



SOUTHEAST
PRIMARY CARE
PARTNERS

155 Commerce St, Hawkinsville, GA 31036

Healthcare Investment Opportunity

Offering Memorandum



MATTHEWS™

EXCLUSIVELY LISTED BY

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PROPERTY OVERVIEW

**Southeast Primary Care
Partners**

155 Commerce St, Hawkinsville, GA 31036



EXECUTIVE SUMMARY

The Opportunity

Matthews™ is pleased to present the opportunity to acquire a ±4,503 SF primary care facility situated on ±0.40 acres in Hawkinsville, Georgia. The asset is offered at an 9.00% cap rate and is secured by a triple-net (NNN) lease with Southeast Primary Care Partners, a 450+ provider network operating across the Southeast.

The property is strategically located in downtown Hawkinsville along a primary thoroughfare, providing strong visibility and accessibility. It is surrounded by national retailers and is positioned just over one mile from Taylor Regional Hospital, reinforcing its appeal as a medical-use location.

Additionally, the seller is offering two other Southeast Primary Care Partners locations in Warner Robins, GA. These assets may be acquired individually or collectively as a portfolio.

Click Below To View The Offering Memorandum For Other Available Locations:

707 N HOUSTON RD



1282 S HOUSTON LAKE RD



INVESTMENT HIGHLIGHTS



Property Highlights

- **Strong Asset Class** - Medical office properties remain undersupplied across Georgia and the broader Southeast, driving sustained demand for clinical space and supporting long-term tenant stability.
- **Passive Ownership Structure** - This asset features a triple-net (NNN) lease, with the tenant responsible for taxes, insurance, and maintenance—offering investors a truly hands-off ownership experience.
- **Attractive Yield** - A 9.00% year-one cap rate provides immediate income and the potential for positive leverage from day one.

Location Highlights

- **High Visibility & Accessibility** - Positioned along one of Hawkinsville's busiest corridors, Commerce Street, the property offers excellent visibility, convenient pull-up parking, and easy ground-level access.
- **Proximity to Medical Hub** - Located just over one mile from Taylor Regional Hospital, enhancing its appeal to healthcare providers and reinforcing its strategic medical positioning.
- **Retail Synergy** - Surrounded by established national retailers including Walgreens, Dollar General, McDonald's, and Circle K—benefiting from strong traffic counts and consumer familiarity.
- **Business-Friendly Environment** - Georgia has been ranked the #1 state for business for 11 consecutive years, supported by a strong workforce, pro-business policies, and robust infrastructure. The state also maintains a \$11 billion budget surplus, underscoring economic stability.

Tenant Highlights

- **Established Regional Network** - Southeast Primary Care Partners operates a 450+ provider affiliate network across four states, delivering accessible primary care services to individuals, families, and businesses.
- **Growing Industry Demand** - The U.S. primary care market was valued at approximately \$358.4 billion in 2025 and is projected to grow at a CAGR of 3.0%+ over the next decade, supporting long-term tenant viability.



 **L.I.T.T.L.E. Children Growing**
Preschool



 **Taylor Village Apartments**
±68 Units

Subject Property

The Columns of Georgia
Event Venue

M E Roden Memorial Library
Public Library

 **Taylor Regional Hospital**
±49 Beds | ±1.6 Miles Away

Broad St

N Dooley St

Commerce St ± 5,900 VPD



155 Commerce St
Hawkinsville, GA 31036

±4,503 SF
GLA

1960
Year Built

\$85,557
NOI

NNN
Lease Type

\$211.10
Price Per SF



FINANCIAL OVERVIEW

Southeast Primary Care Partners

155 Commerce St, Hawkinsville, GA 31036



FINANCIAL SUMMARY

\$950,600

List Price

9.00%

Cap Rate

\$211.10

Price Per SF

±0.40 AC

Lot Size

Lease Abstract

Tenant Name	Southeast Primary Care Partners, LLC
Occupancy	100%
Initial Term	7 Years
Rent Commencement	10/1/2022
Lease Expiration	10/1/2029
Lease Term Remaining	±3.11 Years
Base Rent	\$85,557
Rental Increases	None until renewal, then 3% annually
Renewal Options	One, 3-year option
Expense Structure	NNN
Landlord Responsibilities	Capital expenses to be reimbursed on an amortized schedule
Tenant Responsibilities	All other repairs and maintenance to the premises
Insurance	Tenant
Taxes	Tenant



