



FOR LEASE

HARMONY MEDICAL CENTER AT LAKE OCONEE
MULTIPLE SUITES AVAILABLE

EXECUTIVE SUMMARY

Harmony Medical Center offers a premier medical office leasing opportunity within the established Harmony Crossing mixed-use development in the heart of the Lake Oconee market. Strategically located at the intersection of Lake Oconee Parkway (Highway 44) and Harmony Road, the Property provides exceptional visibility, accessibility, and proximity to the area's leading residential communities, healthcare providers, and retail destinations. Located just 10 miles south of Interstate 20 and minutes from Reynolds Lake Oconee, Cuscowilla, Water's Edge, and St. Mary's Good Samaritan Hospital, the center is ideally positioned to serve one of Georgia's most affluent and rapidly growing lake communities.

Purpose-built as a healthcare destination, Harmony Medical Center encompasses approximately 30,000 square feet of dedicated medical space within the larger Harmony Crossing development, which includes an additional 40,000 square feet of retail space and is anchored by The Harbor at Harmony Crossing Assisted Living Facility. The center is home to a diverse mix of healthcare providers including Cardiology, Oncology, Audiology, Physical Therapy, Pharmacy, and Home Health services, creating a synergistic environment for both practitioners and patients.

Property Highlights

- Premier medical office location in the Lake Oconee market
- Located within Harmony Crossing mixed-use development
- Adjacent to The Harbor at Harmony Crossing Assisted Living Facility
- Minutes from St. Mary's Good Samaritan Hospital
- Convenient access to Interstate 20 and Highway 44
- Serving a mature and affluent population base
- High visibility with upgraded monument and site signage
- Ample free surface parking and pedestrian-friendly design
- Professionally maintained medical campus
- Flexible leasing opportunities for medical and healthcare-related users



SITE PLAN

Area outlined in BLUE is for
medical tenants only.



Area outlined in RED is
general commercial use.

AERIAL



1091 FOUNDERS BLVD., SUITE B, ATHENS, GA

BUILDING 117 UNIT 5

This 1,265 SF suite features 2 private offices, and large open area ready to be customized.

Neighboring tenants include:

