



Surgery Center Lawrenceville

755 OLD NORCROSS ROAD , LAWRENCEVILLE, GA 30046

Property Highlights

- Free Standing
- Near to Northside Gwinnett Hospital
- 2021 Renovation
- 2 OR Surgery Center
- 2nd floor clinic space



FOR MORE INFORMATION | [MILLENIA-PARTNERS.COM](https://millenia-partners.com)

PRESENTED BY

JESSICA FLEMING

407.455.2829

jfleming@millenia-partners.com

EXECUTIVE SUMMARY

755 OLD NORCROSS ROAD , LAWRENCEVILLE, GA 30046

Surgery Center Lawrenceville



OFFERING SUMMARY

Sale Price:	\$3,500,000
Lease Rate:	Negotiable
Building Size:	6,117 SF
Available SF:	6,117 SF
Number of Units:	1
Year Built:	2003
Renovated:	2021
Market:	Atlanta
Submarket:	Lawrenceville

PROPERTY OVERVIEW

Free standing LNR certified ASC with additional clinic space elevator accessible

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OFFICE BUILDING

For Lease

LOCATION MAP

755 OLD NORCROSS ROAD , LAWRENCEVILLE, GA 30046

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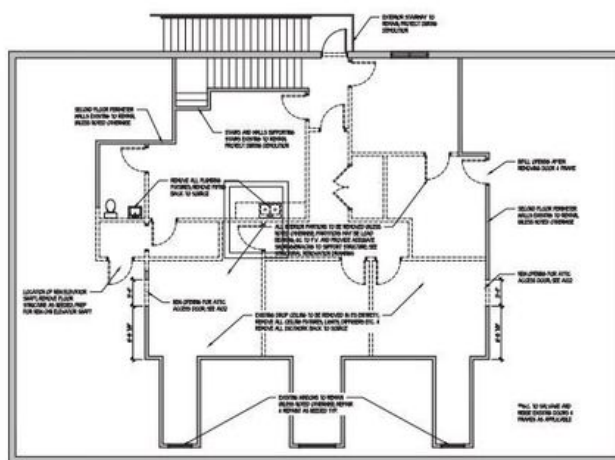


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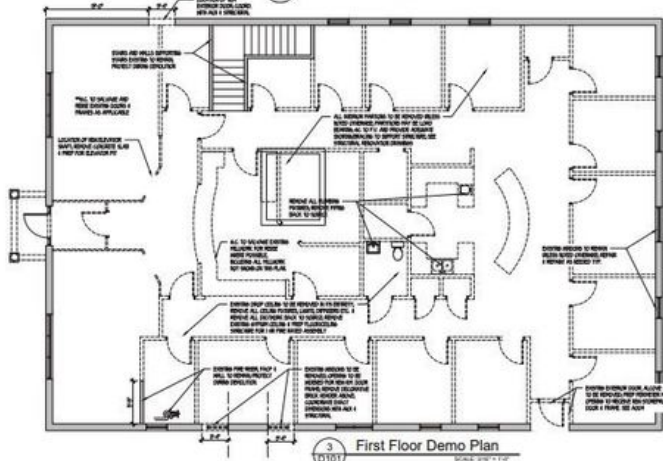
OFFICE BUILDING

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WINDOWS 2 Second Floor Demo Plan



