

FOR LEASE

12 UNIT HEALTHCARE FACILITY | ±8,878 SF



DISCLAIMER & LIMITING CONDITIONS

Bull Realty has been retained as the exclusive listing broker to arrange the sale of the Subject Property.

This Lease Brochure contains selected information pertaining to the Property but does not purport to be all-inclusive or to contain all of the information that a prospective purchaser or tenant may require. All financial projections are provided for general reference purposes only and are based upon assumptions relating to the general economy, competition and other factors, which therefore, are subject to material change or variation. Prospective purchasers or tenants may not rely upon the financial projections, as they are illustrative only. An opportunity to inspect the Property will be made available to qualified prospective purchasers or tenants.

In this Lease Brochure, certain documents, including financial information, are described in summary form and do not purport to be complete or accurate descriptions of the full agreements involved, nor do they constitute a legal analysis of such documents. Interested parties are expected to review independently all documents.

This Lease Brochure is subject to prior placement, errors, omissions, changes or withdrawal without notice and does not constitute a recommendation, endorsement or advice as to the value of the Property by Bull Realty Inc. or the current Owner/Seller/Landlord. Each prospective purchaser or tenant is to rely upon its own investigation, evaluation and judgment as to the advisability of purchasing or leasing the Property described herein.

Owner/Seller/Landlord expressly reserve the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase or lease the Property and/or to terminate discussions with any party at any time with or without notice. Owner/Seller/Landlord shall have no legal commitment or obligation to any purchaser or tenant reviewing this Lease Brochure or making an offer to purchase or lease the Property unless a written agreement for the purchase or lease of the Property has been fully executed, delivered and approved by the Owner/Seller/Landlord and any conditions to the purchaser's or tenant's obligations therein have been satisfied or waived. The Owner/Seller/Landlord reserves the right to move forward with an acceptable offer prior to the call for offers deadline.

This Lease Brochure may be used only by parties approved by the Owner/Seller/Landlord. The Property is privately offered, and by accepting this Sales Brochure, the party in possession hereof agrees (i) to return it if requested and (ii) that this Lease Brochure and its contents are of a confidential nature and will be held and treated in the strictest confidence. No portion of this Lease Brochure may be copied or otherwise reproduced or disclosed to anyone without the prior written authorization of Bull Realty, Inc. or Owner/Seller/Landlord. The terms and conditions set forth above apply to this Sales Brochure in its entirety and all documents, disks and other information provided in connection therewith.

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BULL REALTY, INC.

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EXECUTIVE SUMMARY

This ±8,878 SF property is immediately available and located in the area of Newnan, GA. This 12-unit healthcare facility was built in 2009 and zoned R-C (Rural Conservation.) Seller will support rezoning or Special Use Permit application. Originally built as a hospice, the property is also suited for medical uses such as a clinic or urgent care center requiring zoning approval.

This facility includes fully operational medical areas including a medication room, medical waste room and nurses' work room. The 12 units suitable for exam and treatment rooms; each room contains a shared full bathroom arrangement (Jack & Jill) with shower, commode and sink. Property amenities also include a reception area, conference room, chapel, kitchenette and laundry room. Gas-powered generator, sprinkler, video cameras. Madras Parkway is being expanded to connect to I-85 increasing traffic; such expansion is driving plans for a potential adjacent Kroger Mart to be built. Facility is located in a wealthy are of Newnan, less than one mile from the Newnan Country Club.

Data for Coweta County reveals a patient-to-primary-care-physician ratio of 2,205 to 1. This ratio is significantly higher than the benchmark of 1,500:1 that is often considered the minimum for adequate access, and it points to a market under significant strain. The 5-mile PMA is characterized by a dense and growing population of 64,779 residents in 24,806 households. The area exhibits strong economic vitality, with a median household income of \$96,972 and an average household net worth of \$1,430,003, which surpasses both city and state averages.

This economic strength, coupled with high local home values, indicates a significant capacity for healthcare spending. Based on established consumer spending data provided by ESRI showing the average healthcare spent per household within a 5-mile is \$8,015; thus, the total addressable healthcare market within the PMA is estimated to exceed \$175 million annually, representing a substantial revenue pool for a new market entrant.

