

Piedmont Respiratory

21 Pointe N Dr, Cartersville, GA 30120

Healthcare
Investment Opportunity

Offering Memorandum



MATTHEWS™

Exclusively Listed By



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Property Overview

Piedmont Respiratory
21 Pointe N Dr, Cartersville, GA 30120



Executive Summary

21 Pointe N Dr

Cartersville, GA 30120

2005

Year Built

±6,500 SF

GLA

NNN

Lease Type

The Opportunity

Matthews™ is pleased to present the opportunity to acquire a single-tenant medical outpatient building leased to Piedmont Medical Care Corporation, one of Georgia's leading healthcare providers. The 6,500-square-foot facility is secured by a newly executed triple-net (NNN) lease, offering investors a passive ownership structure with minimal landlord responsibilities. Strategically located just off US Highway 41, the property is less than one-half mile from Piedmont Cartersville Hospital and benefits from strong visibility and accessibility.

The investment features 2.5% annual rent increases, providing consistent income growth and inflation protection. Prior to joining the Piedmont network, the practice successfully operated at this location for more than 15 years, demonstrating an established patient base and strong demand for healthcare services. Piedmont's acquisition and continued operation of the practice further underscores the location's importance within its growing network.

Located within the Atlanta MSA, Cartersville benefits from the economic strength and population growth of one of the Southeast's largest metropolitan areas. Supported by convenient access to Interstate 75 and a thriving healthcare corridor, the property is well positioned to capitalize on continued regional growth. This offering presents investors with a stable healthcare investment backed by a leading regional health system, annual rent growth, and strong long-term market fundamentals.



Investment Highlights

Property Highlights

- **Desirable Asset Type** – Healthcare real estate offers stable tenancy, premium rents, and strong recession resistance.
- **Passive Lease Structure** – Triple-net lease transfers taxes, insurance, and maintenance responsibilities to the tenant.
- **Built-In Rent Growth** – Annual rent increases provide inflation protection and consistent income growth.
- **Hospital Proximity** – Located less than a half mile from the 139-bed Piedmont Cartersville Hospital, enhancing appeal to medical users.
- **Retail Synergy** – Surrounded by national retailers including The Home Depot, Walgreens, Dunkin, Circle K, and Sherwin-Williams.
- **Convenient Access** – Near US Hwy 41 with direct access and ample ground-level parking for patients and staff.
- **Atlanta MSA Location** – Positioned within the Atlanta MSA, benefiting from strong population growth and healthcare demand.
- **Institutional Tenant** – Leased by Piedmont Medical Care Corporation, a leading healthcare provider with a substantial statewide presence.
- **Growing Specialty Market** – Pulmonology is a \$1.5 billion industry with projected annual growth of approximately 5% through 2035.



**Piedmont Cartersville
Medical Center**
±139 Beds

**Walmart
Supercenter**
Top 11% of National Locations
Source: AlphaMap

South and Twenty
±288 Units



**Skin Cancer
SPECIALISTS, P.C.**
& Aesthetic Center

LOWE'S

Journey

NGOC
NORTHWEST GEORGIA
ONCOLOGY CENTERS



CIRCLE K
SHERWIN
WILLIAMS.

ingles
planet
fitness

Undeveloped Commercial Pad
Future Retail/Restaurant Unannounced

**FRESENIUS
KIDNEY CARE**
**ANYTIME
FITNESS**



W Felton Rd ± 10,100 VPD

N Tennessee St ± 17,500 VPD

**Piedmont
HEALTHCARE**
Subject Property

**THE HOME
DEPOT**
DUNKIN'

Daniel Ahart
TAX • BOOKKEEPING • PAYROLL

**furniture
FACTORY OUTLET**



21 Pointe N Dr
Cartersville, GA 30120

±6,500 SF

GLA

2005

Year Built

±17,500

Vehicles Per Day

NNN

Lease Type

\$275.86

Price Per SF



Financial Overview

Piedmont Respiratory
21 Pointe N Dr, Cartersville, GA 30120



Financial Summary

\$1,793,103

List Price

7.25%

Cap Rate

\$275.86

Price Per SF

±0.70 AC

Lot Size

Lease Abstract

Tenant Name	Piedmont Medical Care Corporation
Ownership Type	Fee Simple
GLA	±6,500 SF
Occupancy	Single Tenant
Initial Term	5 Years
Rent Commencement	7/1/2026
Lease Expiration	6/30/2031
Lease Term Remaining	±5.04 Years
Base Rent	\$130,000
Rental Increases	2.5% Annually
Renewal Options	None
Expense Structure	NNN
Insurance	Tenant
Taxes	Tenant

Annualized Operating Data

Lease Year	Annual Rent	Monthly Rent	Rent PSF	Cap Rate
Current Year	\$130,000	\$10,833.33	\$20.00	7.25%
Year 2	\$133,250	\$11,104.17	\$20.50	7.43%
Year 3	\$136,581	\$11,381.77	\$21.01	7.62%
Year 4	\$139,996	\$11,666.32	\$21.54	7.81%
Year 5	\$143,496	\$11,957.97	\$22.08	8.00%



Landlord Responsibilities - Landlord is responsible for the roof, foundation, exterior walls, parking areas, sidewalks, landscaping, drainage systems, and other exterior structural components of the building shell. Tenant shall reimburse Landlord through Operating Expenses, excluding costs associated with roof replacement and structural repairs.

