Medical Office Building Available For Lease
136 West Dykes Street
Cochran, GA 31014

FICKLING & COMPANY



LEASE RATE: $12 PSF NNN

CONTACT

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PROPERTY INFORMATION

BUILDING

Property Address:	136 West Dykes Street
	Cochran, GA 31014
County:	Bleckley
Total Size:	7,148 SF
Available:	7,148 SF (Can be Divided)
Utilities:	All Available
Parking:	Paved and Ample
Traffic Count:	W Dykes St – 9,730 VPD

SITE

Site Size:	.85 Acres
Parcel ID:	A14 007
Zoning:	C-3 Commercial

Demographics 2026	3 Mile	5 Miles	10 Miles
Population	7,834	10,401	18,860
Avg HH Income	$78,633	$84,064	$87,015
Median Age	37.2	38.5	40.2

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SITE

Freestanding office building with existing medical configuration. 7,148 SF available as full building, with division possible subject to layout and approvals.* Ideal for medical, general office, attorney, special use, or other professional uses. Owner will consider selling property.

LOCATION

Property located in Cochran, with convenient access to GA Highway 26, US Highway 23, and Downtown Cochran. Neighbors include Bleckley Memorial Hospital, Middle Georgia State University – Cochran, Norfolk Southern, USPS, CVS Pharmacy, Food Depot, Pizza Hut, Subway, Huddle House, Zaxby's, and many other retailers and brands.

HIGHLIGHTS

- 7,148 SF stand alone office building with division possible*
- 9,730 vehicles per day on West Dykes Street
- Roadside pylon signage on major Cochran roadway
- Ample, paved, onsite and shared parking
- 15 office/exam rooms, 4 additional offices, 2 nurse stations, a lab, 4 restrooms, break room/kitchen, large lobby/reception area, and central HVAC

*Division of the building and permitted uses are subject to layout, code review, approvals and lease terms.

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PROPERTY

With convenient access to Bleckley Memorial Hospital – a 25 bed, 24-hour emergency, laboratory, imaging, and therapy hospital, the property is positioned vigorously for healthcare and professional users. Middle Georgia State University Cochran, located less than a mile away, offers nursing and rehabilitation science programs, and has approximately 1,200± residential students. The property is located in a federal primary-care shortage designated county (HRSA).*

HIGHLIGHTS

- Conveniently located ~1 mile from Bleckley Memorial Hospital and ~ 0.9 miles from Middle Georgia State University Cochran
- Bleckley County carries an active federal primary-care shortage designation (HRSA). The HRSA designation allows for local entities to apply for federal rural health grants.
- Existing medical configuration, shortening time and cost to open

*Shortage designation per HRSA; tenant to verify current status and program eligibility at data.hrsa.gov.

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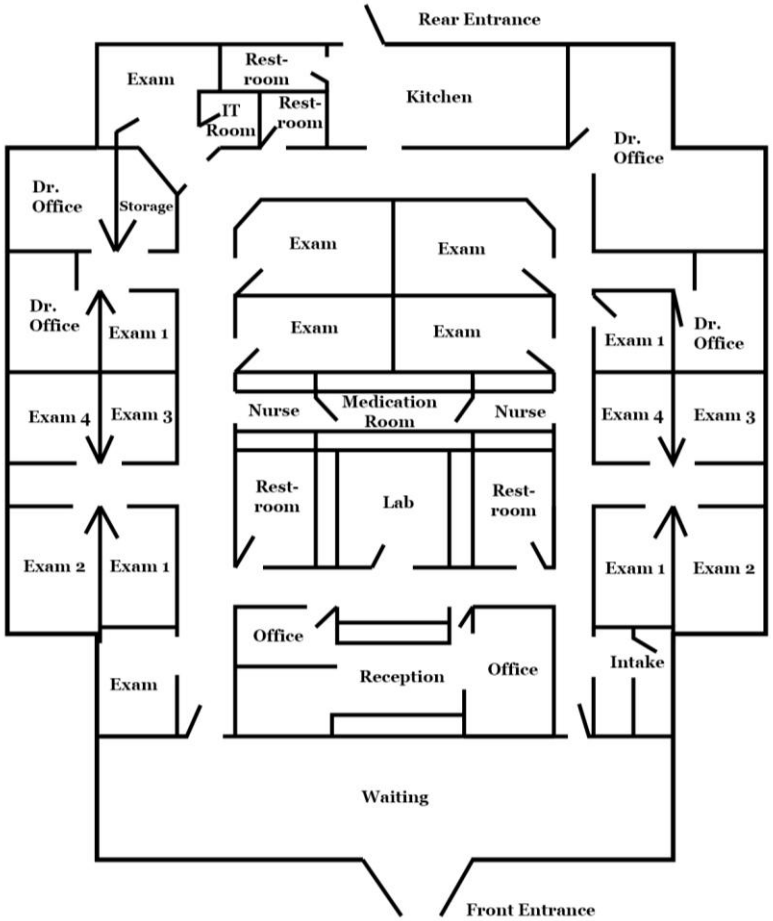
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Floor Plan:



