

# New Medical Space Across from Cartersville Medical Center

15 Medical Drive / Cartersville / Georgia / 30121



- ✓ Outstanding Class A office building
- ✓ 1,800–22,000 sq ft medical/office spaces available
- ✓ Across from Cartersville Medical Center
- ✓ Convenient to I-75
- ✓ Features include: superior finishes, professional maintenance for building grounds & ample parking
- ✓ Inviting brick & steel structure



Contact Information:

Paul Zeman, Vice-President  
Healthcare Real Estate Services  
Bull Realty, Inc.  
(404) 876-1640 x 133  
Email: Paul@BullRealty.com

**\$22.00/sq ft Full Service**  
**\$30.00/sq ft TI Allowance**

This Class "A" medical office space is located on Medical Drive in Cartersville, GA directly across the street from Cartersville Medical Center. Compliment your medical practice with some tremendous

referral sources within the building. Neighboring tenants include Orthopaedics (Clinic & Surgery), Physical Therapy, Outpatient Diagnostic Imaging (X-Ray, Hi-Field MRI, Multi-slice CT), and Pain Management.

The upscale brick building offers suites ranging from an existing finished 1,800 square feet to 22,000 square feet with a generous tenant improvement allowance.

The U.S. Department of Health and Human Services declared Bartow County, GA as MUA (Medically Underserved Area.) This means potentially higher reimbursement rates from payors and immediate demand for your services.

Please contact Paul Zeman, Vice President / Healthcare Real Estate Services for a full tour of the property or to explore your options.



Front of Building



Angle View of Building



Cartersville Medical Center



Lobby



Current Tenants (Building B)



Current Tenants (Building A)



There is an existing finished 1,800 square feet of medical office space that is available: Come to Cartersville for a half day or a full day per week to "test the market." You can rent this space for \$150 per half day. Or, use this space to build your practice as we are building out your new space.

This office features a large waiting area, business office, administrator office, nurses station, break room, three exam rooms, procedure room, storage closets and a doctor's office.



