

# OWNER USER SURGERY CENTER

## FOR SALE OR LEASE

1040 MORNINGSIDE DR | PERRY, GA 31069



**HOSPITAL ADJACENT | ±6,800 SF | PRICED BELOW NEW CONSTRUCTION COSTS**



INTERACTIVE  
OFFERING  
MEMORANDUM



**EXCLUSIVELY LISTED BY**

**POINT OF CONTACT**

**BROKER OF RECORD**

*BILL PEDERSEN*

License No. 80041 (GA)





## PROPERTY OVERVIEW

Property Name	Owner User Surgery Center
Address	1040 Morningside Dr   Perry, GA 31069
Sales Price	\$1,360,000
Price PSF	\$200
Property Size	±6,800 SF
Lot Size	±1.01 AC
Year Built	2003
Occupancy	Vacant
Property Type	Medical Clinic/ASC
Ownership Type	Fee Simple

The Matthews Real Estate Healthcare Team is pleased to offer the opportunity to purchase or lease this former podiatry clinic and surgery center located next to Houston County's acute care Hospital. Perry, GA, a welcoming community in the heart of the state, boasts an average household income of \$85K with steady population growth, driven by major employers like Sigma Defense and Perdue Farms. This 6,800 SF facility has the ability to function as both a surgery center and clinic, providing a high-quality space at a cost below new construction. With its location in a thriving medical corridor and Georgia's pro-business environment, this site is poised for significant growth opportunities. With this low basis opportunity, an investor has a chance to receive a highly favorable return once the space is leased at market rents, creating an ideal scenario as a value add investment.



## PRO FORMA ANNUALIZED OPERATING DATA

Lease Year	Annual Rent	Monthly Rent	Rent PSF	Cap Rate
Current Year	\$149,600	\$12,466.67	\$22.00	11.00%
Year 2	\$154,088	\$12,840.67	\$22.66	11.33%
Year 3	\$158,711	\$13,225.89	\$23.34	11.67%
Year 4	\$163,472	\$13,622.66	\$24.04	12.02%
Year 5	\$168,376	\$14,031.34	\$24.76	12.38%
Year 6	\$173,427	\$14,452.28	\$25.50	12.75%
Year 7	\$178,630	\$14,885.85	\$26.27	13.13%
Year 8	\$183,989	\$15,332.43	\$27.06	13.53%
Year 9	\$189,509	\$15,792.40	\$27.87	13.93%
Year 10	\$195,194	\$16,266.17	\$28.71	14.35%



# INVESTMENT OVERVIEW

## PROPERTY HIGHLIGHTS

### Healthcare Real Estate

Medical office buildings tend to be highly favorable to investors due to their high-cost build-outs, higher average rental rates, and increased demand. These factors are even more prevalent when the location is an ambulatory surgery center.

### Functional Layout

This well-designed 6,800 SF clinic features ample space with 4 exam rooms, a surgery center, a recovery room, and an x-ray room. Additionally, it includes areas for billing, nursing, two office rooms, and a conference room. The property also offers a parking lot with 20 spaces, ensuring convenient access for staff and patients.

### Versatile Space for Various Care

This property offers a versatile space ideal for a variety of medical practices. Well suited for podiatry, cardiovascular, or orthopedics, providing ample room for specialized equipment and patient care areas. Additionally, the facility's size and infrastructure help in accommodating diagnostic equipment and surgical procedures with ease.

### Specialized Surgery Center

This site was previously used as a podiatric clinic and surgery center. Ambulatory surgery centers allow patients a cost-effective alternative to the hospital, whether it be surgical or clinic care.

## LOCATION HIGHLIGHTS

### Growing Market

Perry, GA shows solid market fundamentals, such as a 2.4% rent growth and 0.3% vacancy decrease from 2022, on top of employment and population growth. The city is home to several major employers, including Robins Air Force Base, Frito-Lay, and Perdue Farms.