*All measurements and all calculations of area are approximate and not guaranteed

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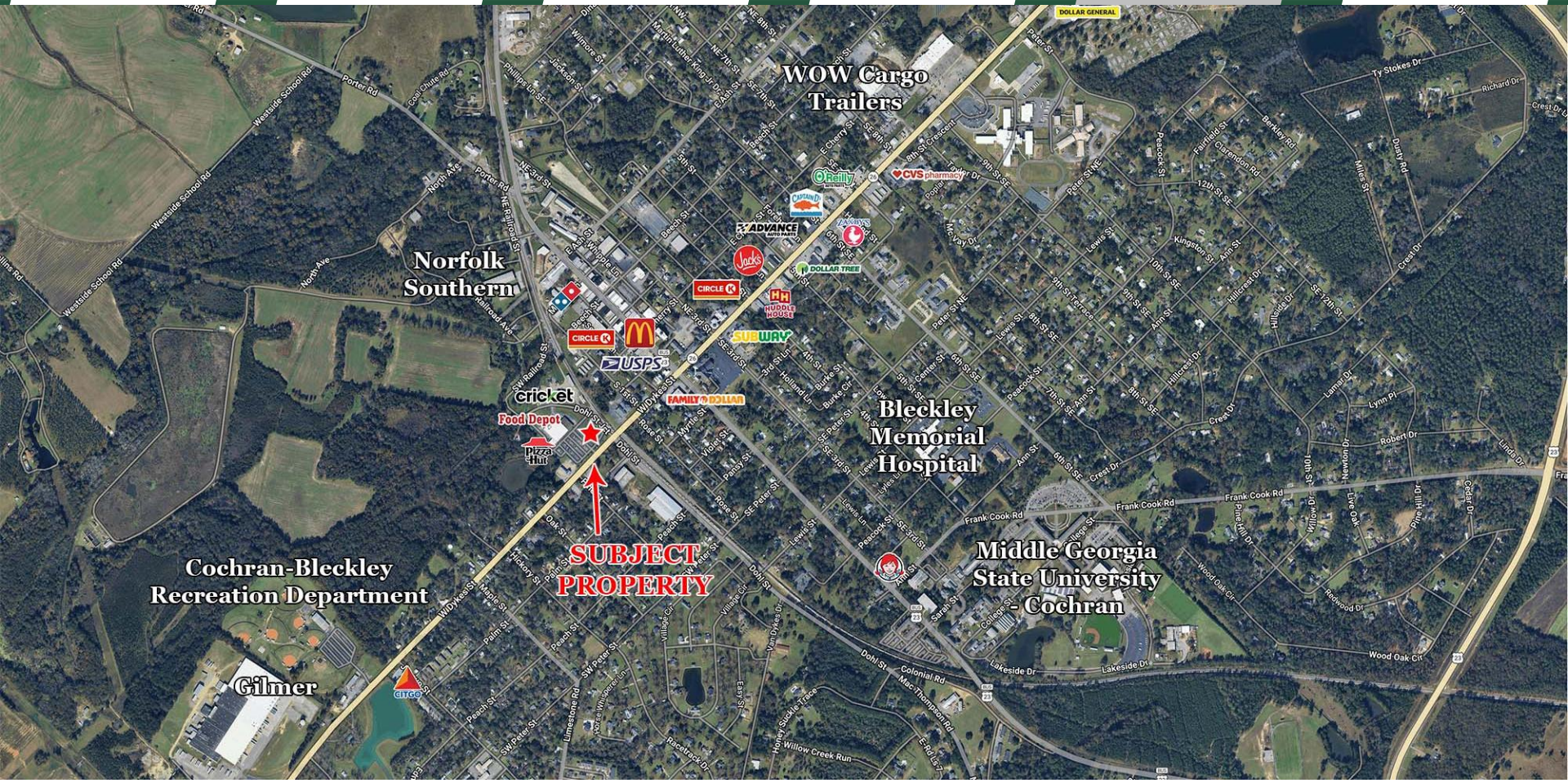
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Summary | Area Info | Photos | Floor Plans | Aerial | Site Map



