

OFFERING MEMORANDUM

Handley Medical Building

Three Tenant Medical Office



WOMEN'S
Medical Center



Atlas Chiropractic
Humber, Kirk, Umberger & Howell



Applied
Behavior
Strategies

190 Handley Road, Tyrone, Georgia

View online at
colliers.com/detroit

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Colliers



HANDLEY MEDICAL BUILDING | TYRONE, GA

Executive Summary

Ryan Reid of Colliers is pleased to exclusively offer for sale the medical office building located at 190 Handley Rd, Tyrone, GA. The Property is a 16,018 SF medical office building situated on a 4.10-acre parcel and is 100% occupied by three established medical tenants. Originally constructed in 2008, the Property offers investors the opportunity to acquire a well-maintained healthcare asset with a diversified tenant base, strong occupancy history, and contractual rental growth.

The Property benefits from a strategic location within the desirable Tyrone submarket of Fayette County, Georgia, and is positioned approximately 11 minutes from Piedmont Fayette Hospital, a leading regional healthcare provider.

The surrounding area features strong demographics with an average household income of \$149,852 within a 2-mile radius, supporting continued demand for medical services and outpatient healthcare facilities.

Each tenant has contractual annual rent increases, providing investors with predictable revenue growth and protection against inflation. The Property's 100% occupancy, medical-focused tenant mix, and favorable location within a growing suburban Atlanta market create an attractive opportunity to acquire a stabilized medical office investment with future upside through lease renewals and long-term tenant retention.

HANDLEY MEDICAL BUILDING | TYRONE, GA

Property Aerial



HANDLEY MEDICAL BUILDING | TYRONE, GA

Site Plan



Investment Highlights



100% Occupied Medical Office Property with Established Healthcare Tenants – Fully leased to medical providers, providing stable occupancy and exposure to the resilient healthcare real estate sector



Recent Long-Term Lease Renewal from Anchor Tenant Women's Medical Center – Demonstrates tenant commitment to the property and the strength of the location



Attractive Near-Term Cash Flow with 4.55 Year Weighted Average Lease Term – Provides investors with meaningful income visibility while offering potential upside through future lease renewals, and mark-to-market opportunities



Strong Rental Growth Profile with Contractual Annual Rent Increases – Existing leases provide built-in annual rent growth, including a 30% bump for Atlas Chiropractic in 2027



Strategic Healthcare Location Near Major Medical Facilities – Located approximately 5 miles from Piedmont Fayette Hospital and 15 Miles from Piedmont Newnan Hospital



Affluent and Growing Fayette County Trade Area – The property benefits from strong surrounding demographics, including an average household income of \$149,852 within a 2-mile radius, supporting demand for healthcare services



Suburban Atlanta Medical Office Opportunity with Attractive Supply Fundamentals – Benefits from the continued migration of healthcare services toward convenient outpatient settings and the increasing demand for physician and specialty medical facilities



Below Market Rent – According to Costar Analytics, Average Submarket Rent is \$24.23/SF, while The Property currently averages \$21.12/SF