PROPERTY HIGHLIGHTS

- ±8,878 SF property is suited for healthcare
- Immediate occupancy available
- Fully functioning staff and medical operational areas
- Built in 2009
- Septic tank just replaced with sewer connection (>\$50,000 cost)
- Plans under way to connect Madras Parkway to Highway I-85
- patient-to-primary-care-physician ratio of 2,205 to 1
- Total addressable healthcare market within the PMA is estimated to exceed \$175 million annually

PROPERTY INFORMATION

FACILITY AMENITIES

- Reception Area
- Conference Room
- Chapel
- Kitchenette
- Medication Room
- Medical Waste Room
- All Utilities and Sewer
- Potential Conversion to Clinic

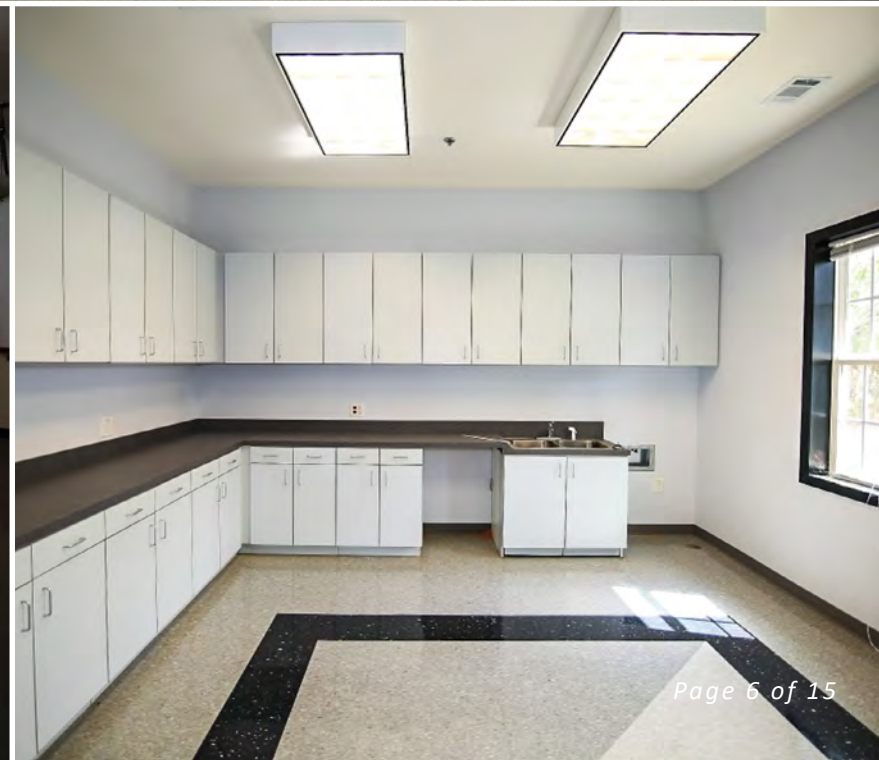
PROPERTY FACTS

ADDRESS:	22 Madras Parkway Newnan, GA 30263
COUNTY:	Coweta
YEAR BUILT:	2009
TOTAL BUILDING SIZE:	±8,878 SF
SITE SIZE:	±2.68 AC
PARCEL ID:	084 5140 007A
ZONING:	R-C
NO. OF BUILDINGS:	1
NO. OF FLOORS:	1
NO. OF UNITS:	12
NO. OF BEDS:	24
HVAC:	Yes

