

**PRICE FURTHER REDUCED**



## INVESTMENT OPPORTUNITY

**7,608± SF MULTI-TENANT MEDICAL BUILDING**

**3,858± SF AVAILABLE FOR LEASE**



**57 MARTIN LUTHER KING DRIVE  
REYNOLDS, TAYLOR COUNTY, GEORGIA 31076**

**DEIDRA STEWART  
EXCLUSIVE AGENT**

**478.508.2652  
DEIDRA@CBCGEORGIA.COM**

**990 RIVERSIDE DRIVE  
MACON, GA 31201**

**REDUCED SALES PRICE:**  
~~\$890,000~~ **\$677,112**  
**(\$89.00/PSF)**

**REDUCED LEASE RATE:**  
~~\$11.00/PSF~~ **\$9.00/PSF**



**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY

©2025 Coldwell Banker. All Rights Reserved. Coldwell Banker Commercial® and the Coldwell Banker Commercial logo are trademarks of Coldwell Banker Real Estate LLC. The Coldwell Banker® System is comprised of company owned offices which are owned by a subsidiary of Anywhere Advisors LLC and franchised offices which are independently owned and operated. The Coldwell Banker System fully supports the principles of the Equal Opportunity Act. The property information herein is derived from various sources that may include, but not be limited to, county records and may include approximations. Although the information is believed to be accurate, it is not warranted and you should not rely upon it without personal verification.

Revised 9/15/25

# PROPERTY OVERVIEW

57 MARTIN LUTHER KING DRIVE  
REYNOLDS, TAYLOR COUNTY, GEORGIA 31076



## 7,608± SF Multi-Tenant Medical Office Building

### Building Overview

- **Total Size:** 7,608± SF
- **Site Size:** 0.90 Acres
- **Configuration:** Divided into two units
- **Year Built:** 2000
- **Construction:** Brick veneer
- **Roof:** Asphalt Shingles (replaced 2021)
- **Floors:** Carpet and tile
- **Lighting:** Fluorescent
- **HVAC:** Four units
- **Fire and Alarm System:** Installed
- **Fenced rear courtyard**
- **Shared parking:** Front and side of building
- **2024 Property Tax Bill:** \$4,550

### Unit 1: 3,750± SF (Leased)

- **Tenant:** Mercer Medicine
- **Base Lease Rate:** \$3,200 per month

### Unit 2: 3,858± SF (Available)

- **Reduced Lease Rate:**
  - **From:** \$11.00/PSF
  - **To:** \$9.00/PSF
  - **Monthly:** \$2,893.50
- **Features:**
  - Foyer
  - Three private offices
  - Three large open rooms
  - Kitchen
  - Storage room
  - Four restrooms (one with shower)

### Lease Terms

- **Landlord pays:** Ad valorem taxes and CAM
- **Tenant pays:** All utilities

### Ideal Uses

- Daycare
- Dance Studio
- Physical Rehabilitation Facility
- Medical Supply Sales