HANDLEY MEDICAL BUILDING | TYRONE, GA

Property Overview

Address 190 Handley Road, Tyrone, GA

Price \$3,434,103

NOI \$257,558

Cap Rate 7.50%

Year Built 2008

Building Size 16,018

Land Area 4.10 Acres

WALT 4.55 Years



HANDLEY MEDICAL BUILDING | TYRONE, GA

Property Photos

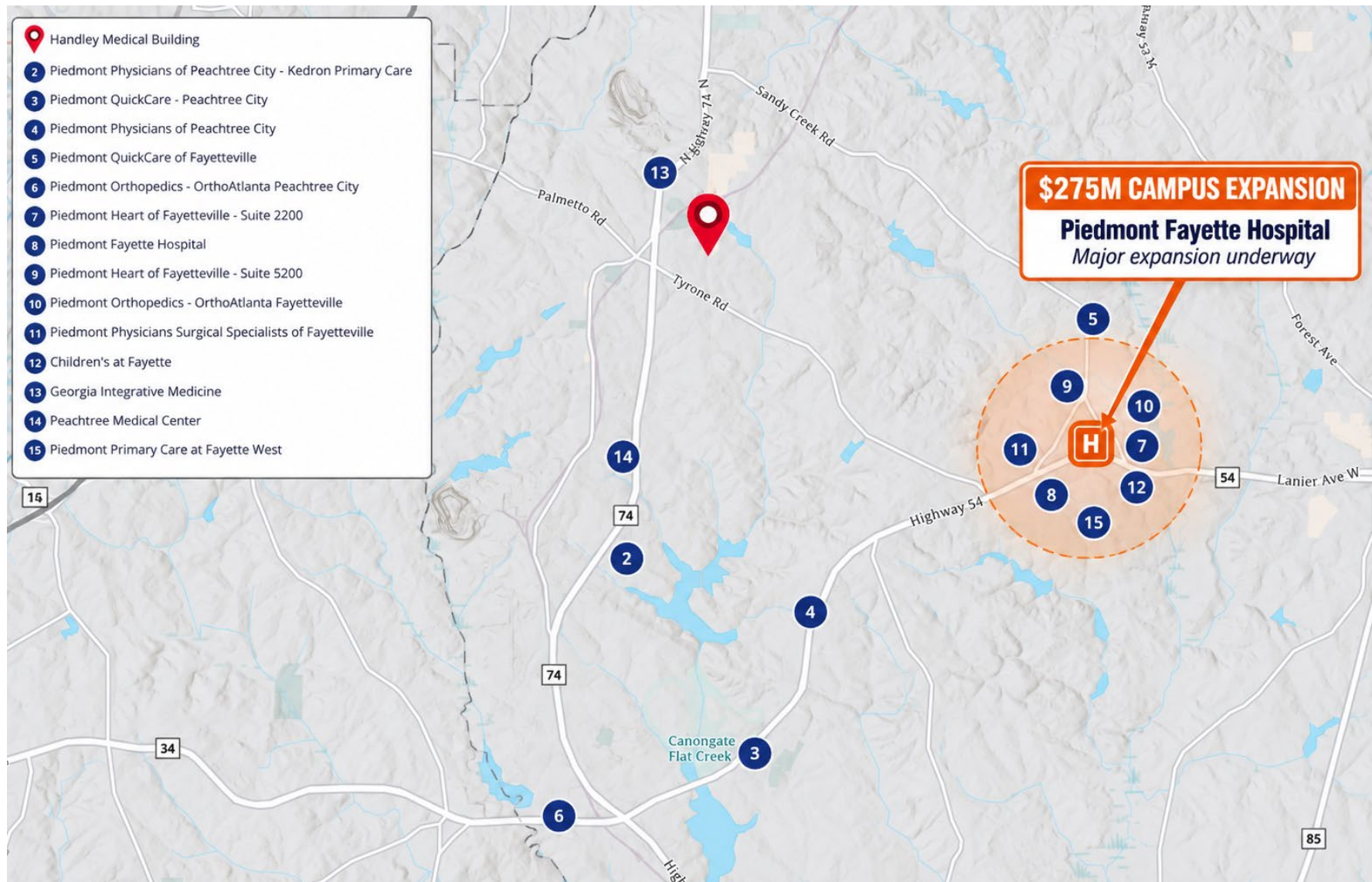


HANDLEY MEDICAL BUILDING | TYRONE, GA

Property Photos



Area Medical Offices & Hospitals

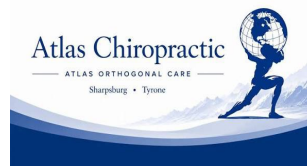


Tenant Profiles



Women's Medical Center is an established women's healthcare provider specializing in comprehensive obstetrics and gynecology services. With a history spanning multiple decades, the practice has built a strong reputation for delivering patient-centered care to women throughout all stages of life, offering preventative care, gynecological services, family planning, pregnancy care, and specialized women's health treatments. The practice has demonstrated long-term commitment to its community through consistent clinical excellence, experienced medical staff, and an emphasis on personalized healthcare solutions. As a destination healthcare provider serving a recurring patient base, Women's Medical Center benefits from the durable demand characteristics associated with essential healthcare services and women's wellness care.

<https://womensmedical.com/>



Atlas Chiropractic is a full-service chiropractic and wellness provider serving the South Atlanta. The practice is made up of six doctors who specialize in chiropractic care, spinal health, injury treatment, pain management, and overall wellness solutions, utilizing the Atlas Orthogonal technique alongside integrative healthcare services. With an established presence in the market and a focus on helping patients address musculoskeletal conditions, chronic pain, and preventative wellness needs, Atlas Chiropractic serves a recurring patient base drawn from the surrounding community. The practice's healthcare-oriented service model and emphasis on long-term patient relationships.

