

LaGrange Med Ventures

1075 Lafayette Pkwy, LaGrange, GA 30241

Medical Outpatient Building
Investment Opportunity

Offering Memorandum



MATTHEWS™

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Executive Overview

LaGrange Med Ventures
1075 Lafayette Pkwy, LaGrange, GA 30241



Executive Summary

Offering Summary

Matthews™ is offering a qualified investor the opportunity to acquire the fee simple ownership in a ±22,248 SF medical office complex on ±3.28 acres in LaGrange, GA. This fully occupied medical outpatient facility holds an absolute NNN master lease over the entire building, offering two personal guarantees from prominent physicians within the facility and 2% annual rental increases throughout the remaining term.

Known as LaGrange Med Ventures, this property is adjacent to a newly developed ±56,000 SF medical complex also developed by Med Ventures, as part of the growing healthcare sector in this market. LaGrange acts as a midpoint between two major cities, and soon to be home to the inland port from Savannah, processing 120,000 containers annually. Adjacent to the inland port is the future home of the 195 mixed-use development known as Sola LaGrange, which broke ground in November 2025.

This campus' synergistic blend of specialties includes an ambulatory surgery center, dermatology, pain management, and podiatry. With the presence of three major health systems: Emory, Piedmont, and Wellstar, LaGrange is home to a robust healthcare presence that serves this growing market and surrounding areas, including eastern Alabama.



The Opportunity

Name

LaGrange Med Ventures

Property Address

1075 Lafayette Pkwy,
LaGrange, GA 30241

GLA (SF)

±22,248

Land Area (AC)

±3.28

Year Built

2015

Term Remaining

±7.63 Years

Price

\$11,685,000

Year 1 Projected Cap Rate

7.75%

PPSF

\$525.22

Investment Highlights

- **Highly Favored Asset Class**

Medical outpatient buildings provide investors with favorable tenant types due to their tendency toward long-term occupancy, higher average rental rates, and improved value for real estate.

- **Passive Lease Structure**

The absolute NNN lease included with this property creates a highly passive ownership scenario, providing more predictable income with all expenses passed through to the tenant.

- **Growing Rental Rates**

Annual rental increases are imperative to investment real estate, providing a hedge against inflation and improved return metrics over the remaining term.

- **Sticky Tenancy**

Apex Medical Surgery Center occupies roughly 23% of the property, making this a highly valuable location for medical operators due to Georgia's costly Certificate of Need laws.

- **Metro Midpoint**

LaGrange sits between two of Georgia's largest cities and provides a hub for not only commerce and industry, but also a growing medical presence serving the region.

- **Highly Visible and Accessible**

Lafayette Parkway is the main thoroughfare connecting downtown LaGrange with Hwy 85. This clinic holds one of the best healthcare locations in LaGrange, with easy access for patients and doctors.

- **Growing Market**

LaGrange has seen a significant increase in its economic and healthcare presence.

- **Top State for Business**

Georgia holds an 11 year track record as a #1 state for business due to its business-friendly regulations and massive fiscal surplus of \$11B+.

- **Medical Synergy**

This medical plaza is part of LaGrange's overall growth of healthcare facilities. Most notable is the LaGrange Med Ventures property adjacent to the subject property, which creates a medical corridor with high demand and familiarity with the location.

- **Local & Regional Operators**

Ankle & Foot Centers of Georgia has a wide network of over 40 locations throughout the state. This strong regional presence blends well with other local operators such as the Dermatology Institute.



Property Photos





LaGrange Plaza

publix ups petsense
 ZAXBY'S Bath & Body Works
 Firestone BIG LOTS!
 CITITRENDS

EMORY CLINIC

Kroger HARBOR FREIGHT

The Lofts of LaGrange ±105 Units

ALDI

Food Depot

The Remy Apartments at LaGrange ±186 Units

Walmart Neighborhood Market

Med Ventures Development Healthcare

planet fitness HOLMES PHARMACY

Subject Property

NISSAN of LAGRANGE We Do What It Takes

Lafayette Pkwy ± 21,300 VPD

LaGrange Plaza


Publix ups petsense
 ZAXBY'S Bath & Body Works
 Firestone BIG CITITRENDS LOTS!

Walmart
 Neighborhood Market

 Subject Property



Lafayette Pkwy ± 21,800 VPD

 Med Ventures Development
 Healthcare

LaGrange Mall

beek HOBBY LOBBY snipes
 HIBBETT Dunham's
 SPORTS SPORTS
 B. Turners T.J. MAXX
 CLOTHING CO.