### Business Friendly State

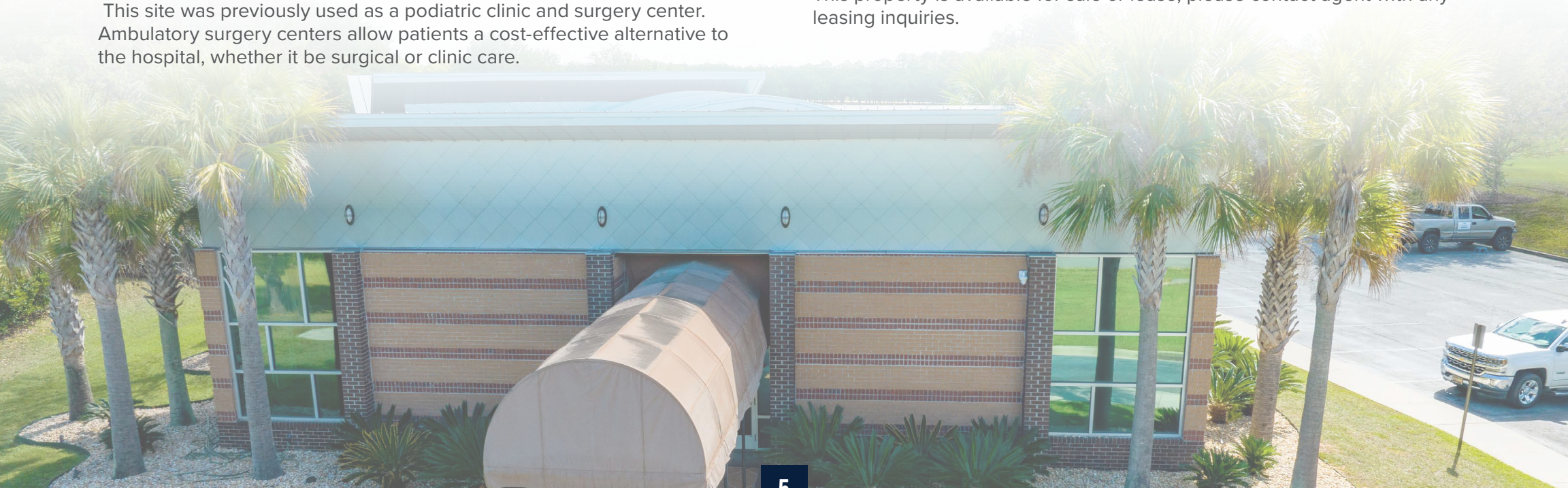
Georgia has been named the No. 1 state to do business for 10 consecutive years. Committed to its economic development, the state offers a strong pro-business environment, tax incentives, and nationally recognized workforce training programs.