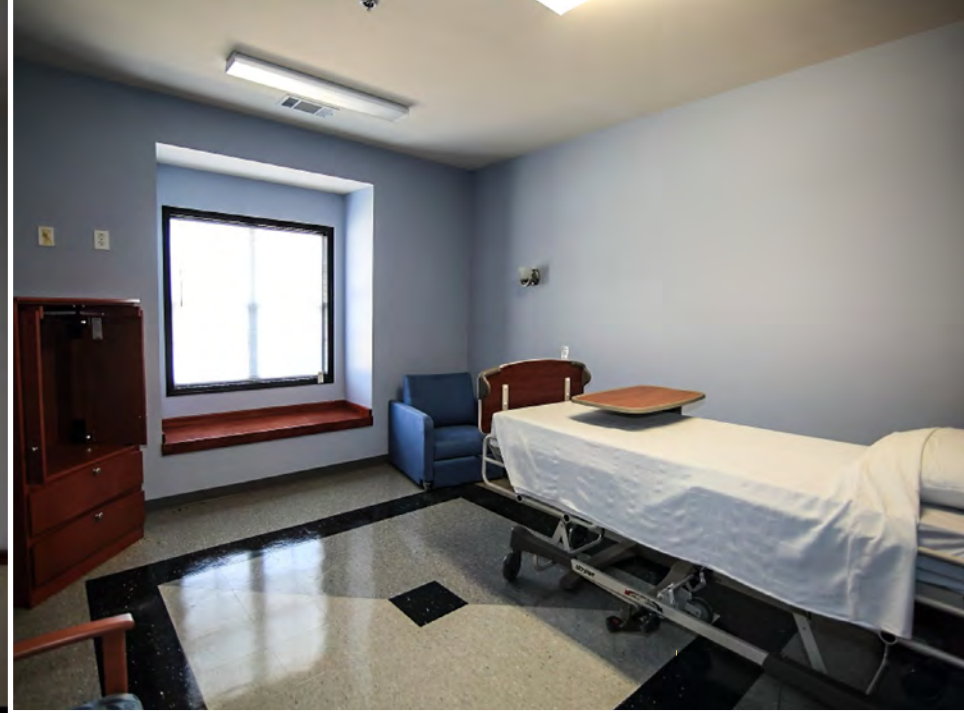
FINANCIALS

LEASE RATE:	\$23/SF/YR NNN
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PHOTOS