 WellStar Hospital
 ±633 Beds

 EMORY
 CLINIC

EMORY
 UNIVERSITY
 ORTHOPAEDICS
 & SPINE HOSPITAL

 LAGRANGE
 COLLEGE ±957 Students

 Advenir at Mallory Lake
 ±300 Units


 Lagrange Callaway
 Airport (LGC)

 The Hamilton
 Townhomes

 WEST
 GEORGIA
 TECHNICAL COLLEGE ±6,722 Students




± 33,400 VPD

 Sola LaGrange
 ±195 AC Mixed-Use Development

 Remington
 FIREARMS
 Headquarters

 Georgia Inland Port
 Currently Under Construction

 LGI Homes - Silverton Townhomes at Bryant Lake
 Townhomes

 Troup County High School
 ±1,344 Students

GREAT WOLF
 LODGES

Financial Overview

LaGrange Med Ventures

1075 Lafayette Pkwy, LaGrange, GA 30241



Financial Summary

Investment Summary

List Price	\$11,685,000
NOI	\$905,346*
Cap Rate	7.75%
Price PSF	\$525.22
Rent PSF	\$40.69

*NOI reflects 2026 rental increase, seller will credit any difference at closing.

Property Overview

Property Name	LaGrange Med Ventures
Address	1075 Lafayette Pkwy, LaGrange, GA 30241
Property Size	±22,248 SF
Lot Size	±3.28 AC
Year Built	2015
Occupancy	100%
Property Type	Medical Outpatient Building & Ambulatory Surgery Center
Ownership Type	Fee Simple

Lease Abstract

Tenant Name	LaGrange Med Ventures
Ownership Type	Fee Simple
SF Leased	±22,248 SF
Initial Term	12 Years
Rent Commencement	7/14/2021
Lease Expiration	7/31/2033
Lease Term Remaining	±7.42 Years
Base Rent	\$905,346
Rental Increases	2% Annual
Renewal Options	Three, 5-Year Options
Expense Structure	Absolute NNN
Repairs & Maintenance	Tenant handles all repairs, maintenance, and replacements
Utilities	Tenant
Insurance	Tenant
Taxes	Tenant

Annualized Operating Data

Lease Year	Annual Rent	Monthly Rent	Rent/SF	Cap Rate
8/1/2025 - 7/31/2026	\$887,594	\$73,966.17	\$39.90	7.60%
8/1/2026 - 7/31/2027	\$905,346	\$75,445.49	\$40.69	7.75%
8/1/2027 - 7/31/2028	\$923,453	\$76,954.40	\$41.51	7.90%
8/1/2028 - 7/31/2029	\$941,922	\$78,493.49	\$42.34	8.06%
8/1/2029 - 7/31/2030	\$960,760	\$80,063.36	\$43.18	8.22%
8/1/2030 - 7/31/2031	\$979,975	\$81,664.62	\$44.05	8.39%
8/1/2031 - 7/31/2032	\$999,575	\$83,297.92	\$44.93	8.55%
8/1/2032 - 7/31/2033	\$1,019,567	\$84,963.88	\$45.83	8.73%

Year Founded
1982

Headquarters
Atlanta, GA

Ownership Status
Private

Locations
40+

Tenant Overview

Ankle & Foot Centers of America is a well-established podiatric services platform with deep roots in Georgia, commanding significant market presence through its extensive network of clinics and foot-and-ankle specialty services. The brand's value proposition emphasizes high-quality, patient-centered care delivered by experienced podiatrists across a wide range of conditions, from common ailments like heel pain and bunions to complex surgical interventions. This breadth of service, along with a strong regional footprint, enables the tenant to operate as a trusted provider in its field and strengthens its appeal to real-estate investors seeking stable, healthcare-related tenancy.

Marketing & Strategy Initiatives

- **Patient-Centric Digital Engagement:** The group emphasizes an intuitive, mobile-friendly website with online appointment scheduling, insurance verification, patient education content, and condition-specific landing pages, supporting digital conversion and accessibility.
 - **Geographic Expansion Through Satellite Clinics:** Continued development of satellite offices throughout Georgia enables the brand to serve suburban and semi-rural markets underserved by specialized care, increasing market share and geographic insulation.
 - **Physician Network Integration:** Leverages a deep referral network of primary care and specialty physicians across Georgia, fostering steady patient inflow through medical community alignment.
 - **Brand Uniformity & Professional Identity:** Maintains consistent branding across all locations and platforms, reinforcing professional credibility and brand recognition.
-