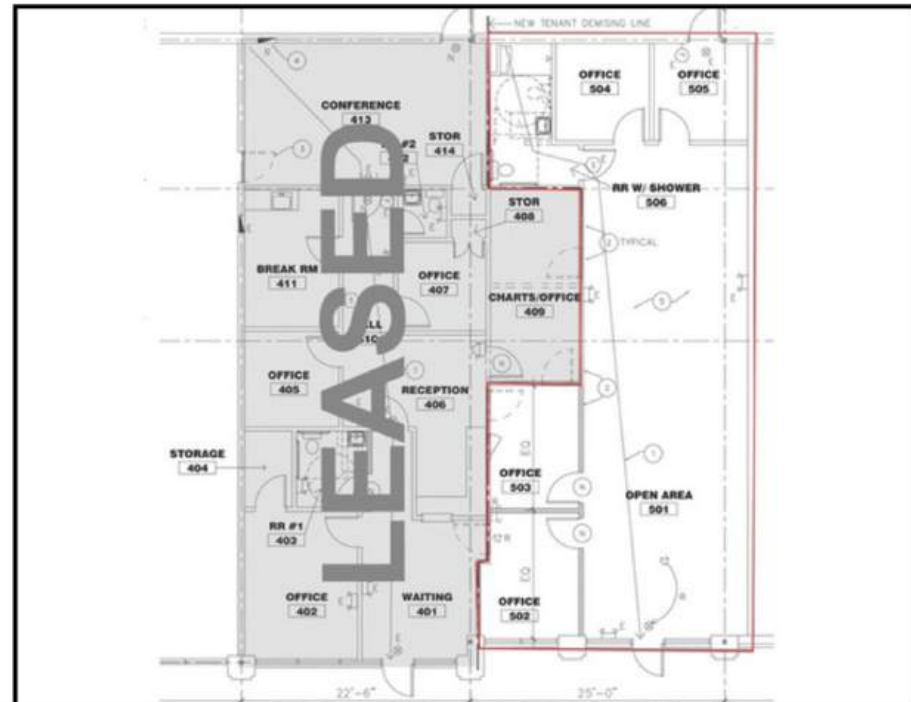
Enhabit Home Health

All Ways Caring HomeCare

Mercer Medical

Advanced Audiology & Hearing Care

\$17/PSF/YR NNN
TICAM \$4.05 PSF/YR



BUILDING 121 UNIT 5

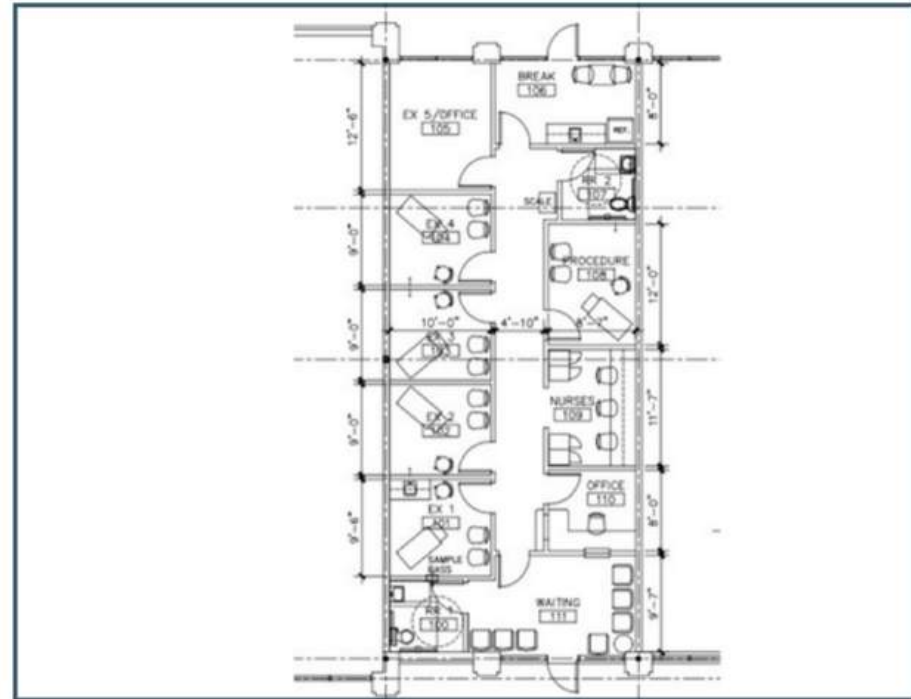
1,500 SF of office space featuring 4 treatment rooms, 1 private office, nurses station, breakroom, receptionist area and waiting room. Space is fully furnished and available Tuesdays through Saturdays.

Rate based on 1 day/week , 52 week commitment.*

*Length of term negotiable dependant upon # of days per week/month.

\$400.00/Day

Includes janitorial, power, water, internet, printer, emergency phones.