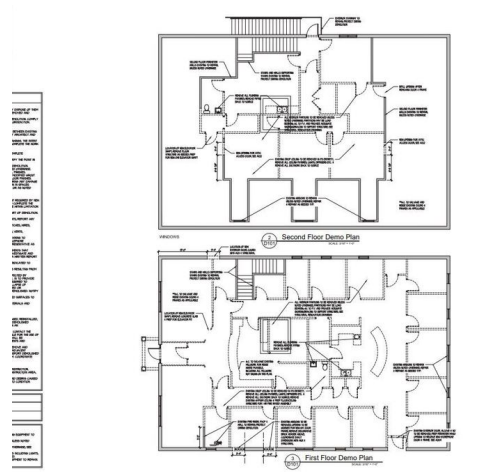
3 First Floor Demo Plan

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ADDITIONAL PHOTOS

755 OLD NORCROSS ROAD , LAWRENCEVILLE, GA 30046

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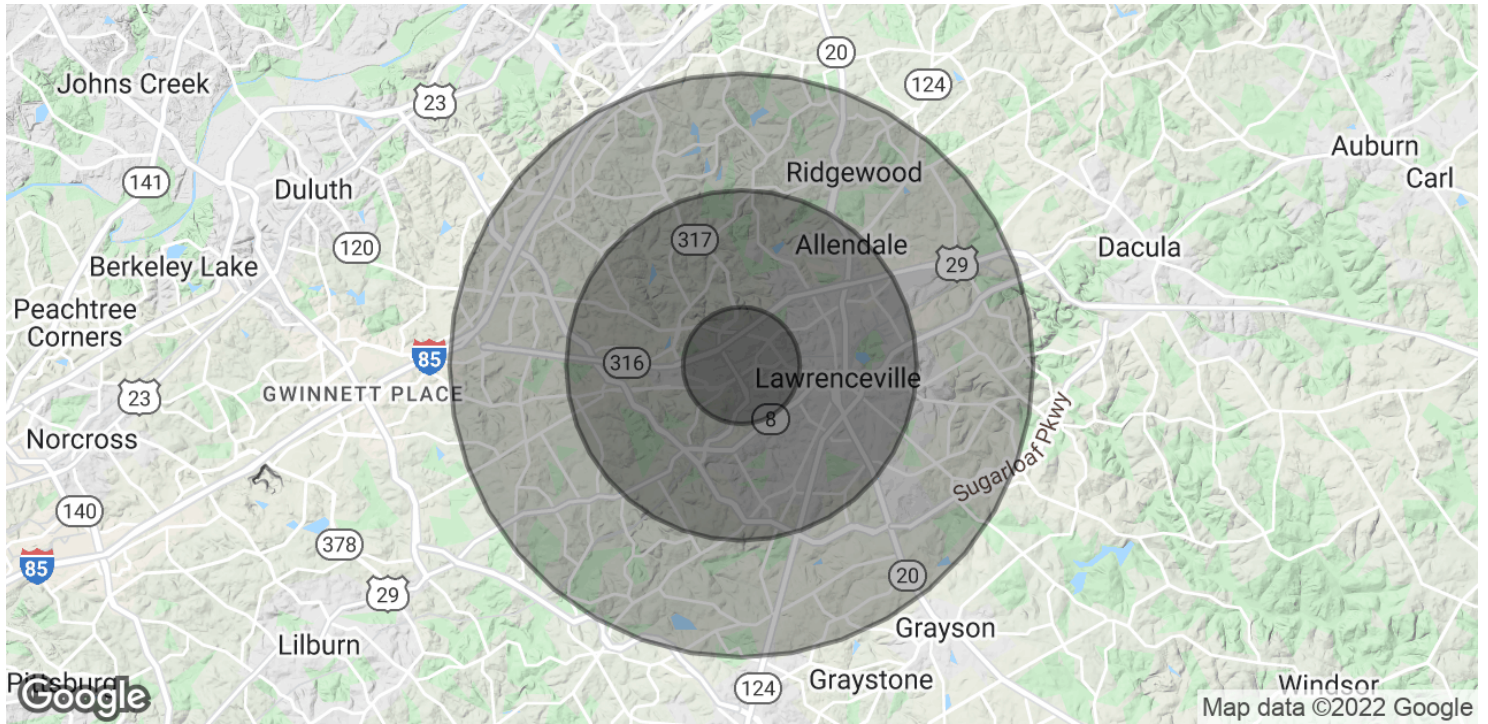
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DEMOGRAPHICS MAP & REPORT

755 OLD NORCROSS ROAD , LAWRENCEVILLE, GA 30046

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POPULATION

1 MILE

3 MILES

5 MILES

Total Population	7,025	71,725	191,117
Average Age	30.8	32.0	33.4
Average Age (Male)	30.2	31.0	32.3
Average Age (Female)	31.8	33.3	34.6

HOUSEHOLDS & INCOME

1 MILE

3 MILES

5 MILES

Total Households	2,442	23,790	61,817
# of Persons per HH	2.9	3.0	3.1
Average HH Income	\$65,982	\$72,552	\$76,717
Average House Value	\$184,890	\$195,968	\$209,132

TRAFFIC COUNTS

Professional Drive	/day
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* Demographic data derived from 2010 US Census

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ADVISOR BIO 1

755 OLD NORCROSS ROAD , LAWRENCEVILLE, GA 30046

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JESSICA FLEMING

Senior Vice President Healthcare

jfleming@millenia-partners.com

Direct: 407.455.2829 | **Cell:** 407.455.2829

PROFESSIONAL BACKGROUND

Jessica Fleming, Senior Vice President | Healthcare, more than ten years of medical industry sales coupled with an extensive knowledge in the medical real estate market. Fleming has built a solid foundation of medical clients through her successful ability to guide clients through the complexities of physician practice needs, project finance, construction, and development. She prides herself on up to date knowledge of the state of the market, its trends, and outlook.

Fleming, passionate about the needs and goals of local business owners and expanding healthcare made an industry leap to commercial real estate from medical device sales. Jessica's real estate expertise is medical office net leased sales, leasing, landlord representation, and tenant representation. Within her first six months in the commercial real estate business, Fleming assisted in the sale and leasing of two multi-million-dollar medical office buildings. She has made a high-level commitment to real estate education by being mentored and coached by highly acclaimed commercial advisors in the industry.

Jessica born and raised in Orlando, Florida graduated with a B.A. in Organizational Communications from the University of Central Florida and recently made a transition to Atlanta, Georgia.

Specializes in:

Medical Office | Investment Sale

Millenia Partners

4104 Millenia Blvd, Suite 100
Orlando, FL 32839
407.370.3211

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