Nurse's Station



Check Out Window



Reception Work Area



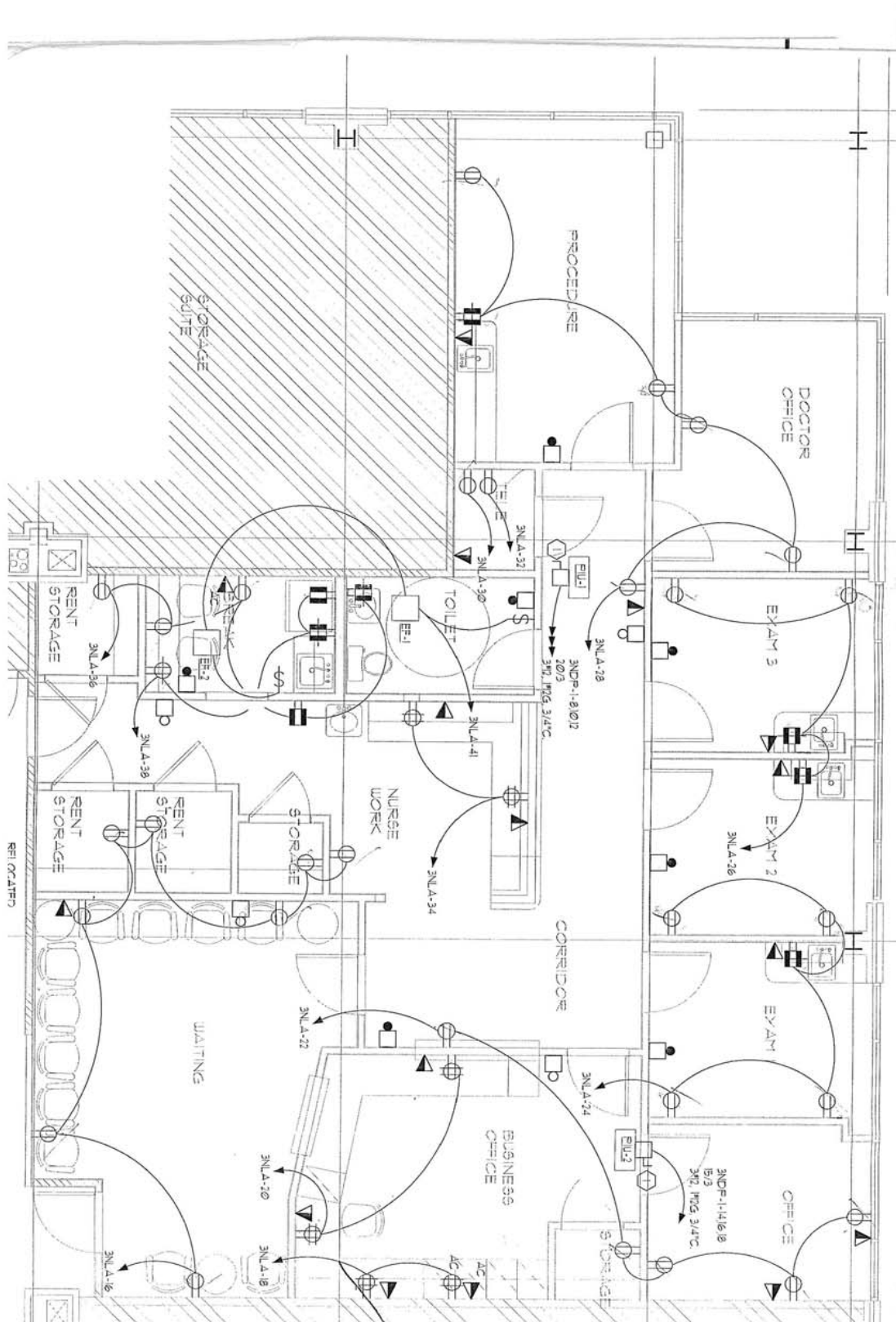
Hallway

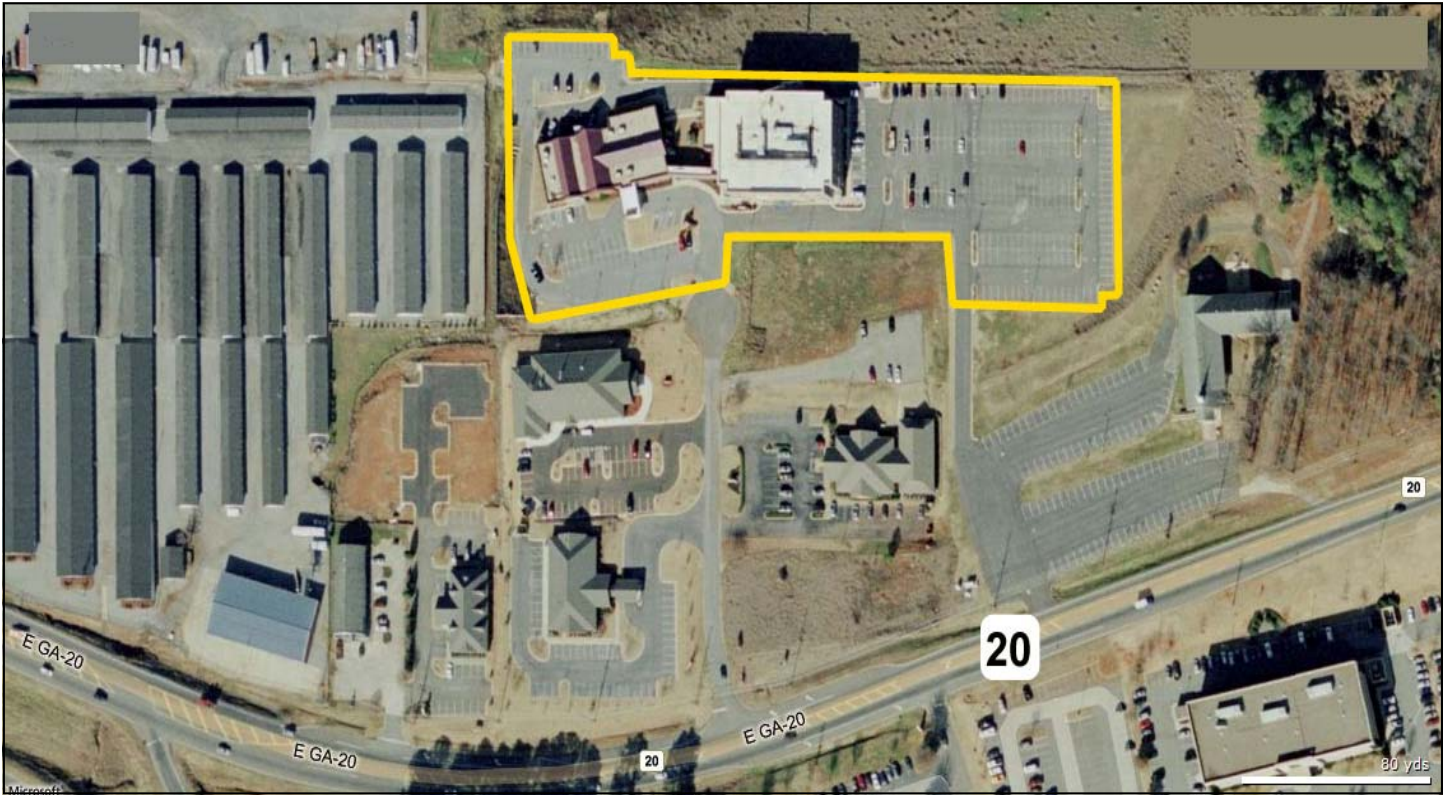


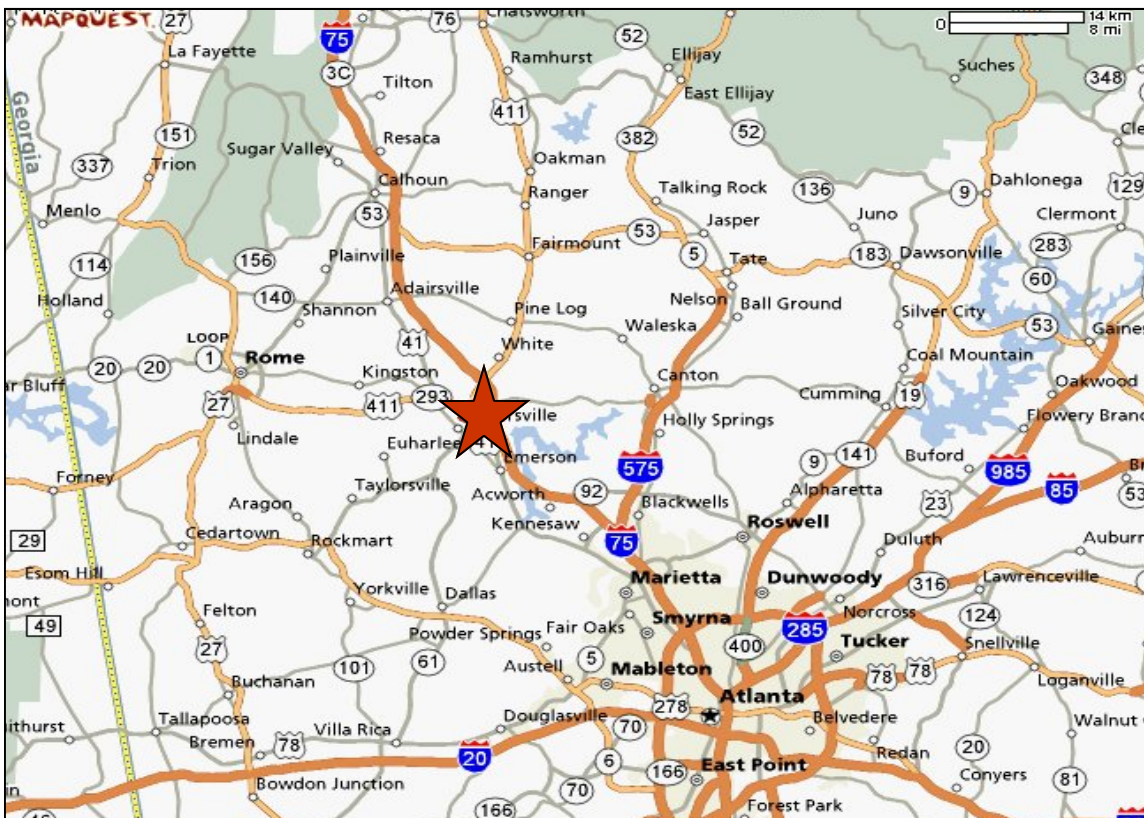
Exam Rooms

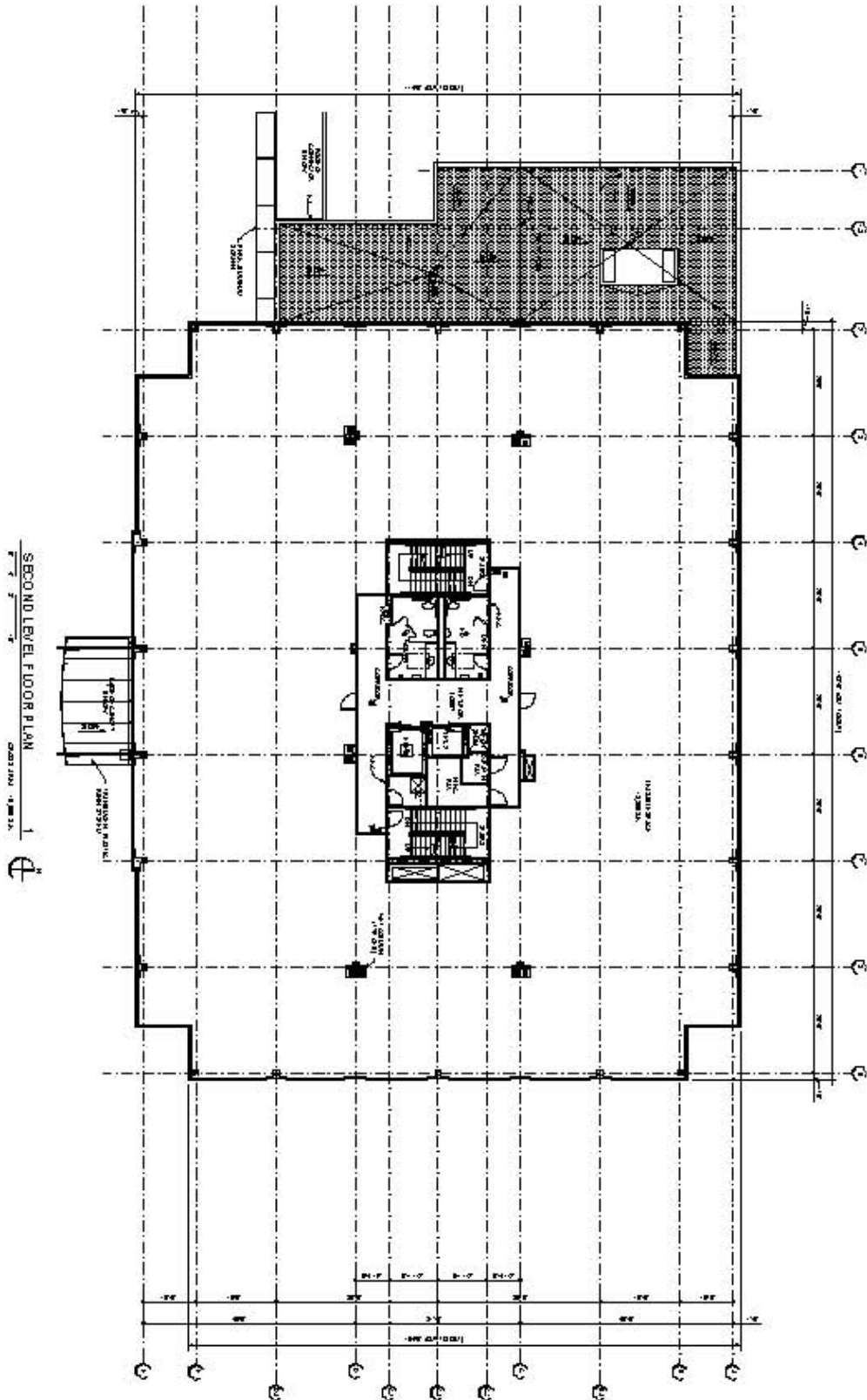


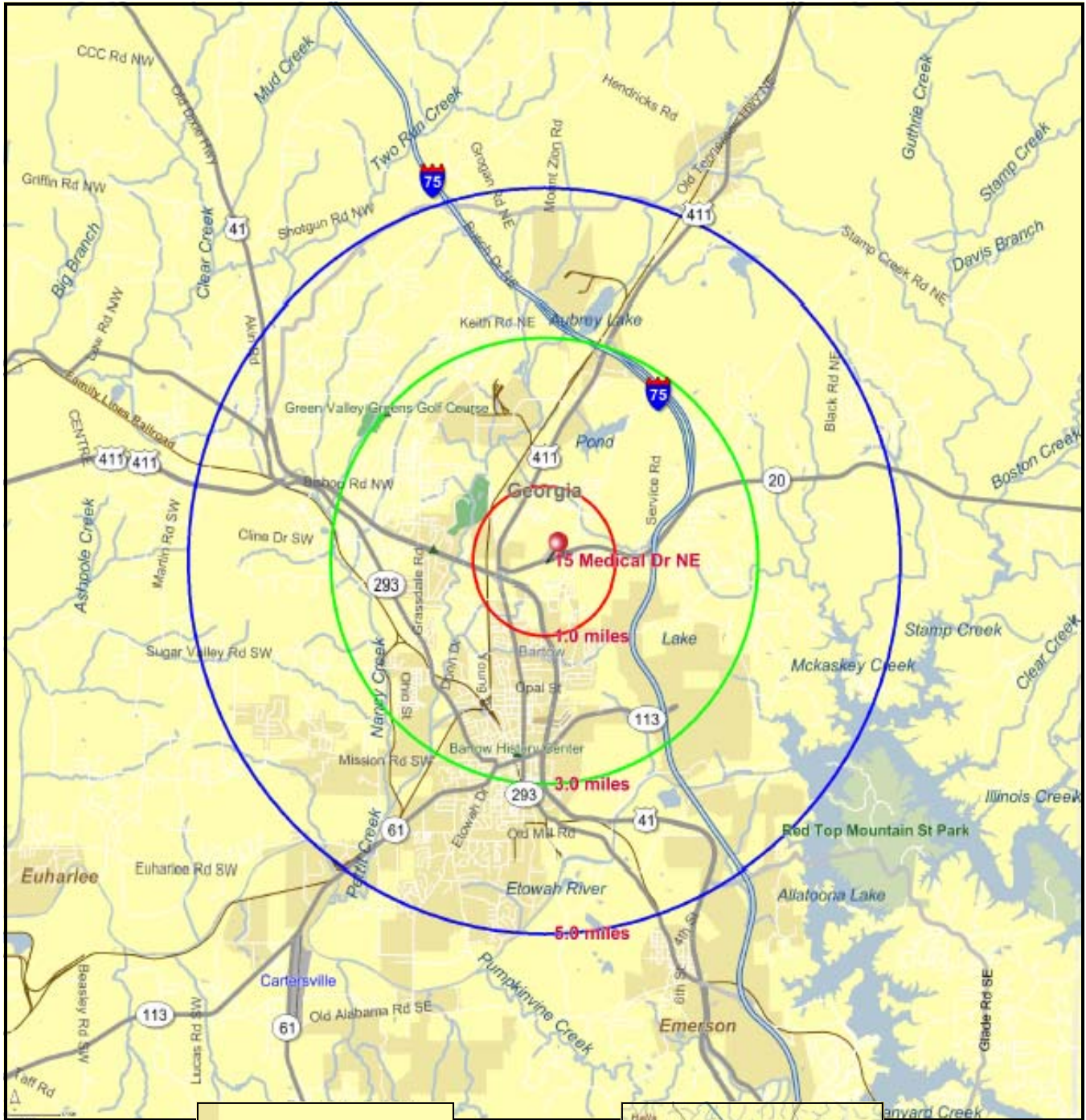
Waiting Room w/view of Reception Window















Cartersville Office for Lease Site Type: Radius	15 Medical Dr NE Cartersville, GA 30121 Radius: 1.0 mile	15 Medical Dr NE Cartersville, GA 30121 Radius: 3.0 mile	15 Medical Dr NE Cartersville, GA 30121 Radius: 5.0 mile
<b>2007 Population</b>			
Total Population	2,048	23,819	42,434