Year Founded
2012

Headquarters
LaGrange, GA

Ownership Status
Private

Locations
2

Tenant Overview

The Dermatology Institute for Skin Cancer & Cosmetic Surgery (DISCCS) is a well-regarded dermatology practice in the Georgia market, offering a full suite of medical, surgical and aesthetic dermatologic services across the Newnan and LaGrange sub-markets southwest of Atlanta. The brand projects a strong local reputation, highlighting its fellowship-trained Mohs surgeons and “gold standard” positioning in skin cancer and cosmetic care, and benefits from affiliation with the national platform Anne Arundel Dermatology, thereby combining the agility and community recognition of a regional practice with the operational scale of a larger platform.

Marketing & Strategy Initiatives

- **Brand Positioning as “Gold Standard” Dermatology Center:** DISCCS explicitly states its commitment to offering “the most advanced general, surgical and cosmetic dermatologic services” and highlights its team of award-winning physicians. This reinforces credibility and premium positioning in its local markets.
 - **Dual service line strategy: medical/surgical + cosmetic:** The practice emphasizes a full suite of services, from skin-cancer and surgical dermatology to aesthetic treatments (cosmetic services). This allows it to appeal to both medically-driven demand (e.g., skin cancer screening, Mohs surgery) and elective revenue streams (cosmetic dermatology), thus broadening its market reach and supporting revenue diversification.
 - **Online presence and booking functionality:** The website includes important features such as “Schedule an Appointment” and clear information on services, providers, and locations. This supports patient conversion and experience.
-

Year Founded
2010

Headquarters
LaGrange, GA

Ownership Status
Private

Locations
1

Tenant Overview

Total Diagnostic and Interventional Pain, PC (“TDI Pain”) is a full-spectrum pain management practice headquartered in LaGrange, Georgia, offering interventional pain medicine services combined with an on-site ambulatory surgery center (ASC). The practice is led by board-certified physician Davin Mitchell, MD and markets itself as providing advanced care in a convenient outpatient setting. Through its ASC, TDI Pain enables minimally invasive procedures with quicker turnaround and shorter recovery compared to traditional hospital inpatient settings.

Marketing & Strategy Initiatives

- **Integrated ASC Model:** Differentiates service offering with an integrated outpatient Ambulatory Surgery Center (ASC), emphasizing faster recovery and lower cost vs. hospital settings.
 - **Patient-Centric Experience:** Promotes personalized care and convenience with a focus on patient outcomes, supported by digital appointment scheduling and streamlined visit flow.
 - **Diversified Service Offering:** Provides a broad mix of treatments including medication management, minimally invasive procedures, and outpatient surgical services to enhance revenue stability.
 - **Geographic Market Strategy:** Strategically located in LaGrange, GA, serving a suburban and semi-rural patient base with limited local competition and strong community positioning.
 - **Digital Marketing & SEO:** Employs digital strategies including a professional web presence, online booking, and local SEO to increase visibility and attract regional patient traffic.
-

Headquarters
Georgia, USA

Ownership Status
Private

Locations
5

Tenant Overview

Peach State Advanced Cardiac & Endovascular is a physician-led cardiovascular practice providing specialized heart and vascular care, including diagnostic, interventional, and preventative services. Operating within the essential healthcare sector, the tenant benefits from steady, referral-driven patient demand and a recession-resistant business model supported by insurance and government reimbursement programs. Its focus on high-demand cardiovascular services positions it as a stable and necessity-based medical tenant within its local market.