### Medical Corridor

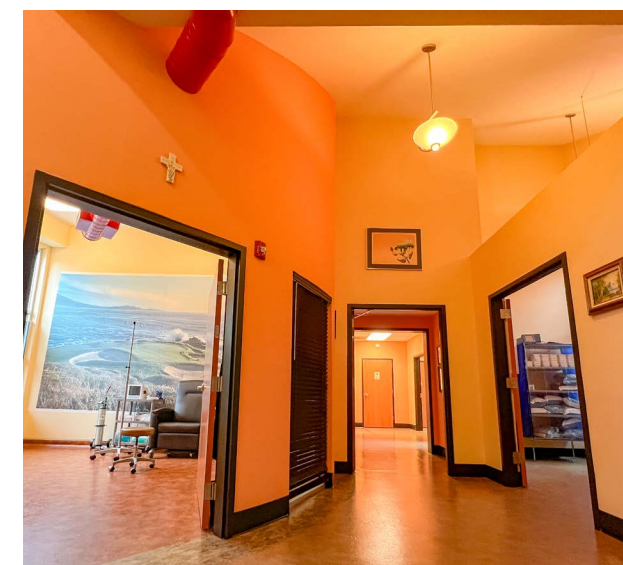
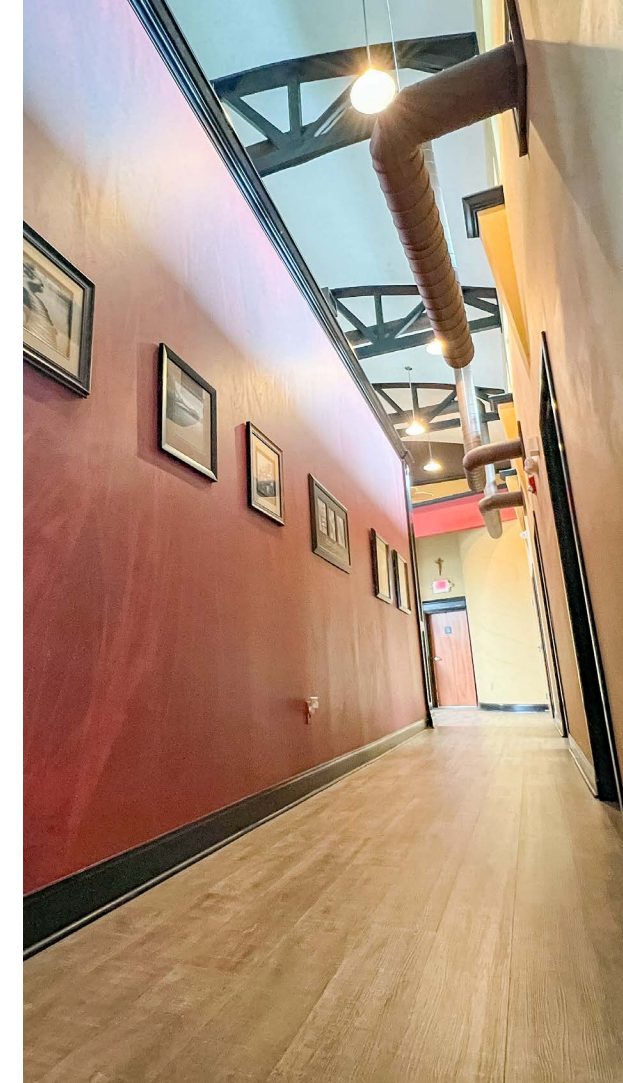
Various medical practices surround Houston Healthcare Hospital, including the subject property and other specialties such as dental, cardiovascular, and family practice. The proximity of these various practices creates an ideal synergy, allowing for a strong referral network and easy transportation from one clinic to another.

### For Sale or Lease

This property is available for sale or lease, please contact agent with any leasing inquiries.

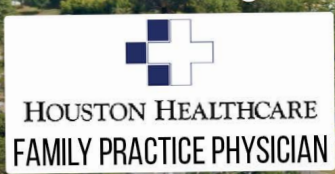
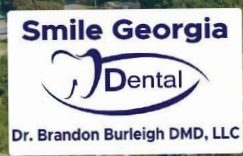
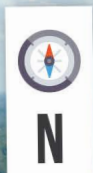






Equipment Not Included





**HOUSTON HEALTHCARE PERRY HOSPITAL**  
45-BED ADVANCED ACUTE CARE FACILITY  
JUST 0.3 MILES AWAY

**PERRY DENTAL ASSOCIATES**

**SUBJECT PROPERTY**

**MORNINGSIDE DR**



# PERRY, GA

Perry, Georgia is located in the center of Houston County and has a rich history and a modern, vibrant culture. It is a place of warm hospitality and a great place to raise a family. The city offers a wide range of recreational activities and cultural experiences. It has a diverse economic base that includes agriculture, manufacturing and trade. The city is centrally located within the state and is well-connected to major highways. This makes it a strategic location for transportation and trade. The Georgia National Fair is held in the city and attracts visitors from all over the region to enjoy agricultural shows, entertainment and delicious southern food. There are plenty of parks, schools and community centers to keep the community active and involved. Perry, Georgia has a beautiful mix of tradition and progress.