Male Population	50.2%	49.4%	49.1%
Female Population	49.8%	50.6%	50.9%
Median Age	34.7	35.4	36.0
<b>2007 Income</b>			
Median HH Income	\$53,804	\$49,986	\$53,491
Per Capita Income	\$23,657	\$22,009	\$24,156
Average HH Income	\$61,521	\$57,917	\$64,751
<b>2007 Households</b>			
Total Households	797	8,890	15,583
Average Household Size	2.39	2.57	2.66
1990-2000 Annual Rate	3.99%	1.68%	2.23%
<b>2007 Housing</b>			
Owner Occupied Housing Units	59.1%	58.5%	64.7%
Renter Occupied Housing Units	35.6%	35.7%	29.7%
Vacant Housing Units	5.2%	5.8%	5.6%
<b>Population</b>			
1990 Population	929	15,397	26,207
2000 Population	1,488	18,852	33,430
2007 Population	2,048	23,819	42,434
2012 Population	2,404	27,276	48,756
1990-2000 Annual Rate	4.82%	2.05%	2.46%
2000-2007 Annual Rate	4.5%	3.28%	3.34%
2007-2012 Annual Rate	3.26%	2.75%	2.82%
<p>In the identified market area, the current year population is 42,434. In 2000, the Census count in the market area was 33,430. The rate of change since 2000 was 3.34 percent annually. The five-year projection for the population in the market area is 48,756, representing a change of 2.82 percent annually from 2007 to 2012. Currently, the population is 49.1 percent male and 50.9 percent female.</p>			
<b>Households</b>			
1990 Households	384	5,905	9,792
2000 Households	568	6,976	12,210
2007 Households	797	8,890	15,583
2012 Households	947	10,241	17,961
1990-2000 Annual Rate	3.99%	1.68%	2.23%
2000-2007 Annual Rate	4.78%	3.4%	3.42%
2007-2012 Annual Rate	3.51%	2.87%	2.88%
<p>The household count in this market area has changed from 12,210 in 2000 to 15,583 in the current year, a change of 3.42 percent annually. The five-year projection of households is 17,961, a change of 2.88 percent annually from the current year total. Average household size is currently 2.66, compared to 2.67 in the year 2000. The number of families in the current year is 11,203 in the market area.</p>			
<b>Housing</b>			
<p>Currently, 64.7 percent of the 16,504 housing units in the market area are owner occupied; 29.7 percent, renter occupied; and 5.6 percent are vacant. In 2000, there were 12,830 housing units— 63.9 percent owner occupied, 31.3 percent renter occupied and 4.8 percent vacant. The rate of change in housing units since 2000 is 3.53 percent. Median home value in the market area is \$137,013, compared to a median home value of \$192,285 for the U.S. In five years, median home value is projected to change by 3.07 percent annually to \$159,377. From 2000 to the current year, median home value changed by 4.85 percent annually.</p>			