**REDUCED SALES PRICE:**  
~~\$890,000~~ **\$677,112 (\$89.00/PSF)**

**REDUCED LEASE RATE:**  
~~\$11.00/PSF~~ **\$9.00/PSF**

**DEIDRA STEWART**

478.508.2652 CELL  
DEIDRA@CBCGEORGIA.COM  
CBCMACON.COM



**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY

# FLOOR PLAN

57 MARTIN LUTHER KING DRIVE  
REYNOLDS, TAYLOR COUNTY, GEORGIA 31076



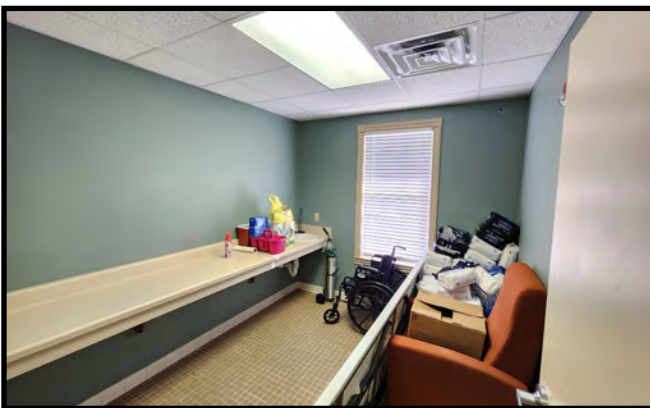
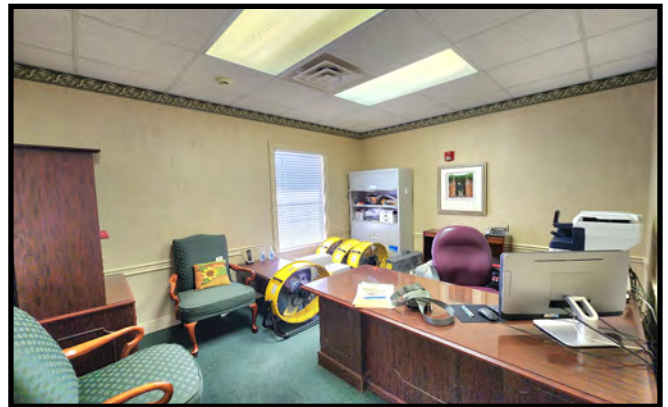
DEIDRA STEWART

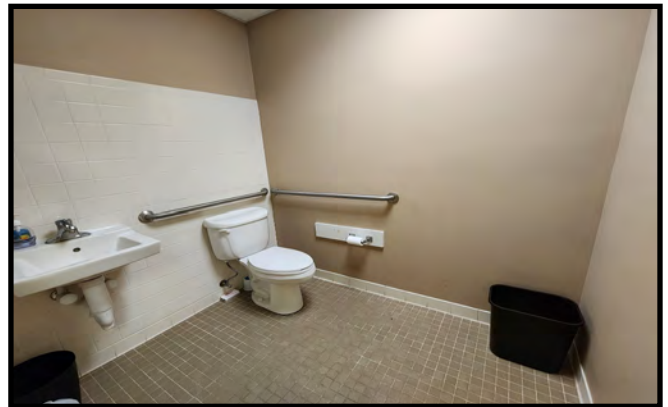
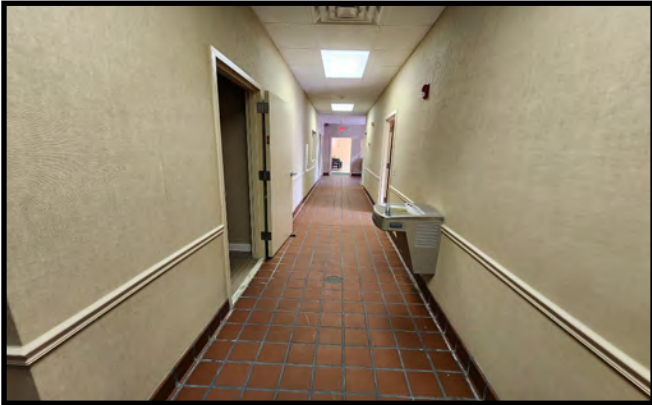
478.508.2652 CELL  
DEIDRA@CBCGEORGIA.COM  
CBCMACON.COM



**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY











<https://www.mercermedicine.com/locations/loc/mercer-medicine-taylor-county>

## TENANT HIGHLIGHTS

- **Mercer Medicine provides high-quality primary care services to Reynolds and the surrounding communities.**
- **Providers and staff are dedicated to providing exceptional patient experience.**
- **Mercer Medicine providing healthcare in the following rural locations:**
  - **Mercer Medicine Clay County**
  - **Mercer Medicine Downtown Macon**
  - **Mercer Medicine Taylor County**
  - **Mercer Medicine Harris County**
  - **Mercer Medicine Plains**
  - **Mercer Medicine Putnam County**
  - **Mercer Medicine Jekyll Island**

## MERCER MEDICINE

Mercer Medicine is the clinical faculty practice associated with Mercer University School of Medicine and which supports the School's mission of meeting the primary care and health care needs of medically underserved rural areas of Georgia.