DEMOGRAPHICS			
POPULATION	1-MILE	3-MILE	5-MILE
2020 Census	5,180	15,950	26,101
2023 Estimate	5,336	16,612	27,520
2028 Projection	5,574	17,622	29,702
Annual Growth 2023-2028	4.46%	6.08%	7.93%
HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2020 Census	1,882	6,068	9,817
2023 Estimate	1,939	6,360	10,369
2028 Projection	2,028	6,797	11,217
Annual Growth 2023-2028	4.59%	6.87%	8.18%
INCOME	1-MILE	3-MILE	5-MILE
Avg. Household Income	\$70,915	\$77,695	\$85,484





## MACON, GA

Macon brings culture and history to life with one-of-a-kind attractions, delectable soul cuisine on every corner, and breathtaking scenery. Dubbed “the Heart of Georgia” due to its central location and southern hospitality, Macon is approximately 90 minutes south of Atlanta. The city has a population of over 156,512 residents, making it the 4th largest city in the state of Georgia and the seat of Bibb County. Macon has a thriving economy and a cost of living that is 10% below the national average. Due to this, the city is attracting more businesses and people than ever. Macon is also home to a number of college campuses, including Mercer University and Middle Georgia State University. The universities have a combined population of over 17,400 students. The Big House is a major attraction that celebrates the musical career of the Allman Brothers Band, while the Hay House and Cannonball House represent the city’s architectural history. Amerson City Park offers ideal riverfront hiking trails, while Central City Park is host to numerous community events like the annual Cherry Blossom Festival. Today, Macon can be thought of as a city of diverse cultures, beautiful architecture, a strong musical heritage, and thriving arts and educational opportunities.

Every year, over 300,000 Yoshino Cherry Trees bloom in Macon for a few weeks in March, and the city celebrates with its annual International Cherry Blossom Festival. It would be an exaggeration to state that the town becomes pink during this season. Fountains are pink, residences have pink wreaths and ribbons, automobiles have pink blooms painted in their windows, and the trees themselves put on a show. The festival features music, charitable events, and a market in Central City Park.

## ECONOMY

Manufacturing, aeronautics, medical, and tourism are the leading employers in Macon. The Gross Metro Product is over \$12.6B. Located 10 miles south of the city, the Robbins Air Force Base has an economic impact of over \$3.38B annually and employs 23,967 civilians, contractors, and military members. Surrounding areas thrive on agriculture and Macon’s State Farmers Market offers a great selection of peaches, peanuts, pecans, and vegetables in Middle Georgia.



# TOURISM AND ATTRACTIONS

## Ocmulgee Mounds National Historical Park:

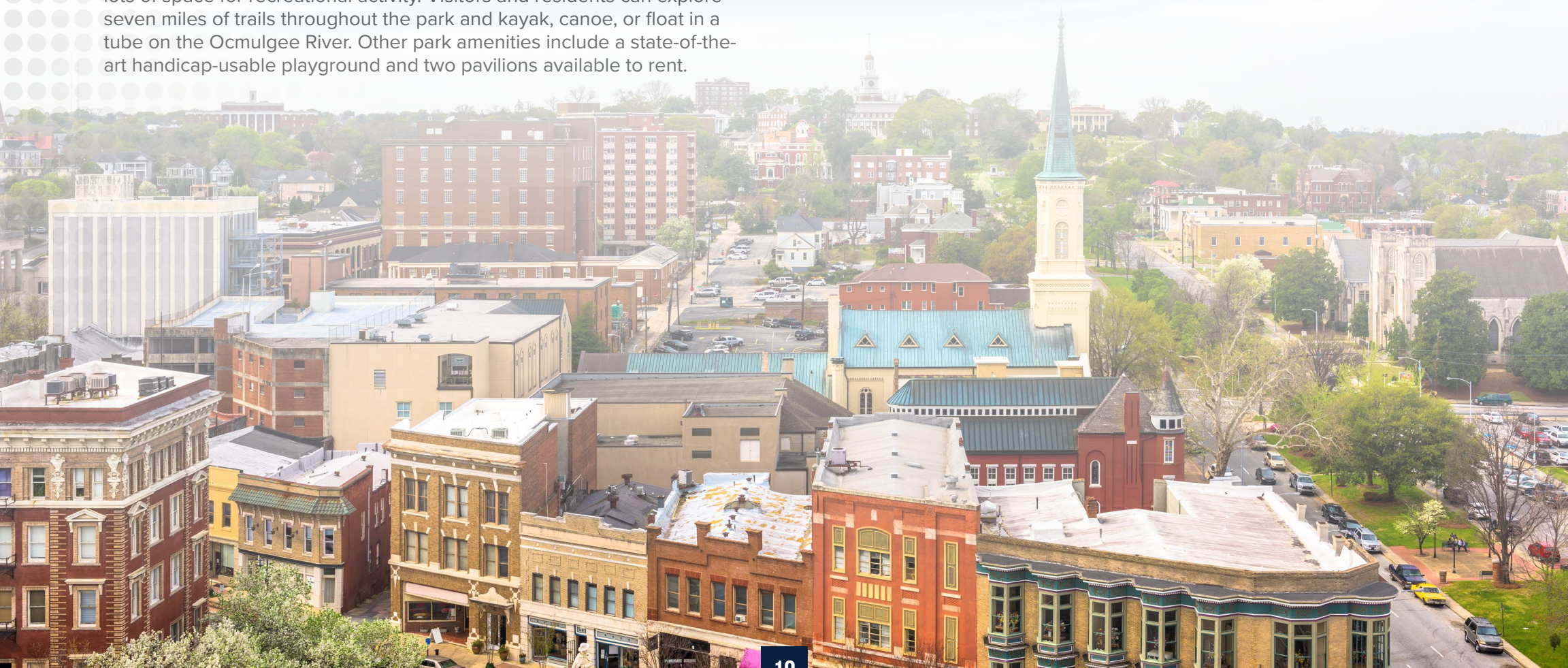
The Ocmulgee Mounds National Historical Park features Native American ceremonial earth mounds and a museum containing more than 2,000 historical Native American artifacts. Popular activities at the national park include exploring the earth mounds, walking on the boardwalk to enjoy the vast wetlands, visiting the site of the two Civil War battles fought in the city, and browsing the museum to learn more about Native American history.