PHOTOS



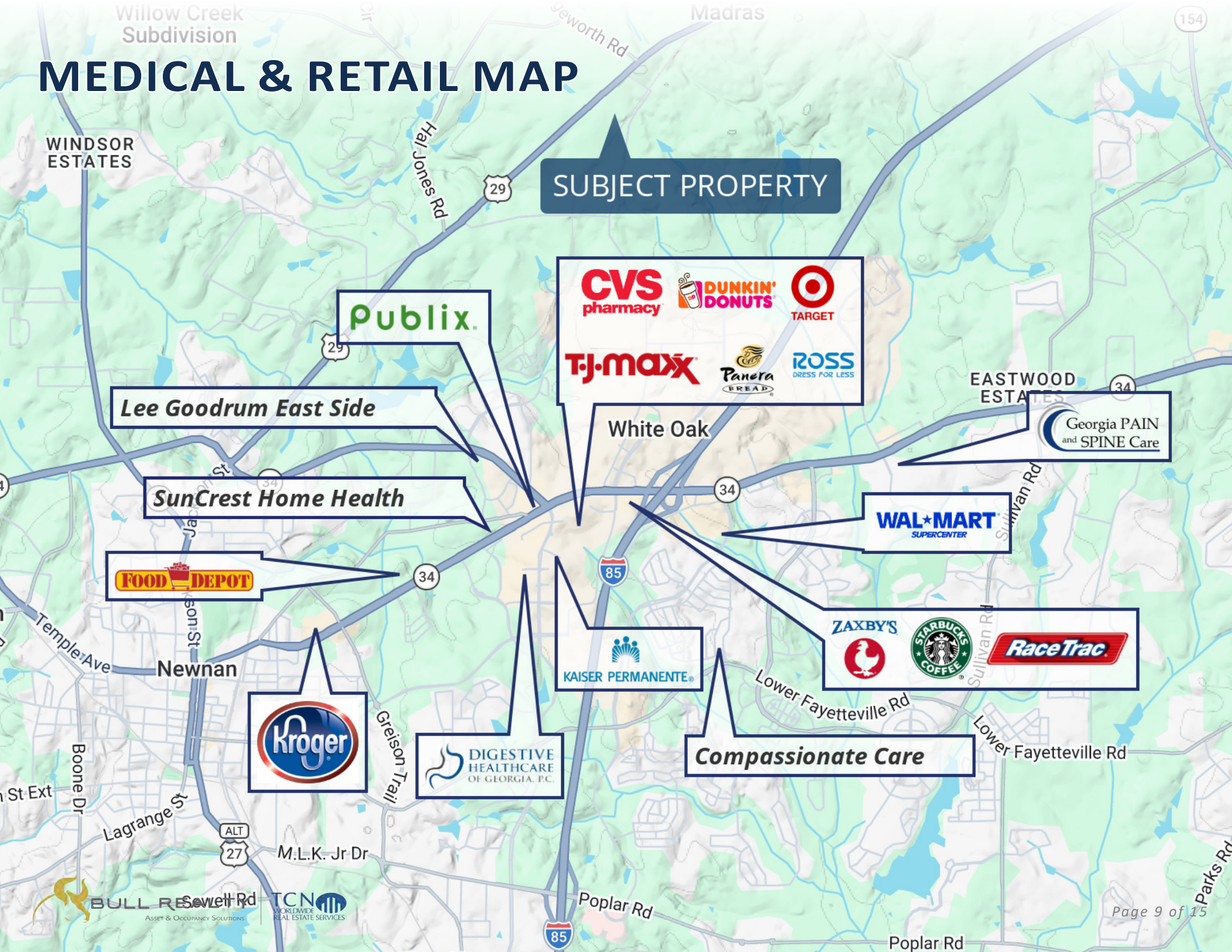
ABOUT THE AREA

Newnan is the county seat of Coweta County, the eighteenth most populated county in Georgia. It is strategically located along Interstate 85 and has CSX & Norfolk Southern rail sites. The city and county enjoy quality healthcare with Piedmont Healthcare, HealthSouth and Cancer Treatment Centers of America locations. There is a commitment to a highly educated workforce with the new West Georgia Technical College campus that opened in the fall of 2013 and University of West Georgia's new downtown Newnan campus. Top employers in the county include the Coweta County School System, Yamaha Motor Manufacturing Corp of America, Piedmont Newnan Hospital, Coweta County Government, Cancer Treatment Center of America, Walmart, PetSmart (distribution center), Cargill Corp (beef/pork processing), and Yokogawa Corporation of America (analytic instruments).

Newnan includes six nationally registered historic districts and is known as "The City of Homes." With the nation's busiest airport, Hartsfield-Jackson Atlanta International Airport, less than 30 minutes away, Newnan is a planned center of growth that blends beautiful residential areas with a solid business community. Today, Newnan is where over 35,000 residents call home and the city welcomes over 12,000 visitors per year. As the city continues to grow and support local businesses, it also strives to provide cost effective programs and services, such as community parks, swimming, team sports, and golfing opportunities for everyone.



