	3 MILES
Population	4,671	58,095
Projected 5 Year Growth	1.27%	1.29%
High School Graduate or Higher	21.6%	20.2%
Bachelor's Degree or Higher	21.4%	23.2%
Average HH Income	\$72,899	\$86,522
\$100,000 + Income/Yr	26.1%	32.3%
\$200,000 + Income/Yr	2.1%	4.5%
Daytime Employment	6,371	20,473
No. Businesses	858	2,550



TENANT OVERVIEW

A not-for-profit-health system that combines three hospital campuses, DeKalb Medical offers premier clinical services utilizing the latest medical technology.



DeKalb Medical Main, DeKalb Medical Hillandale and DeKalb Medical Downtown Decatur and DeKalb Medical Physicians Group centers treat thousands of patients annually.

DeKalb Medical's comprehensive services platform offers treatment for alcohol and drug abuse, behavioral health, cancer, diabetes, fibroid, heart and vascular, maternity, palliative, podiatry, pulmonary, sickle cell and surgical weight loss, among others.

The health system continues growing. In 2015, the Hillandale location celebrated its 10th anniversary and established a Heartburn Center. In addition, DeKalb Medical opened Hillandale Radiation Oncology and added nearly 30 physicians.

Recent accolades include Baby-Friendly USA designation and 5-STAR Hospital recognition for Obstetrics at North Decatur; a Certificate of Distinction for Advanced Certification as a Primary Stroke Center by the Joint Commission; and three Gold Seal of Approval® disease-specific certifications— Respiratory Failure, Acquired Brain Injury and Wound Care—from the Joint Commission for the Downtown Decatur Long Term Acute Care campus.

At the end of 2015, \$1.1 million of the \$2.1 goal had been raised to renovate DeKalb Medical North Decatur's emergency department. North Decatur serves more than 64,000 emergency patients each year.

FACTS & FIGURES

Hospital & Clinic Locations	36
Acute Care Beds	628
Physicians	830
Medical Specialties	56
Employees	3,900
Volunteers	250
Births	4,932
Emergency Visits	120,426
Outpatient Visits	122,629
Annual Admissions	24,133



LOCATION OVERVIEW

GWINNETT COUNTY STRENGTHS

Gwinnett County is Georgia's second most populated county with more than 880,000 residents and accounts for 26% of Atlanta MSA's growth since 2000. Gwinnett employs 441,269 residents and reports a 4.6% unemployment rate.

Enhanced Connectivity: Gwinnett County is located just 13 miles northeast of Buckhead, 15 miles from Downtown Atlanta and 28 miles from Hartsfield-Jackson Atlanta International Airport via I-85. Bus service for the area is provided by Gwinnett County Transit.

Technology-Focused Economy: As the global headquarters for Fortune 500 companies AGCO Corporation, NCR and RockTenn, as well as Fortune 1000 company Asbury Automotive, Gwinnett County has become a hub for technology, bioscience and innovation. Of the nearly 600 international businesses that operate in Gwinnett, many, such as Sortimo International, WIKA Instrument, Ricoh Electronics Corporation and Power Stow, have chosen the area for their U.S. or global headquarters.

Major Recent Economic Announcements:

- **Kaiser Permanente** is investing \$51 million and creating more than 600 jobs. The company plans to renovate a 185,000 SF office complex in Duluth to serve as a Member Service Contact Center.
- **Eagle Rock Studios Atlanta** opened its new \$15 million studio in Duluth, which consists of four 30,000 SF sound stages. The studio shares the former 690,000 SF Kraft warehouse space with Eagle Rock's beer distribution center.
- **Madison Electric Products**, a leading distributor of electrical supplies and fittings, opened its new 55,000 SF southeast distribution center in Duluth, creating more than 100 full-time positions.
- **Suniva**, a leading manufacturer of high-efficiency crystalline silicon solar cells and molecules, is investing \$96 million to expand operations in Norcross with plans to create up to 500 new jobs.
- **DuraMax®** is establishing new U.S. headquarters in a 12,234 SF facility in the county.
- **Tech-Long USA** is investing \$5 million to expand operations into a 25,000 SF facility in Duluth, creating 130 new jobs.



