



INVESTMENT OPPORTUNITY MEDICAL OFFICE BUILDING

1002 BOULDER DRIVE
GRAY, GEORGIA 31032
JONES COUNTY

ASKING PRICE: \$3,006,000

CAP RATE: 6.25%



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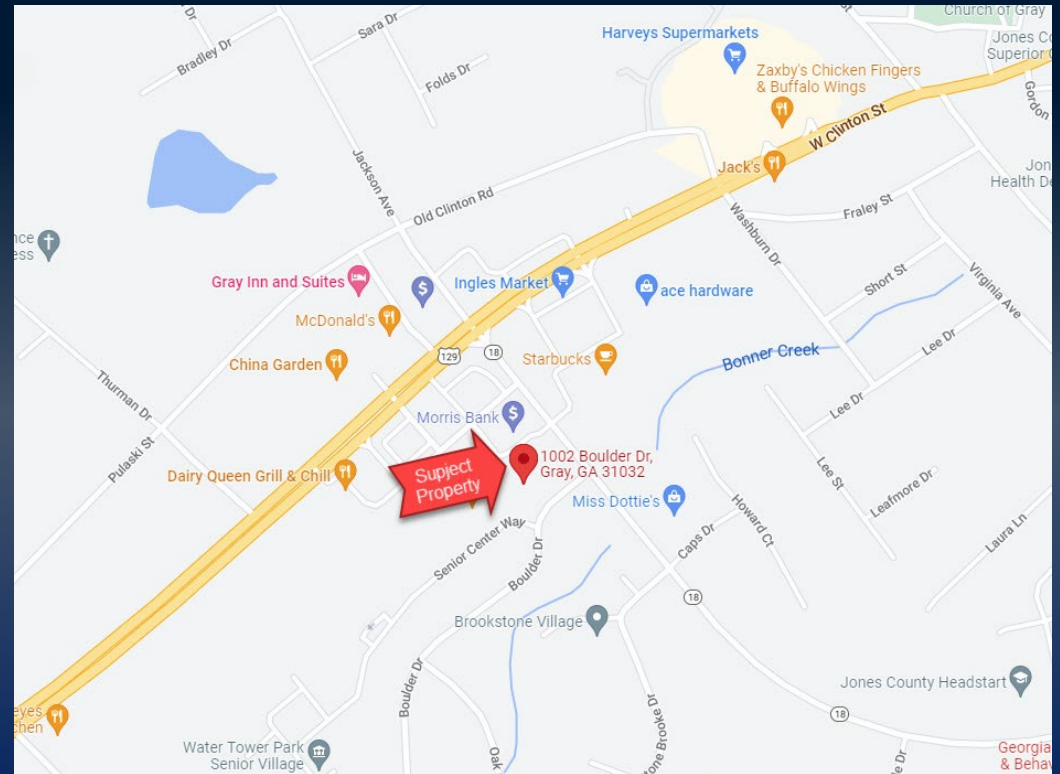
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PROPERTY INFORMATION

- 6,904 SF medical office building across from Ingles grocery store & next to Morris Bank
- Located on bypass; just off Gray Hwy
- Built 2006
- .94-acre lot
- Zoned C-3 (commercial)



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TENANT INFORMATION

- Tenant: US Renal Care
 - Tenant has occupied the space since September 2006; 5-year renewal option was exercised in November 2021
 - USRC serves more than 26,000 patients across 33 states in more than 400 facilities
(source: [usrenalcare.com/about](https://www.usrenalcare.com/about))
- NOI - \$188,545
 - Cap rate of 6.25% with 2.25% annual increases



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