MEDICAL & RETAIL MAP



MADRAS EXPANSION

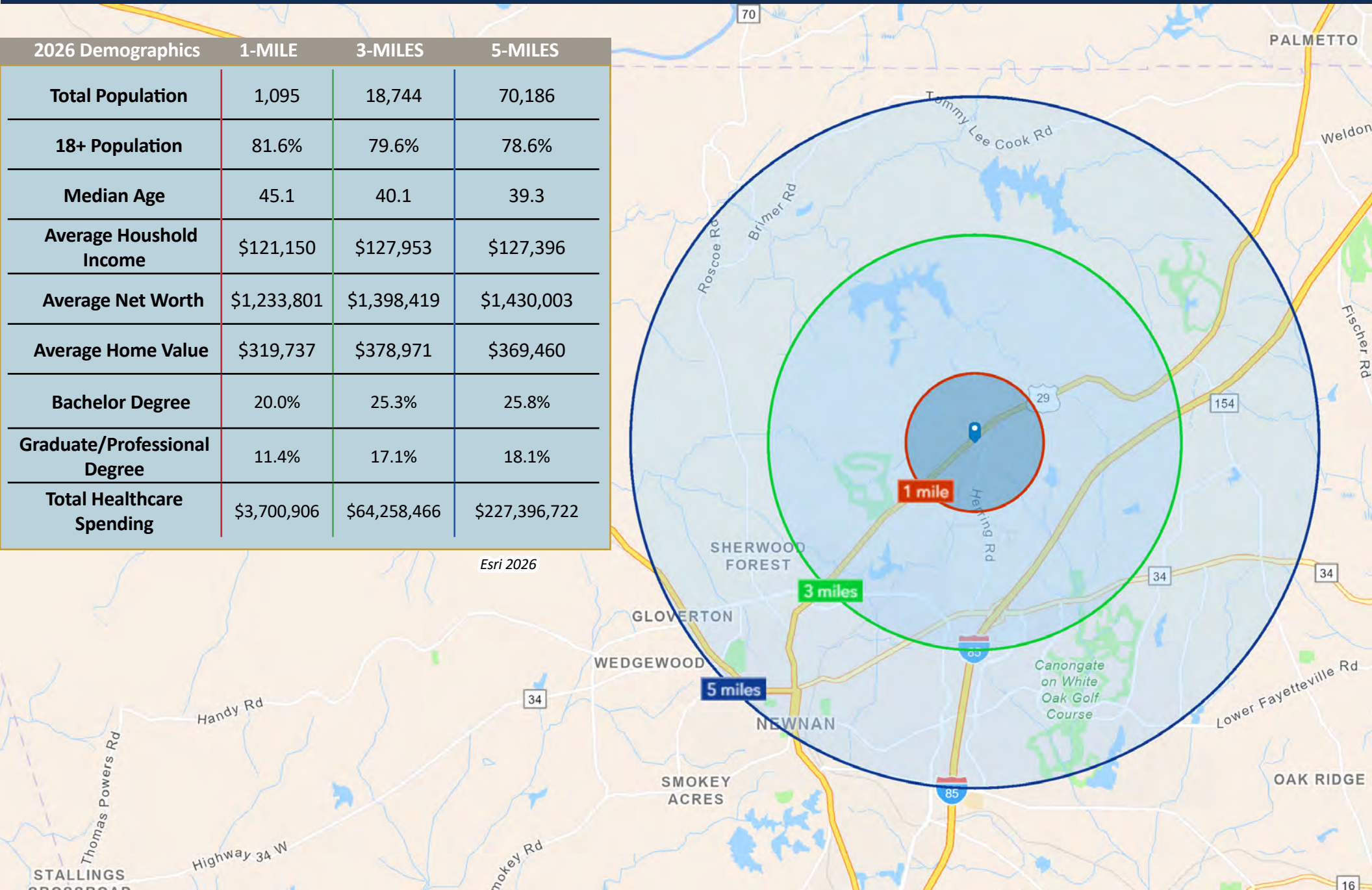


DEMOGRAPHIC OVERVIEW



2026 Demographics	1-MILE	3-MILES	5-MILES
Total Population	1,095	18,744	70,186
18+ Population	81.6%	79.6%	78.6%
Median Age	45.1	40.1	39.3
Average Houshold Income	\$121,150	\$127,953	\$127,396
Average Net Worth	\$1,233,801	\$1,398,419	\$1,430,003
Average Home Value	\$319,737	\$378,971	\$369,460
Bachelor Degree	20.0%	25.3%	25.8%
Graduate/Professional Degree	11.4%	17.1%	18.1%
Total Healthcare Spending	\$3,700,906	\$64,258,466	\$227,396,722

Esri 2026



HEALTHCARE PROVIDER VISITS

Physician / Healthcare Provider Visits (Last 12 Months)	Expected Number of Adults	Percent	MPI
Visited Doctor Last 12 Months	43,942	79.6%	101
Visited Doctor 1-2 Times Last 12 Months	10,632	19.3%	99
Visited Doctor 3-5 Times Last 12 Months	12,263	22.2%	101
Visited Doctor 6+ Times Last 12 Months	21,047	38.1%	101
Visited Allergist Doctor Last 12 Months	1,380	2.5%	105
Visited Cardiologist Doctor Last 12 Months	5,827	10.6%	100
Visited Chiropractor Last 12 Months	4,731	8.6%	107
Visited Dermatologist Doctor Last 12 Months	7230	13.1%	102
Visited Ear or Nose or Throat Doctor last 12 Months	2955	5.4%	98
Visited Eye Doctor Last 12 Months	12,337	22.4%	101
Visited Gastroenterologist Doctor last 12 Months	3,619	6.6%	102
Visited General or Family Doctor Last 12 Months	24,053	43.6%	102
Visited Internist Doctor Last 12 Months	2,619	4.8%	102
Visited Orthopedist Last 12 Months	2,851	5.2%	104
Visited Physical Therapist Last 12 Months	3,945	7.2%	102
Visited Podiatrist Doctor Last 12 Months	1,964	3.6%	94
Visited Psychiatrist/Psychologist Doctor Last 12 Months	3,051	5.5%	97
Visited Urologist Doctor Last 12 Months	2,770	5.0%	97
Visited Nurse Practitioner Last 12 Months	4,783	8.7%	99

BROKER PROFILE



ERNIE ANAYA, MBA

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As President of Bull Realty's Senior Housing Group, Ernie Anaya focuses on the Independent Living, Assisted Living, Memory Care, Skilled Nursing, Hospice, and Behavioral Health sectors, having established the practice at Bull Realty in 2016. Ernie has over 20 years of experience in the healthcare sector and previously served as a Healthcare Consulting Director for two large Fortune 500 management consulting firms, covering the U.S. and Latin America.