Marketing & Strategy Initiatives

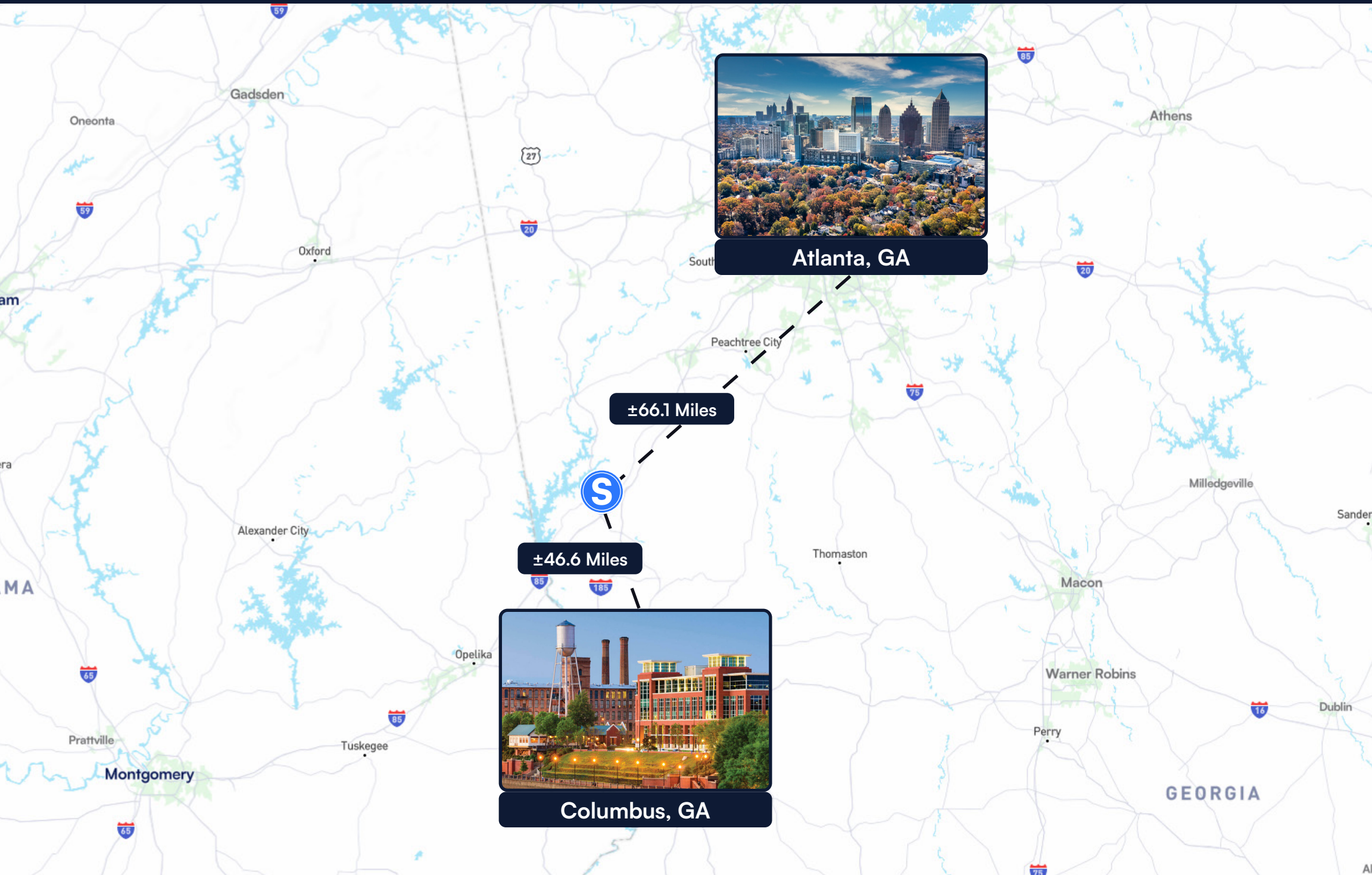
- **Referral Network Strategy:** Strong reliance on patient acquisition through established referral relationships with primary care physicians, hospital systems, and regional healthcare providers.
 - **Outpatient Care Focus:** Emphasis on minimally invasive and outpatient cardiovascular procedures, aligning with healthcare cost reduction trends and improved patient convenience.
 - **Community Engagement:** Active participation in patient education, preventative care outreach, and heart health awareness initiatives to build local brand recognition and trust.
 - **Location Optimization:** Strategic placement near hospitals, medical office clusters, and dense population centers to enhance accessibility and referral flow.
 - **Demographic Targeting:** Focus on aging populations and individuals with chronic cardiovascular conditions, supporting consistent demand and long-term patient retention.
-

Market Overview

LaGrange Med Ventures
1075 Lafayette Pkwy, LaGrange, GA 30241



Regional Map



Atlanta, GA

± 66.1 Miles



± 46.6 Miles



Columbus, GA

LaGrange, GA

Market Demographics



33,564

Total Population

\$41,491

Median HH Income

12,653

of Households

63.8%

Homeownership Rate

13,596

Employed Population

23.7%

% Bachelor's Degree

34.5

Median Age

\$196,894

Median Property Value

Local Market Overview

Strategically positioned along Interstate 85 between Atlanta and Montgomery, LaGrange, Georgia, serves as a key economic hub for west-central Georgia, benefiting from its proximity to the rapidly expanding Atlanta metro area while maintaining a strong local employment base.