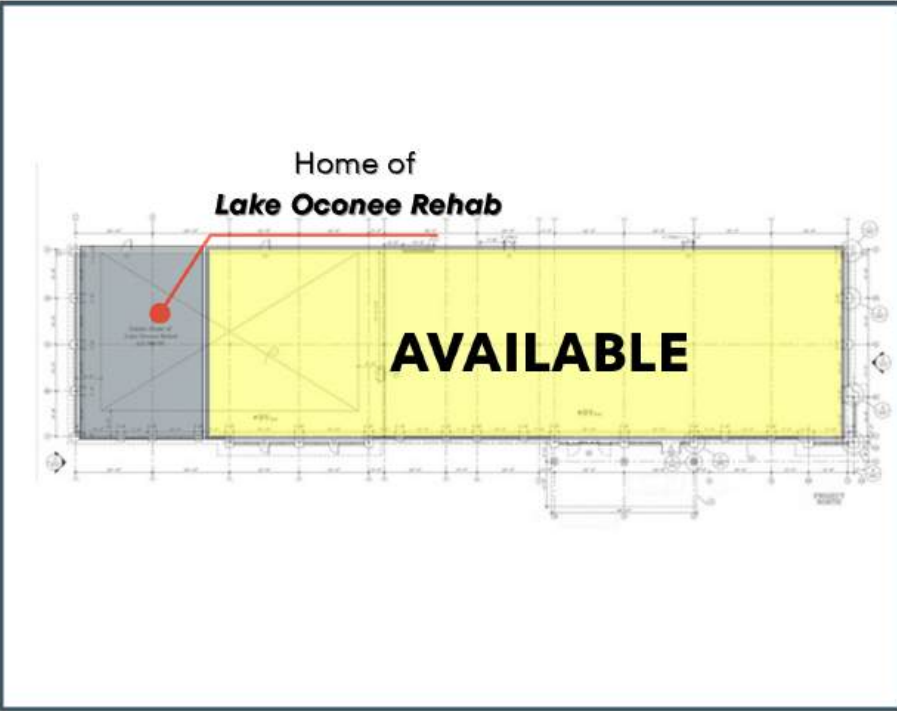


BUILDING 123 UNIT 1-4

Building 123 is anchored by Lake Oconee Rehab and features a variety of available suites, with spaces ranging from 1,500 to 12,600 square feet to accommodate a surgical center, imaging center, or general practices of all sizes.

Harmony Medical has been thoughtfully designed to meet the highest standards for medical use—combining functional layouts with premium construction. All finished units will reflect the same high-quality construction, cohesive architectural style, and upscale finishes seen throughout the development. (See Building 121, Suite 5 for reference.)

\$22-26 PSF/YR NNN
TICAM \$4.05 PSF/YR



BUILDING 125-127

24,782 SF of space across two buildings available BUILD TO SUIT and slated to break ground late 2026.

All finished units will reflect the same high-quality construction, cohesive architectural style, and upscale finishes seen throughout the development. (See Building 121, Suite 5 for reference.)

**CALL FOR MORE
INFORMATION**



TRADE AREA



Trade Area Summary

- The site is located approximately 75 miles from both Atlanta and Augusta, and just 45 miles from Athens. This geographic placement makes it a highly viable option for healthcare practitioners looking to establish a regional satellite office.
- The area sits adjacent to Lake Oconee, a major economic and lifestyle driver covering roughly 19,050 acres with over 374 miles of shoreline. It attracts a robust mix of full-time residents and affluent seasonal visitors.
- The market has experienced steady, upward momentum. The population grew from 21,960 in 2020 to 24,957 in 2025, and is projected to expand to 26,865 by 2030.
- The market is highly affluent, featuring a Median HHI of \$91,335 and a Wealth Index significantly above the national average. The Median Home Value is \$540,586, with a substantial percentage of homes valued over \$750,000.
- The 10-mile ring supports 922 total businesses and 8,170 employees, with a low 3.6% unemployment rate. Annual retail expenditures in the area exceed \$355 million.
- The Median Age is 55.4 years old. A striking 34.7% of the population is Aged 65+, and 34.0% belong to the Baby Boomer generation (with another 7.7% from the Greatest Generation).
- Despite a rapidly growing population of retirees and second-home owners with strong purchasing power, healthcare specialties have been slow to move into the market.
- The high concentration of older adults creates an acute, immediate need for specialized medical practices, including:
 - Cardiology
 - Orthopedics
 - Neurology
 - Geriatric Care

COMMUNITY PROFILE

RING OF 10 MILES

24,957	2.47%	2.30	55.4	\$91,335	\$540,586	9,501	\$556,164	15.5%	49.9%	34.6%
Population Total	Population Growth	Average HH Size	Median Age	Median HH Income	Median Home Value	2020 Total Households (Esri 2022)	Median Net Worth	Age <18	Age 18-64	Age 65+

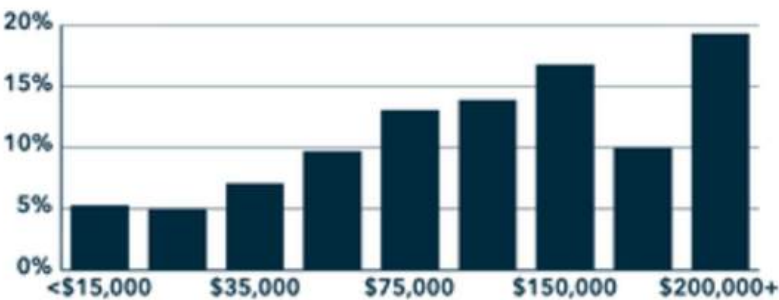
Annual Household Medical Spending

\$116,781,911	\$74,393,809	\$21,049,295
2025 Health Care	2025 Health Insurance	2025 Medicare Payments
\$113,604	\$172,793	\$4,207,902
2025 Medicaid Premiums	2025 Tricare/Military Premiums	2025 Medical Supplies

