# HEALTHCARE INVESTMENT OPPORTUNITY

## 20,505± SF | 0.88± ACRES | 100% OCCUPIED




## 657 Hemlock Street
## Macon-Bibb County, Georgia 31201

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**OFFERING PRICE: $3,900,000**
**7.64% CAP RATE**

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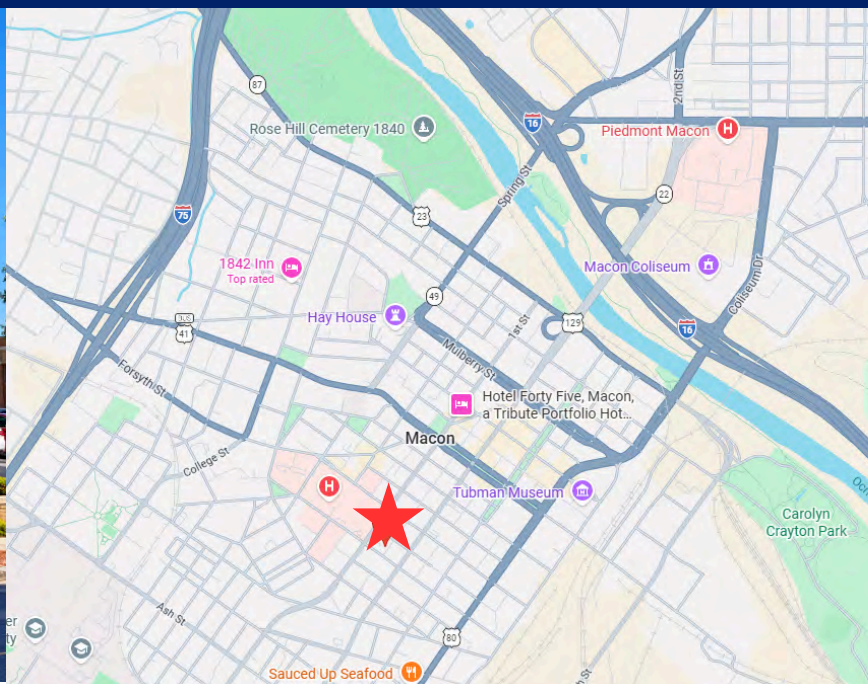


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# PROPERTY OVERVIEW & LOCATION HIGHLIGHTS

657 Hemlock Street
Downtown Macon-Bibb County, Georgia 31201






## PROPERTY OVERVIEW

657 Hemlock Street presents an attractive medical office investment opportunity in the heart of Downtown Macon's established healthcare district, approximately one block from Atrium Health Navicent.

The 20,505± SF, two-story medical office building is situated on a 0.88± acre site and is zoned CBD-2 (Central Business District). The property is 100% occupied by four medical-related tenants, generating annual rental income of approximately $366,786.

Built in 1993, the property benefits from its strategic location near major healthcare facilities, specialty medical practices, downtown businesses, and Interstate 75 and Interstate 16, providing convenient access throughout Middle Georgia.

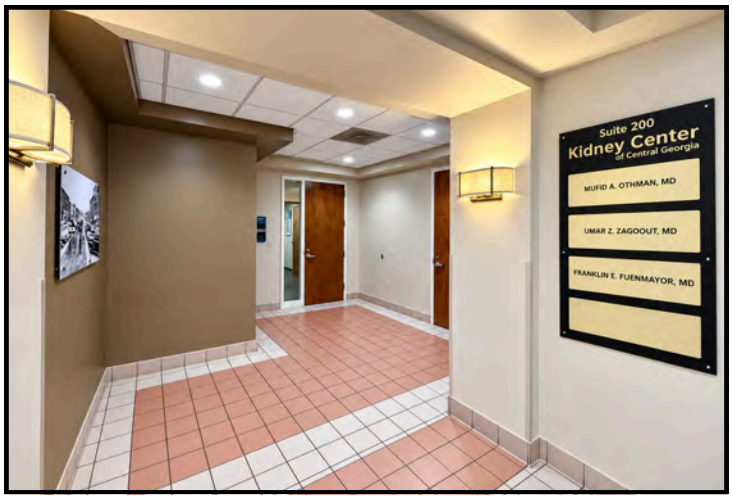
## LOCATION HIGHLIGHTS

- **Prime Downtown Medical District Location** - Surrounded by hospitals, physician offices, specialty practices, and other healthcare services
- **Approximately One Block from Atrium Health Navicent** - A 637-bed regional medical center and nationally verified Level I Trauma Center
- **Near Beverly Knight Olson Children's Hospital** - Conveniently located near one of the region's leading pediatric healthcare facilities
- **Proximity to Peyton Anderson Cancer Center** - Across the street from specialized cancer treatment and related medical services
- **Excellent Regional Accessibility** - Convenient connections to I-75 and I-16, providing access throughout Macon and the greater Middle Georgia region
- **Near Mercer University School of Medicine** - Located within Macon's expanding medical and healthcare community. Mercer University is breaking ground on a new 150,000± SF School of Medicine building near the gateway to Downtown Macon

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**OFFERING PRICE**
**$3,900,000**