Tenant Responsibilities - Tenant is responsible, at its sole cost, for maintaining, repairing, and replacing all interior improvements, systems, and fixtures.

Tenant Summary

Year Founded
1905

Headquarters
Atlanta, GA

Ownership Status
Not-for-Profit Health System

Employees
50,000

Locations
26

Annual Revenue
\$7.7 Billion



Tenant Overview

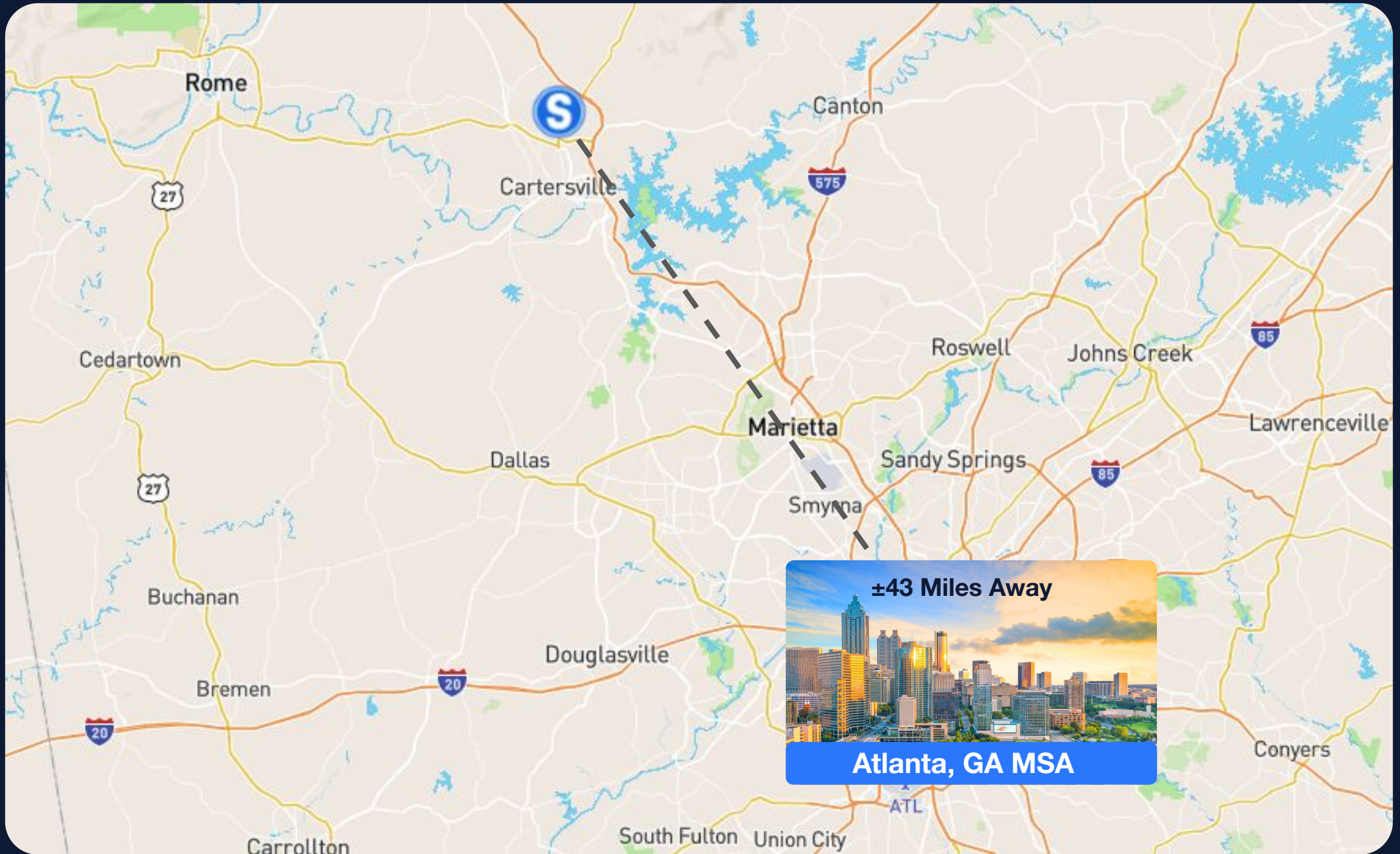
The Piedmont Medical Care Corporation program provides comprehensive preventive, diagnostic, and ongoing pulmonary care designed to help patients achieve and maintain optimal respiratory health. Led by a team of experienced pulmonologists and respiratory specialists, the program focuses on early detection, evidence-based treatment, chronic disease management, and personalized care plans tailored to each patient's lifestyle and health goals.