FINANCIAL SUMMARY

Annualized Operating Data

Lease Year	Annual Rent	Monthly Rent	Rent PSF	Cap Rate
Current Year	\$85,557	\$7,129.75	\$19.00	9.00%
Year 2	\$85,557	\$7,129.75	\$19.00	9.00%
Year 3	\$85,557	\$7,129.75	\$19.00	9.00%
Year 4	\$85,557	\$7,129.75	\$19.00	9.00%
Option 1 - Year 5	\$88,124	\$7,343.64	\$19.57	9.27%
Option 1 - Year 6	\$90,767	\$7,563.95	\$20.16	9.55%
Option 1 - Year 7	\$93,490	\$7,790.87	\$20.76	9.83%



TENANT OVERVIEW

Year Founded
2020

Headquarters
Alpharetta, GA

Ownership Status
Privately held

Employees
600+

Locations
450+



**SOUTHEAST
PRIMARY CARE
PARTNERS**

Tenant Overview

Southeast Primary Care Partners is a physician-led healthcare organization focused on delivering comprehensive, patient-centered primary care services across the southeastern United States. Headquartered in Alpharetta, GA, the organization partners with providers and care teams to improve access, quality, and outcomes through coordinated care models and value-based initiatives. By combining local clinical expertise with scalable operational support, Southeast Primary Care Partners serves diverse patient populations with an emphasis on preventive care, chronic disease management, and community health.

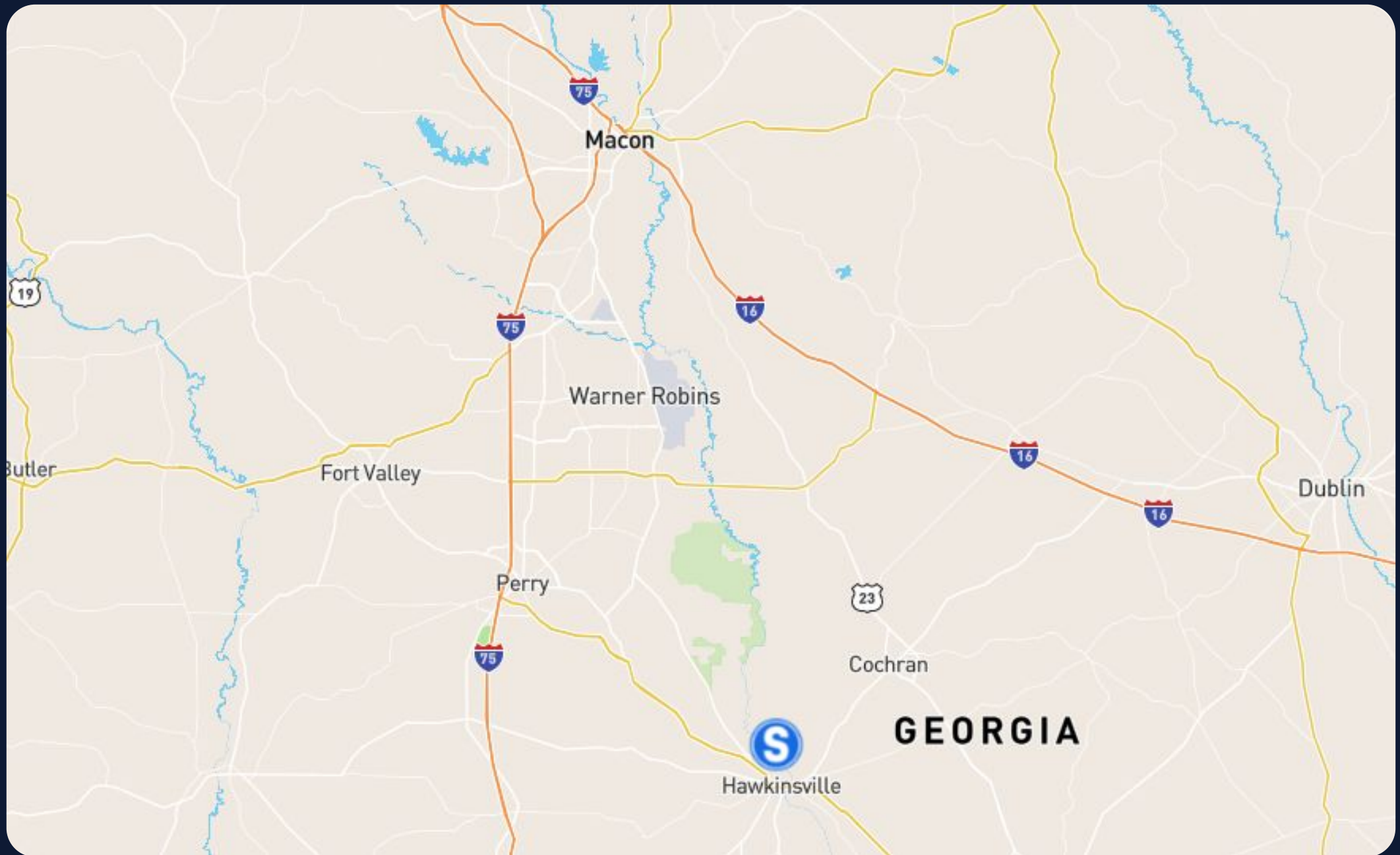
Why Invest in Southeast Primary Care Partners?