## Amerson River Park:

Offering over 180 acres of forests, meadows, and wetlands surrounded by the Ocmulgee River, the Amerson River Park offers scenic views and lots of space for recreational activity. Visitors and residents can explore seven miles of trails throughout the park and kayak, canoe, or float in a tube on the Ocmulgee River. Other park amenities include a state-of-the-art handicap-usable playground and two pavilions available to rent.

## Tubman Museum:

Situated in the downtown area, the Tubman Museum is an 8,500-square-foot building that houses African American art, history, and cultural artifacts. It is the Southeast's biggest museum dedicated to the art, history, and culture of African Americans. Aside from African Art, the museum also features Southeastern art, folk art galleries, and hosts special exhibits throughout the year featuring world-renowned artists.





# REGIONAL MAP



**MACON, GA**

**±31 MILES**

**SUBJECT PROPERTY**



**COLUMBUS, GA**

**±87 MILES**



# CONFIDENTIALITY AGREEMENT & DISCLAIMER

This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1040 Morningside Dr, Perry, GA 31069** (“Property”). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews Real Estate Investment Services. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants’ plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

Matthews Real Estate Investment Services is not affiliated with, sponsored by, or endorsed by any commercial tenant or lessee in the Offering Memorandum. The presence of any entity’s name or logo, including any commercial tenant’s name or logo, is informational only and does not indicate or suggest any affiliation and/or endorsement of Matthews Real Estate Investment Services, the property, or the seller by such entity.

Owner and Matthews Real Estate Investment Services expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

A prospective purchaser’s sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.

**Net Lease Disclaimer:** There are many different types of leases, including gross, net, single net (“N”), double net (“NN”), and triple net (“NNN”) leases. The distinctions between different types of leases or within the same type of leases, such as “Bondable NNN,” “Absolute NNN,” “True NNN,” or other NNN leases, are not always clear. Labels given to different leases may mean different things to different people and are not defined legal terms. Buyers cannot rely on the labels or marketing descriptions given to any lease when making their purchasing decisions. Buyers must closely review all lease terms and are advised to seek legal counsel to determine the landlord and tenant’s respective rights and duties under the lease to ensure the lease, regardless of how labeled or described, meets the buyers’ particular needs.



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FOR SALE OR LEASE

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**EXCLUSIVELY LISTED BY**



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