He earned a BA in Astrophysics from the University of Mississippi (Ole Miss) and an MBA from Michigan State University, including its Global Management Course in Japan and Singapore. He is a former U.S. Army officer and is currently a Fellow of the Royal Anthropological Institute in London, U.K., focusing on the anthropology of aging and senior housing.

Ernie has earned Atlanta Commercial Board of REALTORS® Million Dollar Club honors in 2020, 2021, 2022, 2023, 2025, and 2026. Ernie's disciplined, analytical approach—combined with real-world healthcare and operational insight—allows him to navigate the complexities of the senior housing sector.



ABOUT BULL REALTY



28
YEARS IN
BUSINESS



ATL
HEADQUARTERED

SERVICES

Services include disposition, acquisition, project leasing, tenant representation, and consulting across a wide range of sectors, including office, retail, industrial, multifamily, land, healthcare, senior housing, self-storage, hospitality, and single-tenant net lease properties.

GLOBAL ALLIANCE

Bull Realty is a member of TCN Worldwide, an alliance of 60+ offices and 1,500 commercial real estate professionals serving more than 200 markets globally. This partnership expands the firm's reach, client access and investor relationships across the U.S. and internationally.

AMERICA'S COMMERCIAL REAL ESTATE SHOW

The firm produces the nation's leading show on commercial real estate topics, America's Commercial Real Estate Show. Industry economists, analysts and leading market participants — including Bull Realty's founder Michael Bull, CCIM — share market intel, forecasts and strategies. The weekly show is available to stream wherever you get your podcasts or at www.CREshow.com.

JOIN OUR TEAM

Bull Realty continues to expand through merger, acquisition and by welcoming experienced agents. The firm recently celebrated 28 years in business and, through its TCN Worldwide alliance, actively works with clients and brokers across the country.

CONNECT WITH US:

<https://www.bullrealty.com>



OUR MISSION

To provide a company of advisors known for integrity and the best disposition marketing in the nation.



CONFIDENTIALITY AGREEMENT

This Confidentiality Agreement ("Agreement") is made and agreed to for the benefit of the undersigned party ("Receiving Party"), the owner of the subject property (the "Seller") and undersigned broker Bull Realty Incorporated ("Broker").

Now therefore in consideration of the privileges granted to Receiving Party with respect to receiving certain confidential information, and other good and valuable consideration, the Receiving Party hereby agrees to the following:

I. Confidential Information:

Receiving Party will receive confidential information regarding property referred to as 22 Madras Parkway, Newnan , GA 30263. Prospect agrees to not disclose to any person that the property may be available for sale or lease, or that discussions or negotiations are taking place concerning the property, nor any terms, conditions, or other facts with respect to the property, including but not limited to tenant information, lease rates, lease expirations, income and expenses, and any such possible purchase, including the status thereof. The term "person" used in this agreement shall be interpreted broadly and shall include, without limitation, any corporation, company, partnership or individual other than parties to which Broker approves in writing. Receiving Party may share information with directors, officers, employees, agents, affiliates, counsel, lending sources, accountants or representatives of Receiving Party that Receiving Party notifies of the requirements of this Agreement. Receiving Party agrees to not contact the property owner, the management, the tenants, the lender, the vendors, the insurers, the employees or the customers of any business at the site.

II. Acting as a Principal:

Receiving Party hereby warrants that it is acting as a principal only, and not as a broker, regarding this contemplated transaction. Receiving Party acknowledges that Broker is working in an agency capacity as representing the Seller only in this transaction and is the only Broker involved in this potential transaction. Receiving Party agrees to not be involved in any arrangement to lease or purchase the property, in whole or in part, as a lender, partner, buyer of the note, buy in foreclosure, buy from bankruptcy court, or in any other manner acquire an investment in, joint venture or control of the property, unless Broker is paid a commission at closing as per separate agreement with Seller.

This agreement will expire two years from the date hereof.

III. Governing Law

This Agreement shall be governed and construed in accordance with the laws of the State of Georgia. If you are a broker, or a principal desiring to include an outside broker, contact the listing agent directly for a Buyer and Buyer's Broker Confidentiality & Commission Agreement.

Accepted and agreed to this _____ day of _____, 20__.

Receiving Party _____

Signature _____

Printed Name _____

Title _____

Company Name _____

Address _____

Email _____

Phone _____

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