**CAP RATE**
**7.64%**

**NOI**
**$298,018**

**OCCUPANCY**
**100%**

**PRICE / SF**
**$190.20**

**BUILDING SIZE**
**20,505± SF**

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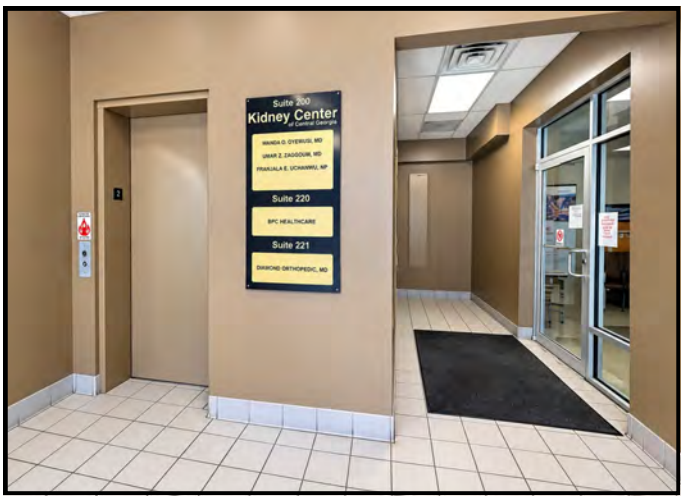
## BUILDING INFORMATION

| | |
|---|---|
| Building Size | 20,505± SF |
| Number of Floors | 2 |
| Average Floor Size | 10,252± SF |
| Year Built | 1993 |
| Common Areas Renovated | 2026 |
| Gross Leasable Area | 18,259± SF |
| Occupancy % | 100% |
| Tenancy | Multiple |
| Elevator | Kone - Maintenance Provider |



## PROPERTY INFORMATION

| | |
|---|---|
| Property Type | Medical Office |
| Property Subtype | Medical Office Building |
| Zoning | CBD-2 |
| Lot Size | 0.88± Acres |
| APN # | Q082-0109 |




## PARKING

| | |
|---|---|
| Parking Type | Surface Lot |
| Number of Parking Spaces | 60± |
| Parking Lot Resurfaced / Restriped | 2026 |



## HVAC / ROOF

| | |
|---|---|
| Roof | Original |
| HVAC | 10-Ton - Daikin 2023 |
| | 10-Ton - Daikin 2024 |
| | 10-Ton - Carrier 2026 |
| | 6-Ton - Trane 2024 |
| | 3½-Ton Split System - Rheem 2019 |
| | 2½-Ton Split System - Trane 2024 |
| | 6-Ton RTU - Trane 2024 |
| | 3-Ton RTU - Trane 2024 |
| | 6-Ton RTU - Carrier 2017 |

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| INCOME | |
|---|---|
| Income | $366,786 |
| **EXPENSES** | **2025** |
| Taxes | 26,976 |
| Insurance | 22,660 |
| Electricity | 1,358 |
| Elevator | 3,572 |
| Fire Alarm | 537 |
| Fire Extinguishers | 345 |
| Janitorial | 2,400 |
| Maintenance | 4,484 |
| Repairs | 3,500 |
| Telephone | 956 |
| Water | 0 |
| Yard Maintenance | 1,980 |
| **Total Expenses** | **$68,768** |
| **NET OPERATING INCOME** | **$298,018** |

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*Approximate property boundary*

| SUITE | TENANT | SIZE (SF) | LEASE COMMENCEMENT | LEASE EXPIRATION |
|---|---|---|---|---|
| 100 | DSI / U.S. Renal Care | 9,163± SF | March 1, 2016 | April 30, 2035 |
| 200 | Kidney Center | 5,596± SF | August 1, 2025 | July 31, 2030 |
| 220 | Magna Care | 1,000± SF | January 1, 2026 | December 31, 2028 |
| 221 | Diamond Odell Jude | 2,500± SF | January 1, 2024 | December 31, 2028 |

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**657 Hemlock Street** is 100% occupied by four medical-related tenants offering specialized healthcare services, including outpatient dialysis, nephrology, adult medicine, and primary care.

This complementary tenant mix reinforces the property's position within Downtown Macon's established medical district, approximately one block from Atrium Health Navicent.

### DSI / U.S. Renal Care
**SUITE 100 | 9,163± SF**

Medicare-certified outpatient dialysis clinic offering 22 dialysis stations, in-center hemodialysis, and coordinated kidney care supported by nephrologists, specialized nurses, renal dietitians, and social workers.

### Kidney Center of Central Georgia
**SUITE 200 | 5,596± SF**

Nephrology practice providing evaluation, diagnosis, and treatment of kidney disorders, including chronic kidney disease, diabetic kidney disease, and polycystic kidney disease.

### Magna Care
**SUITE 220 | 1,000± SF**

Adult medicine practice with physicians providing hospital-based patient management, acute illness care, chronic disease management, and coordination of ongoing medical services.

### Diamond Odell Jude, MD
**SUITE 221 | 2,500± SF**

Board-certified internal medicine physician providing adult primary care, preventive care and wellness visits, same-day sick visits, chronic disease management, diagnostic testing, and remote patient monitoring.

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