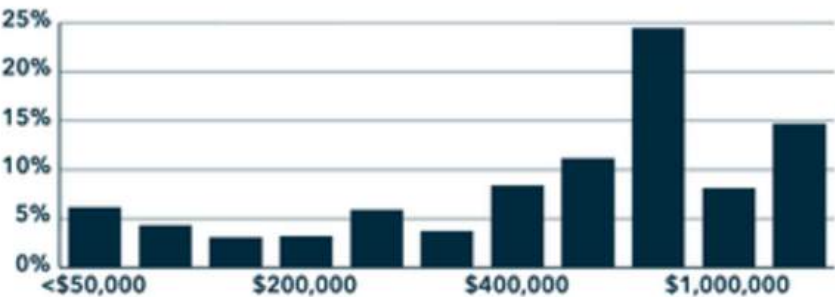
Medical Businesses and Employees

		
82	\$89,202,095	813
2025 Health Services (SIC80) Businesses	2025 Health Services (SIC80) Sales (\$000)	2025 Health Services (SIC80) Employees

Household Income

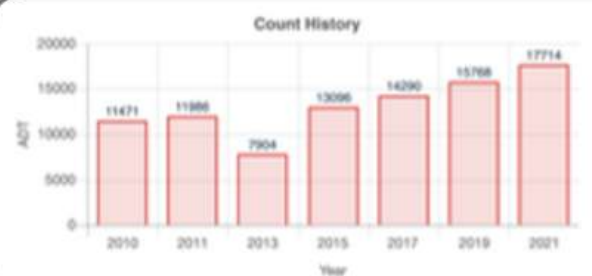


Home Value



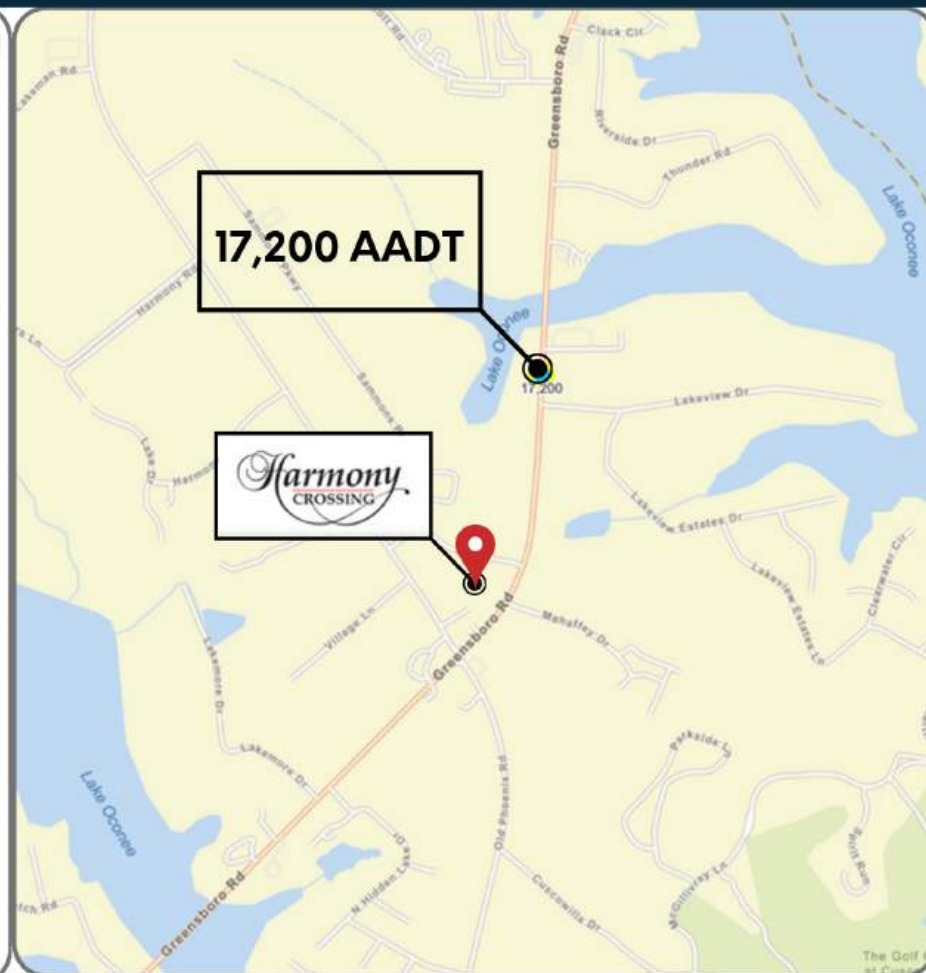
Harmony Crossing offers a rare combination of strong population growth, high household wealth, and a severely underserved medical market. For practitioners looking to expand or build a medical practice, this stable, year-round community presents an ideal landscape with a built-in patient base.