Healthcare plays a pivotal role in LaGrange's economic and community development, with the sector emerging as one of the area's most stable and expanding industries. WellStar West Georgia Medical Center anchors the local healthcare network, providing a comprehensive range of acute care and specialty services that attract patients from across Troup County and surrounding rural areas. The city has experienced rising demand for medical office space and outpatient facilities, driven by population growth, an aging demographic base, and ongoing recruitment of healthcare professionals. Recent investments in wellness centers, rehabilitation facilities, and specialty practices underscore LaGrange's evolution into a regional healthcare hub, supporting both employment growth and real estate demand within the medical and professional office sectors.

Property Demographics

POPULATION	3-MILE	5-MILE	10-MILE
2020 Population	29,679	38,326	58,827
2025 Population	30,398	38,809	58,815
2030 Population Projection	31,017	39,516	59,748
HOUSEHOLDS	3-MILE	5-MILE	10-MILE
2020 Households	11,595	14,672	22,253
2025 Households	11,877	14,889	22,306
2030 Household Projections	12,118	15,165	22,666
INCOME	3-MILE	5-MILE	10-MILE
Avg Household Income	\$56,351	\$63,141	\$72,967

Economic Drivers

LaGrange's economy is anchored by a diversified manufacturing base and global enterprise presence.

Positioned at the intersection of I-85 and I-185, the region offers rapid access to Atlanta, Columbus and the Southeast logistics network.

Economic Drivers

LaGrange and Troup County have cultivated a strong industrial ecosystem, driven by a workforce skilled in advanced manufacturing, logistics and global operations. The region's large-scale business campus, the Georgia International Business Park (GIBP), has attracted over 40 international enterprises across 18 countries, reinforcing LaGrange's role as a global business destination. Major manufacturing names and specialty producers anchor the economy, while recent developments point to continued momentum in food processing, technology and data-center investment. For example, Lee Kum Kee Sauce Group committed to a nearly \$288 million new facility in LaGrange, creating roughly 267 jobs.

Primary Industries

- Manufacturing - a major employer locally
- Logistics & distribution - aided by interstate access and business-park infrastructure
- Food processing - evidenced by recent large-scale investment

Top Employers

- Major industrial/manufacturing firms in the region
- Large scale global enterprises within the business park (more than 41 international companies)
- Significant new employer commitment: Lee Kum Kee facility in LaGrange

Recent Developments

- Georgia International Business Park (GIBP) expansion and infrastructure to support advanced manufacturing
- A proposed data-center campus (Project West) in Troup County with nearly \$10 billion investment
- Improvements to workforce training and community development under LaGrange-Troup's strategy for economic competitiveness

\$4.77B+
Regional Gross Domestic Product

±46.6 Miles
Distance to Downtown Columbus



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This Offering Memorandum contains select information pertaining to the business and affairs of the property owner and its tenant for real property located at **1075 Lafayette Pkwy, LaGrange, GA 30241** ("Property"). The Offering Memorandum may not be all-inclusive or contain all of the information a prospective purchaser may desire. The information contained in this Offering Memorandum is confidential and furnished solely for the purpose of a review by a prospective purchaser of the Property. It is not to be used for any other purpose or made available to any other person without the written consent of Seller or Matthews™. The material and information in the Offering Memorandum is unverified. Matthews™ has not made any investigation, and makes no warranty or representation, with respect to square footage, income and expenses, the future financial performance of the property, future rent, and real estate value market conditions, the condition or financial prospects of any tenant, or the tenants' plans or intentions to continue to occupy space at the property. All prospective purchasers should conduct their own thorough due diligence investigation of each of these areas with the assistance of their accounting, construction, and legal professionals, and seek expert opinions regarding volatile market conditions given the unpredictable changes resulting from the continuing COVID-19 pandemic. The information is based in part upon information supplied by the Owner and in part upon financial information obtained from sources the Owner deems reliable. Neither owner, nor their officers, employees, or real estate agents make any representation or warranty, express or implied, as to the accuracy or completeness of this Offering Memorandum, or any of its content, and no legal liability is assumed or shall be implied with respect thereto. Prospective purchasers should make their own projections and form their own conclusions without reliance upon the material contained herein.

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2. You will hold it and treat it in the strictest of confidence; and
3. You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner.

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If you wish not to pursue negotiations leading to the acquisition of the Property or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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This Offering Memorandum shall not be deemed to represent the state of affairs of the Property or constitute an indication that there has been no change in the state of affairs of the Property since the date of this Offering Memorandum.