<http://www.aichiro.com/>



Applied Behavior Strategies is a behavioral healthcare provider specializing in Applied Behavior Analysis (ABA) therapy for children with autism spectrum disorder between the ages of 2-18. The practice offers individualized treatment plans, behavioral assessments, caregiver training, and therapy services delivered in clinic, home, daycare, and community settings. Serving a critical and growing healthcare need, the practice benefits from recurring patient engagement and long-term treatment relationships.

<https://www.appliedbehaviorstrategies.com/>

Rent Roll

Year 1 Rent Roll										
Tenant Name	SF	Rent Per SF	Year 1 Base Rent	Common Area Charges	Utility Charges	HVAC Charges	Year 1 Total Revenue	Start Date	End Date	Extension Options
WMC	9,368	\$23.20	\$217,620	\$10,800	\$3,600	\$0	\$232,021	9/1/2026	8/31/2031	5 Year Option
Atlas Chiropractic	2,900	\$15.72	\$45,600	\$0	\$1,200	\$1,080	\$47,880	1/1/2026	5/31/2030	2 Year Option
Applied Behavior Strategies	3,750	\$20.76	\$77,850	\$0	\$1,200	\$1,080	\$80,130	5/1/2025	5/31/2030	2 Year Option
Total	16,018		\$341,070	\$10,800	\$6,000	\$2,160	\$360,030			

*Year 1 is defined as 12/1/2026-11/30/2027

Rent Schedule

				Lease Term				Rental Increase Schedule			
Suite	Tenant	SF	%	Start	End	Years Remaining	Renewal Options	Increase Begin	Monthly Rent	Annual Rent	Increase
1	Women's Medical Center	9,368	58%	9/1/2026	8/31/2031	5.00	5-Year Option	8/1/2026	\$18,000	\$216,000	
								8/1/2027	\$18,540	\$222,480	3.0%
								8/1/2028	\$19,096	\$229,154	3.0%
								8/1/2029	\$19,669	\$236,029	3.0%
								8/1/2030	\$20,259	\$243,110	3.0%
2	Atlas Chiropractic	2,900	18%	1/1/2026	5/31/2030	3.75	2-Year Option	1/1/2026	\$3,300	\$39,600	
								6/1/2027	\$4,300	\$51,600	30.3%
								6/1/2028	\$4,450	\$53,400	3.5%
								6/1/2029	\$4,600	\$55,200	3.4%
3	Applied Behavior Strategies	3,750	23%	5/1/2025	5/31/2030	3.75	2 x 2-Year Options	6/1/2026	\$6,425	\$77,100	
								6/1/2027	\$6,550	\$78,600	1.9%
								6/1/2028	\$6,700	\$80,400	2.3%
								6/1/2029	\$6,850	\$82,200	2.2%
Total SF		16,018	Average Weighted		4.55						
Occupied		16,018									
Vacant SF		0									

Financial Summary

Year One Projected Cash Flow Summary (10/1/2026-9/31/2027)

Income

Total Base Rent	\$341,070
Reimbursement Revenue	\$18,960
WMC Tax Over Base Year	\$3,684
Gross Potential Income	\$363,714
Effective Gross Income	\$363,714