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<b>Median Household Income</b>			
1990 Median HH Income	\$29,297	\$25,136	\$26,712
2000 Median HH Income	\$43,206	\$39,071	\$42,793
2007 Median HH Income	\$53,804	\$49,986	\$53,491
2012 Median HH Income	\$62,964	\$57,692	\$62,559
1990-2000 Annual Rate	3.96%	4.51%	4.83%
2000-2007 Annual Rate	3.07%	3.46%	3.13%
2007-2012 Annual Rate	3.19%	2.91%	3.18%
<b>Per Capita Income</b>			
1990 Per Capita Income	\$12,558	\$11,277	\$12,729
2000 Per Capita Income	\$18,028	\$17,440	\$19,412
2007 Per Capita Income	\$23,657	\$22,009	\$24,156
2012 Per Capita Income	\$28,235	\$26,205	\$28,816
1990-2000 Annual Rate	3.68%	4.46%	4.31%
2000-2007 Annual Rate	3.82%	3.26%	3.06%
2007-2012 Annual Rate	3.6%	3.55%	3.59%
<b>Average Household Income</b>			
1990 Average Household Income	\$32,299	\$29,598	\$33,668
2000 Average Household Income	\$47,637	\$46,305	\$52,262
2007 Average HH Income	\$61,521	\$57,917	\$64,751
2012 Average HH Income	\$72,900	\$68,886	\$77,199
1990-2000 Annual Rate	3.96%	4.58%	4.5%
2000-2007 Annual Rate	3.59%	3.13%	3%
2007-2012 Annual Rate	3.45%	3.53%	3.58%
<b>Households by Income</b>			
Current median household income is \$53,491 in the market area, compared to \$53,154 for all U.S. households. Median household income is projected to be \$62,559 in five years. In 2000, median household income was \$42,793, compared to \$26,712 in 1990.			
Current average household income is \$64,751 in this market area, compared to \$73,126 for all U.S. households. Average household income is projected to be \$77,199 in five years. In 2000, average household income was \$52,262, compared to \$33,668 in 1990.			
Current per capita income is \$24,156 in the market area, compared to the U.S. per capita income of \$27,916. The per capita income is projected to be \$28,816 in five years. In 2000, the per capita income was \$19,412, compared to \$12,729 in 1990.			
<b>Population by Employment</b>			
Total Businesses	643	2,231	3,244
Total Employees	4,016	13,218	19,841
Currently, 93.5 percent of the civilian labor force in the identified market area is employed and 6.5 percent are unemployed. In comparison, 93.4 percent of the U.S. civilian labor force is employed, and 6.6 percent are unemployed. In five years the rate of employment in the market area will be 93.7 percent of the civilian labor force, and unemployment will be 6.3 percent. The percentage of the U.S. civilian labor force that will be employed in five years is 93.9 percent, and 6.1 percent will be unemployed. In 2000, 65.4 percent of the population aged 16 years or older in the market area participated in the labor force, and 0.1 percent were in the Armed Forces.			
In the current year, the occupational distribution of the employed population is:			
<ul style="list-style-type: none"> <li>• 55.1 percent in white collar jobs (compared to 60.2 percent of U.S. employment)</li> <li>• 15.2 percent in service jobs (compared to 16.5 percent of U.S. employment)</li> <li>• 29.7 percent in blue collar jobs (compared to 23.3 percent of U.S. employment)</li> </ul>			
In 2000, 79.7 percent of the market area population drove alone to work, and 2.8 percent worked at home. The average travel time to work in 2000 was 25.3 minutes in the market area, compared to the U.S. average of 25.5 minutes.			
<b>Population by Education</b>			
In 2000, the educational attainment of the population aged 25 years or older in the market area was distributed as follows:			
<ul style="list-style-type: none"> <li>• 27.5 percent had not earned a high school diploma (19.6 percent in the U.S.)</li> <li>• 30.9 percent were high school graduates only (28.6 percent in the U.S.)</li> <li>• 4.3 percent had completed an Associate degree (6.3 percent in the U.S.)</li> <li>• 12.1 percent had a Bachelor's degree (15.5 percent in the U.S.)</li> <li>• 5.7 percent had earned a Master's/Professional/Doctorate Degree (8.9 percent in the U.S.)</li> </ul>			

## Paul Zeman

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Paul Zeman practices in all types of commercial real estate and has tremendous experience in healthcare real estate. From medical office building investments to large office leases, his experience and knowledge is most beneficial to clients. Prior to commercial real estate, as a Prudential Securities financial advisor, Paul specialized in wealth accumulation for individuals and implementing retirement plans for large corporations. He later became the area manager for MRI & Imaging of Georgia, where he managed and marketed the outpatient diagnostic imaging centers that serviced the needs of 1,500+ Atlanta area physicians. As the Chief Operating Officer for AppleCare Urgent Care, Paul revamped operations and increased patient loads to record levels. Paul has closed in excess of \$30 million in Healthcare real estate this year.

Whatever your healthcare real estate or investment properties endeavors may be, Paul has the background and expertise to take immediate action to add value to your business.

Paul moved to Atlanta, GA in 1992 after graduating from Drew University with a degree in Applied Mathematics. Paul is married with two children and lives in the north Atlanta area. He enjoys tennis, boating and sports with his children.