- Southeast Primary Care Partners is well-positioned to capitalize on the growing demand for accessible, value-based primary care across the southeastern United States. As healthcare shifts toward preventive care and population health management, the organization's physician-led model and focus on coordinated care enable improved patient outcomes while reducing overall costs.
- The platform benefits from strong demographic tailwinds, including population growth, an aging patient base, and increasing prevalence of chronic conditions in the region. Its scalable infrastructure and provider partnership model support expansion into new markets while maintaining high-quality, community-based care delivery.
- Additionally, Southeast Primary Care Partners is aligned with payer and regulatory incentives favoring value-based reimbursement, creating opportunities for sustainable revenue growth and margin expansion. Its emphasis on operational efficiency, clinical quality, and patient engagement positions the organization as a compelling investment in the evolving healthcare landscape.

MARKET OVERVIEW

Primary Care Partners

155 Commerce St, Hawkinsville, GA 31036



HAWKINSVILLE, GA



Macon, GA

Market Demographics: 5-Mile Radius

8,262

Total Population

2,949

of Households

1,200

Employed Population

42

Median Age

Local Market Overview

Hawkinsville, Georgia, located in Pulaski County, is a small and relatively stable market with a population of just under five thousand and modest growth over time. The community trends slightly older, with smaller household sizes and a fairly balanced racial composition, which is typical of rural areas in South Georgia. Economically, Hawkinsville is characterized by lower median household incomes and a higher poverty rate compared to state and national averages. However, it maintains a steady employment base supported by manufacturing, agriculture, healthcare, and its proximity to Robins Air Force Base, which serves as a major regional economic anchor. The cost of living is notably low, making it an affordable place for both residents and investors.

The retail market in Hawkinsville, Georgia is small, localized, and centered around a traditional downtown commercial district rather than large-scale retail corridors or national shopping centers. The city's retail activity is primarily driven by locally owned businesses, boutique shops, restaurants, and service-oriented establishments, many of which are concentrated in the historic downtown area along Commerce Street.

Property Demographics

Population	3-Mile	5-Mile	10-Mile
Five-Year Projection	7,527	8,387	
Current Year Estimate	7,422	8,270	
2020 Census	7,091	7,935	
Growth Current Year-Five-Year	1.41%	1.41%	
Growth 2020-Current Year	4.67%	4.23%	
Households	3-Mile	5-Mile	10-Mile
Five-Year Projection	2,643	2,980	
Current Year Estimate	2,653	2,993	
2020 Census	2,463	2,788	
Growth Current Year-Five-Year	-0.37%	-0.43%	
Growth 2020-Current Year	7.73%	7.33%	
Income	3-Mile	5-Mile	10-Mile
Average Household Income	\$75,121	\$77,795	

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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 155 Commerce St, Hawkinsville, GA, 31036 ("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 Real Estate Investment Services™. The material and information in the Offering Memorandum is unverified. Matthews Real Estate Investment Services™. 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.

A prospective purchaser's sole and exclusive rights with respect to this prospective transaction, the Property, or information provided herein or in connection with the sale of the Property shall be limited to those expressly provided in an executed Purchase Agreement and shall be subject to the terms thereof. In no event shall a prospective purchaser have any other claims against Owner or Matthews Real Estate Investment Services™. or any of their affiliates or any of their respective officers, directors, shareholders, owners, employees, or agents for any damages, liability, or causes of action relating to this solicitation process or the marketing or sale of the Property.

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.

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