Why Invest in Piedmont Healthcare?

- **Financial Strength:** A leading not-for-profit health system with a strong financial foundation and continued investment in growth and patient care.
- **Extensive Network:** Operates a large network of hospitals, specialty practices, and outpatient facilities across the Southeast, driving scale and market presence.
- **Essential Services:** Provides critical healthcare services with consistent demand supported by population growth and aging demographics.
- **Growth and Innovation:** Continues expanding through new facilities, technology investments, and specialized care programs.
- **Trusted Brand:** Recognized for clinical excellence and patient-centered care, making Piedmont a premier healthcare provider throughout the region.

Market Overview

Piedmont Respiratory
21 Pointe N Dr, Cartersville, GA 30120



Cartersville, GA



Market Demographics

25,000

Total Population

\$70,000

Median HH Income

12,000

Employed Population

37

Median Age

Local Market Overview

Cartersville, Georgia is strategically positioned along key transportation corridors that connect it to the greater Atlanta metro area and other Southeastern markets, making it a prime location for commercial activity. The city has seen steady economic development, supported by a strong presence of major employers across logistics, manufacturing, healthcare, and education sectors. This diverse economic base contributes to a stable and growing community. Cartersville continues to attract business investment, driven by its favorable infrastructure, business-friendly environment, and quality of life.

The local retail landscape is well-established, featuring national brands and shopping centers that draw consistent consumer traffic. Cartersville also benefits from a range of cultural and recreational amenities, including museums, historic sites, and access to outdoor destinations like Lake Allatoona and nearby state parks. These attractions support both tourism and local engagement, enhancing the city's appeal for food and retail operators.

Property Demographics

Population	1-Mile	3-Mile	5-Mile
Five-Year Projection	6,285	39,932	61,548
Current Year Estimate	5,796	36,123	56,005
2020 Census	4,735	32,415	50,989
Growth Current Year-Five-Year	8.43%	10.55%	9.90%
Growth 2020-Current Year	22.41%	11.44%	9.84%
Households	1-Mile	3-Mile	5-Mile
Five-Year Projection	2,589	16,026	24,145
Current Year Estimate	2,359	14,334	21,775
2020 Census	1,882	12,548	19,285
Growth Current Year-Five-Year	9.73%	11.81%	10.88%
Growth 2020-Current Year	25.36%	14.23%	12.91%
Income	1-Mile	3-Mile	5-Mile
Average Household Income	\$95,855	\$100,961	\$106,389

Atlanta, GA MSA

Atlanta is a major metropolitan center in the Southeast and one of the nation's most influential economic and cultural hubs. Known for its strong transportation infrastructure—anchored by Hartsfield-Jackson Atlanta International Airport, the world's busiest—Atlanta offers exceptional connectivity for both domestic and international business. The city's diverse economy is driven by sectors such as logistics, technology, film production, finance, and higher education. With a rapidly growing population, pro-business environment, and significant corporate presence—including numerous Fortune 500 headquarters—Atlanta combines affordability, talent, and innovation.

Retailers and businesses operating in Atlanta benefit from a growing and diverse consumer base, steady population gains, and robust demand across its urban and suburban markets. With its position as a major transportation hub, expansive highway infrastructure, and the world's busiest airport, Atlanta supports long-term commercial growth and economic resilience. The city consistently outperforms national benchmarks in job growth and in-migration, driven by its role as a corporate headquarters hub, its thriving entertainment and tech sectors, and favorable cost of living. Strong demographic fundamentals, cultural vibrancy, and continued infrastructure investment further reinforce Atlanta's position as a resilient and strategically positioned market for retail growth.

Total Population
6.4 Million

Annual Visitors
50 Million

Tourism Economic Impact
\$18 Billion

GDP
\$570.7 Billion



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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 **21 Pointe N Dr, Cartersville, GA, 30120** ("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.

By acknowledging your receipt of this Offering Memorandum for the Property, you agree:

1. The Offering Memorandum and its contents are confidential;
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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Owner and Matthews™. expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Property and to terminate discussions with any person or entity reviewing this Offering Memorandum or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

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™. 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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