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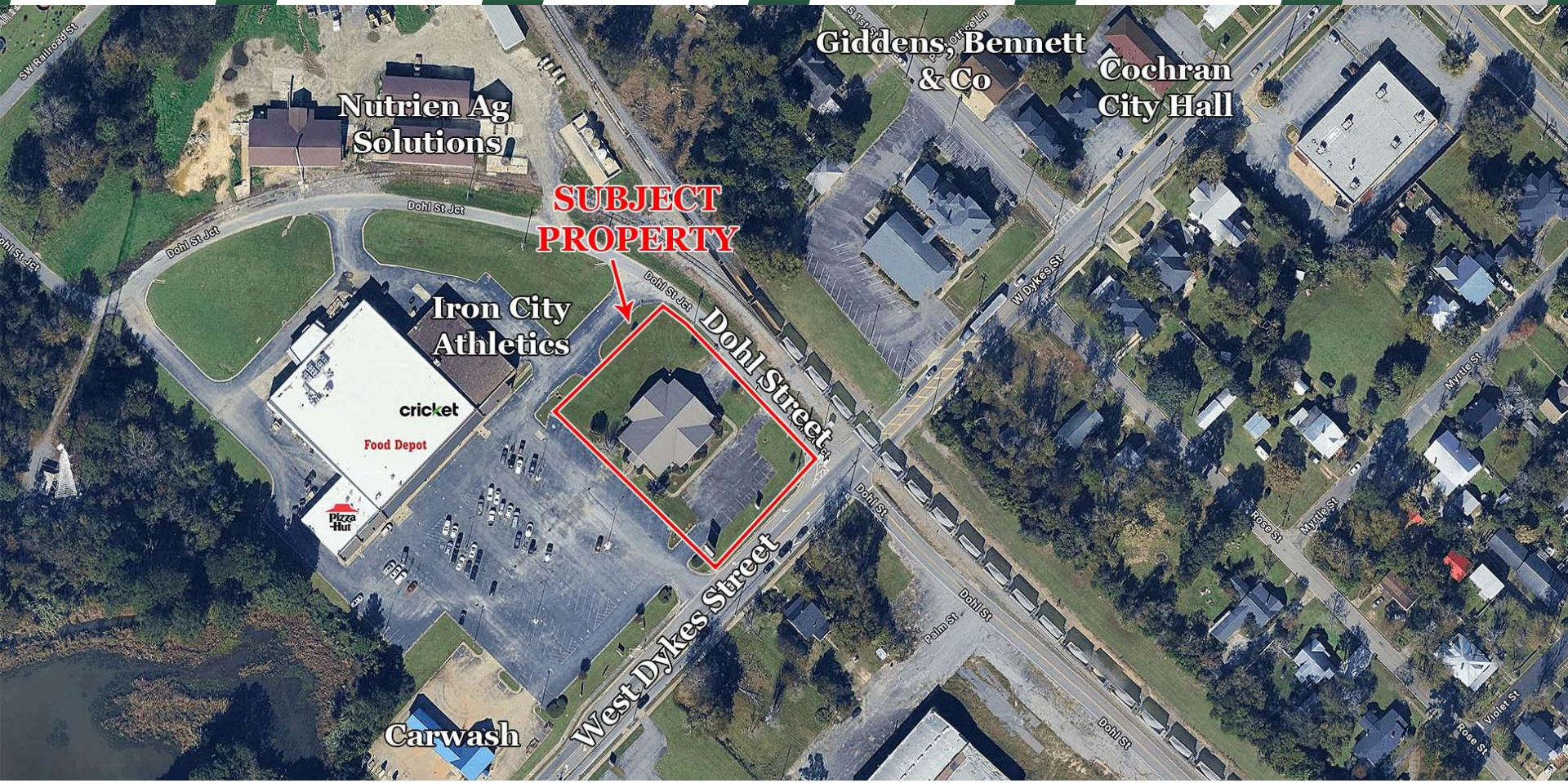
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