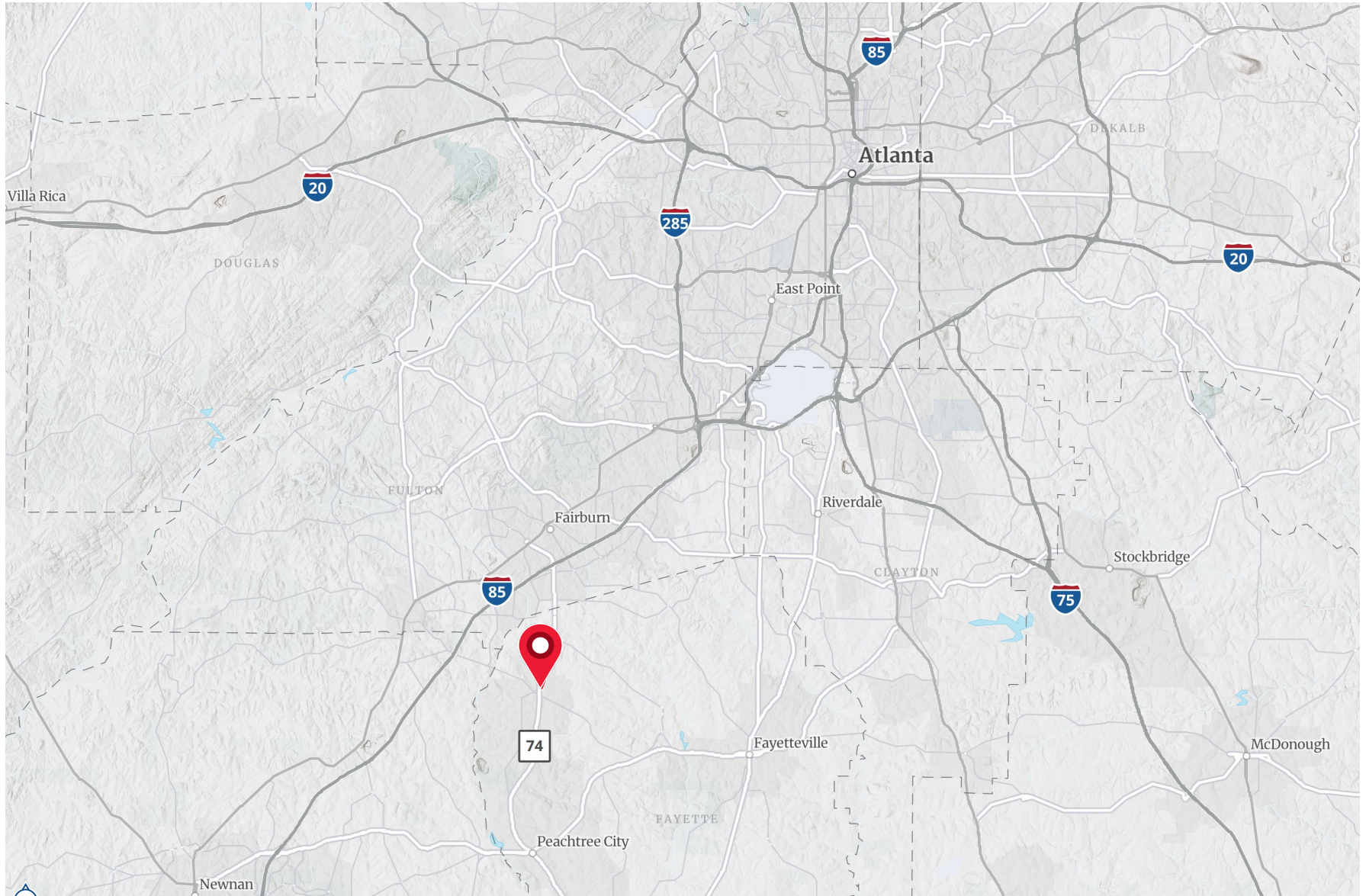
Operating Expenses

Insurance	\$7,125
License and Permits	\$60
Taxes – Property	\$38,000
Accounting	\$5,475
Repairs and Maintenances	\$33,051
Utilities	\$12,845
Management Fee – 2.6%	\$9,600
Total Expenses - 29%	\$106,156
Net Operating Income	\$257,558

Notes: Repairs and Maintenances are based on 2025 normalized expenses which are calculated by removing one-time expenses and then increasing by 3% for 2026. Same for utilities. Property tax estimates are based on expectation of increase post sale based on sales price. Current assessed value at 100% is \$2,650,000. Seller willing to continue to manage property for \$9600 annually.

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Location Map





HANDLEY MEDICAL BUILDING | TYRONE, GA

Location Overview

Located at 190 Handley Road in Tyrone, Georgia, the Property is situated in one of Fayette County's most affluent and rapidly growing communities, approximately 25 miles southwest of Downtown Atlanta. The area benefits from strong demographic fundamentals, including high household incomes, population growth, and a highly educated resident base. Convenient access to U.S. Highway 74, Interstate 85, and the greater Atlanta metro area enhances regional connectivity and accessibility.

The Property is also located near major healthcare providers, including Piedmont Fayette Hospital and Piedmont Newnan Hospital, positioning it to serve the growing demand for outpatient medical services within the expanding South Atlanta healthcare corridor.