Mercer Medicine began in 2005 at the Mercer University campus in Macon and has since expanded across Georgia. In 2014, Mercer Medicine moved into its current Macon Headquarters at 250 Martin Luther King Jr. Boulevard, the site of the former Georgia Music Hall of Fame.

DEIDRA STEWART

478.508.2652 CELL  
DEIDRA@CBCGEORGIA.COM  
CBCMACON.COM

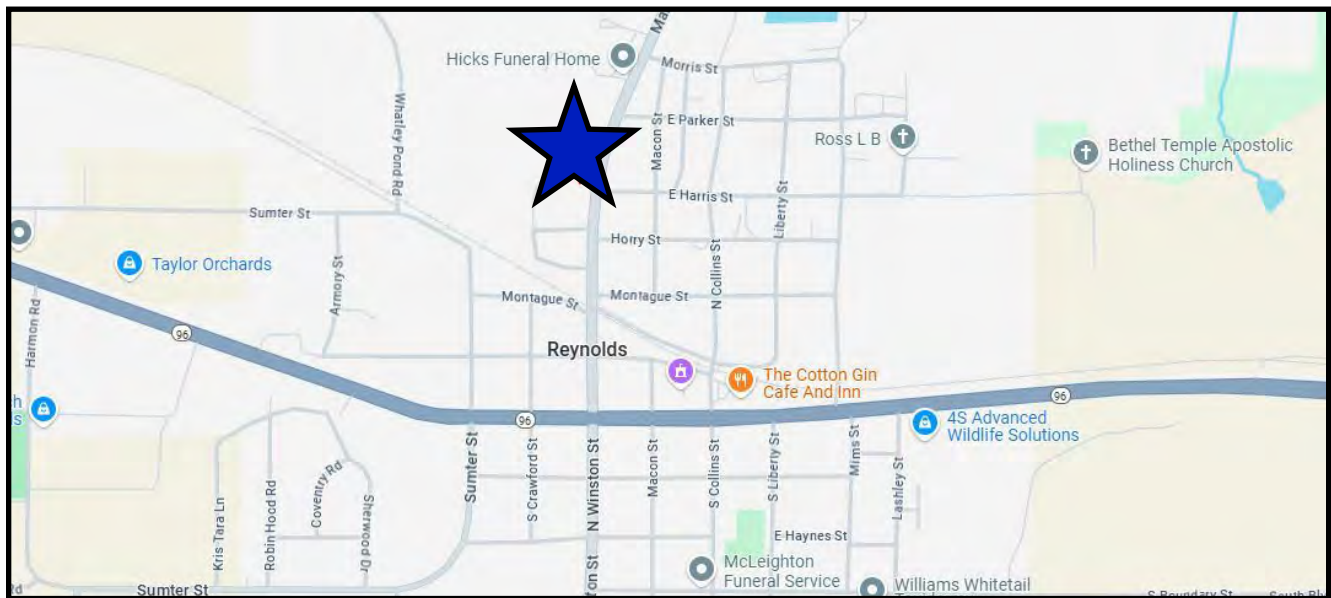












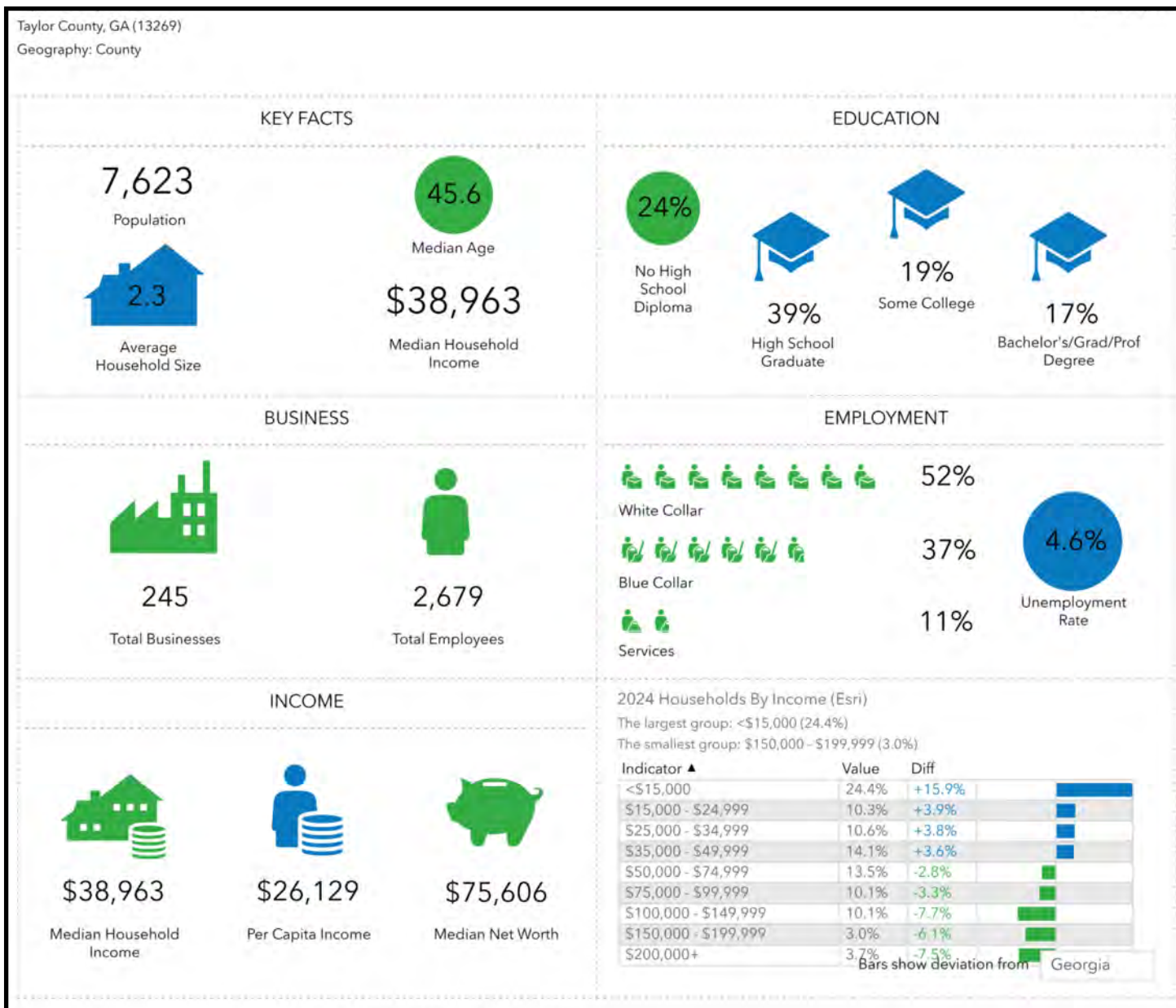
DEIDRA STEWART

478.508.2652 CELL  
DEIDRA@CBCGEORGIA.COM  
CBCMACON.COM



**COLDWELL BANKER  
COMMERCIAL**  
EBERHARDT & BARRY

## DEMOGRAPHICS - TAYLOR COUNTY, GEORGIA



DEIDRA STEWART

478.508.2652 CELL  
DEIDRA@CBCGGEORGIA.COM  
CBCMACON.COM