TRAFFIC DATA



Vehicle Classification 2021

1. Motorcycles 2 axes, 2 or 3 wheels.		0.23%
2. Passenger cars 2 axes. Can have 1- or 2-axis trailers.		60.40%
3. Pickups, panels, vans 2-axis, 4-tire single units. Can have 1- or 2-axis trailers.		28.72%
4. Buses 2- or 3-axis, full length.		0.43%
5. Single-unit trucks 2-axis, 6-tire, (flat rear tire), single-unit trucks.		6.72%
6. Single-unit trucks 3-axis, single-unit trucks.		0.89%
7. Single-unit trucks 4 or more axis, single-unit trucks.		0.03%
8. Single-trailer trucks 3- or 4-axis, single-trailer trucks.		1.46%
9. Single-trailer trucks 5-axis, single-trailer trucks.		1.07%
10. Single-trailer trucks 6 or more axis, single-trailer trucks.		0.03%
11. Multi-trailer trucks 5 or less axis, multi-trailer trucks.		0%
12. Multi-trailer trucks 6-axis, multi-trailer trucks.		0.01%
13. Multi-trailer trucks 7 or more axis, multi-trailer trucks.		0.01%



Count History

Year	Month	Count type	Duration	Count	ADT
2021	August	Class	48 hours	35,427	17,714
2019	April	Class	48 hours	31,537	15,768
2017	August	Class	48 hours	28,581	14,290
2015	October	Class	48 hours	26,192	13,096
2013	September	Volume	48 hours	15,808	7,904
2011	August	Class	48 hours	23,972	11,986
2010	October	Class	48 hours	22,942	11,471

Annual Statistics

Data Item	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Statistics type	-	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Estimated
AADT	6,980	12,000	12,500	14,000	14,100	15,200	14,400	16,700	16,900	17,200
SU AADT	329	869	905	1,252	1,256	1,057	1,002	1,347	1,361	1,386
CU AADT	248	629	655	672	675	914	866	428	432	440
K-Factor	0.080	0.087	0.087	0.085	0.085	0.085	0.085	0.086	0.086	0.086
D-Factor	-	1.00	1.00	1.00	1.00	0.800	0.800	0.520	0.520	0.520
Future AADT	-	-	12,700	20,500	22,700	25,700	25,700	36,800	41,300	36,500

ABOUT ATLAS

Atlas provides a full range of solutions, including brokerage, property management and investment services, allowing us to assist clients at any stage of the real estate life cycle. With over 75 years of industry experience across the globe in all asset classes, our team strives to deliver strategic insights and maximize returns for our clients.

BROKERAGE

Atlas represents buyers, sellers, landlords and tenants in commercial real estate transactions. From local business owners and investors to national franchises and corporate entities, Atlas brokers specialize in acquisitions, dispositions, site selection, leasing, and portfolio analysis.

Our team holds advanced certifications that exceed industry standards. Our marketing strategy and vast network of industry contacts make us well-positioned to deliver superior results for our clients in the commercial real estate brokerage space.

MANAGEMENT

Atlas provides commercial property management, asset management and project management services. Our team focus is providing oversight of and adding value to our clients investments. We work closely with owners to ensure that our management services are consistent with their goals and objectives.

We coordinate maintenance and repairs, 24/7 emergency service, rent collection, tenant communication, financial reporting, CAM reconciliation, budgeting, lease administration and more on behalf of our managed property owners.

INVESTMENT

Atlas principals are seasoned commercial real estate investors and have a history of successful projects across various asset types in both up and down market cycles.

Partnerships, joint ventures, and company-sponsored funds give accredited investor clients access to investments that are hand-selected by Atlas professionals.

If you want exposure to commercial real estate as a passive investment, partnering with Atlas is a solution designed for a more hands-off experience guided by industry experts.