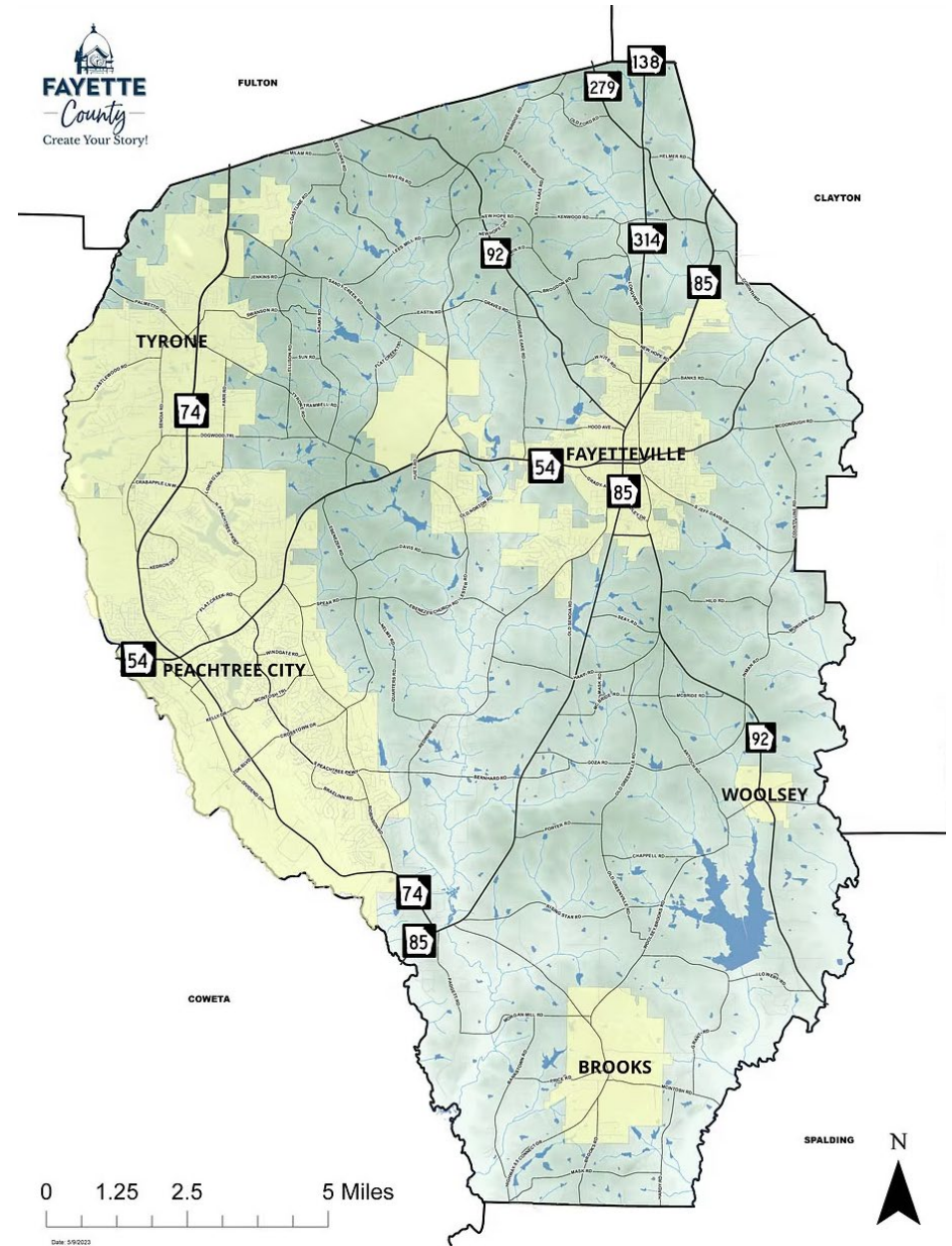
Metric	2 Miles	5 Miles	10 Miles
Total Population	37,678	81,757	397,685
Total Households	12,750	29,982	123,748
Average Household Income	\$151,343	\$146,460	\$113,135
Median Age	43.2	43.6	39.4

Market Overview

Located in Fayette County, Georgia, Tyrone is a growing suburban community within the highly desirable South Atlanta metropolitan market. Known for its strong residential neighborhoods, and convenient access to Atlanta's major employment centers, Tyrone has experienced steady growth driven by expanding residential development, and economic stability. The Town of Tyrone benefits from its proximity to major transportation corridors, including U.S. Highway 74, Interstate 85, and Interstate 285, providing efficient connectivity to Atlanta, Hartsfield-Jackson Atlanta International Airport, and surrounding employment hubs.

Fayette County consistently ranks among the most affluent communities in Georgia, supported by above-average household incomes, strong educational attainment, and a highly skilled workforce. The region's favorable demographics have attracted continued investment in residential, retail, and healthcare infrastructure, creating a stable environment for long-term economic growth.

Major employers throughout Fayette County and the surrounding South Atlanta region include Piedmont Fayette Hospital, Yamaha Motor Manufacturing Corporation of America, Delta Air Lines, The Boeing Company, Kroger, Georgia-Pacific, and Hartsfield-Jackson Atlanta International Airport, one of the world's busiest transportation hubs.



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