
ATHENS AREA HUMANE SOCIETY

\$499,000

1781 Mars Hill Road
Watkinsville, GA 30677

AVAILABLE SPACE
5,434 SF

FEATURES

- Zoned O-I-P in Oconee County
- 1.36-acre parcel
- Highly visible site
- Convenient to 316 and Athens

AREA

Located in a high-density location off Mars Hill Road in Oconee County.



OFFICE

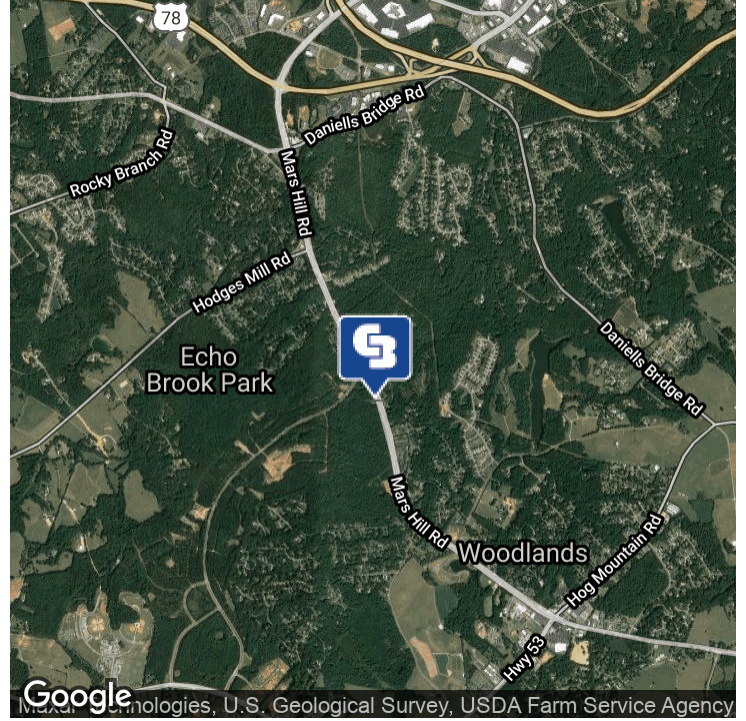
Frank Thompson
706 340 7511
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SALE

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OFFERING SUMMARY

Sale Price: \$499,000

Lot Size: 1.36 Acres

Year Built: 1987

Building Size: 5,434 SF

Zoning: O-I-P

Price / SF: \$91.83

PROPERTY OVERVIEW

Existing 5,434 square foot structure currently serving as a humane society and veterinary hospital.

PROPERTY HIGHLIGHTS

- Zoned O-I-P in Oconee County
- 1.36-acre parcel
- Highly visible site
- Convenient to Highway 316 and Athens

PROPERTY WEBSITE

[Click Here](#)

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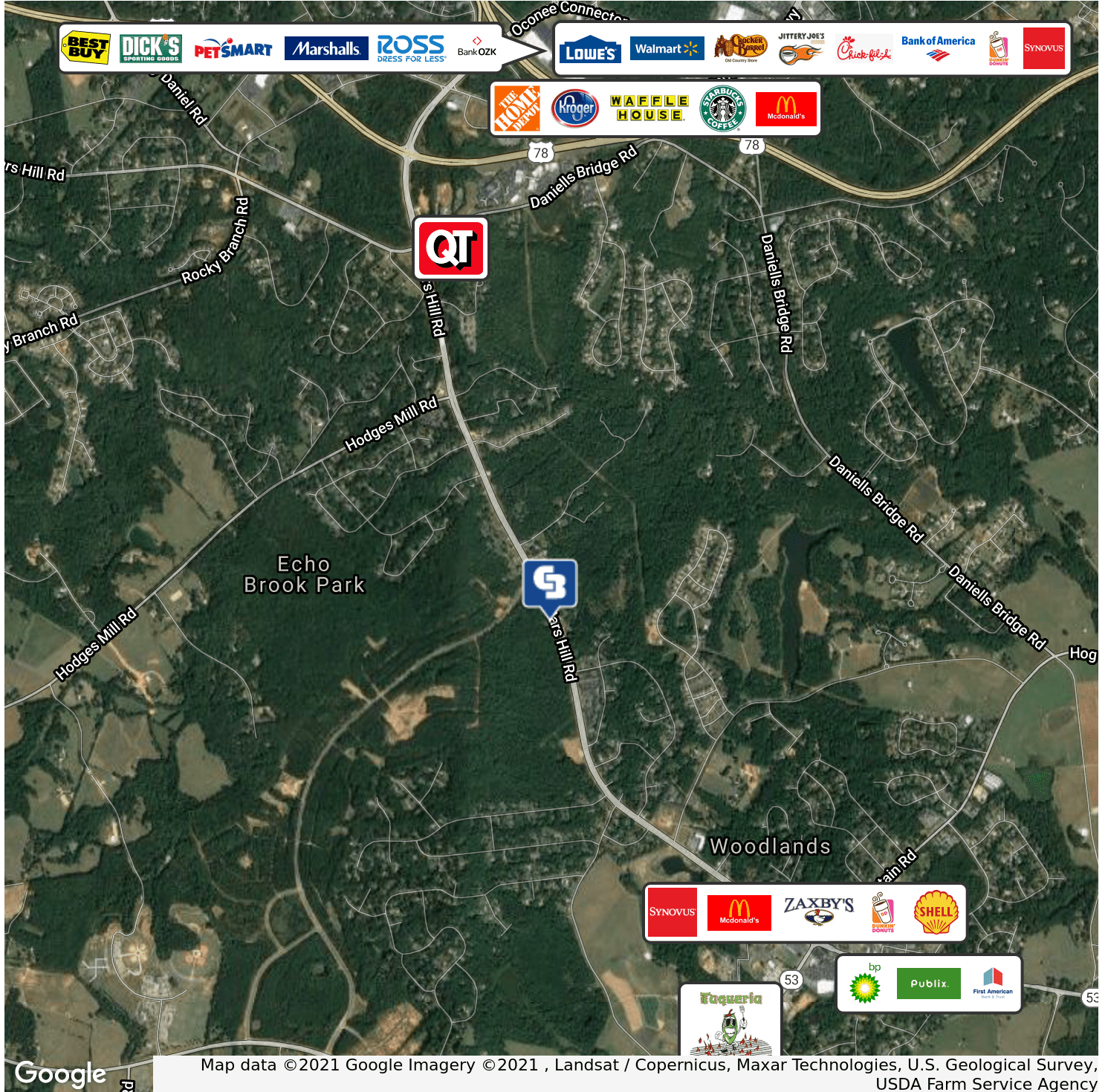
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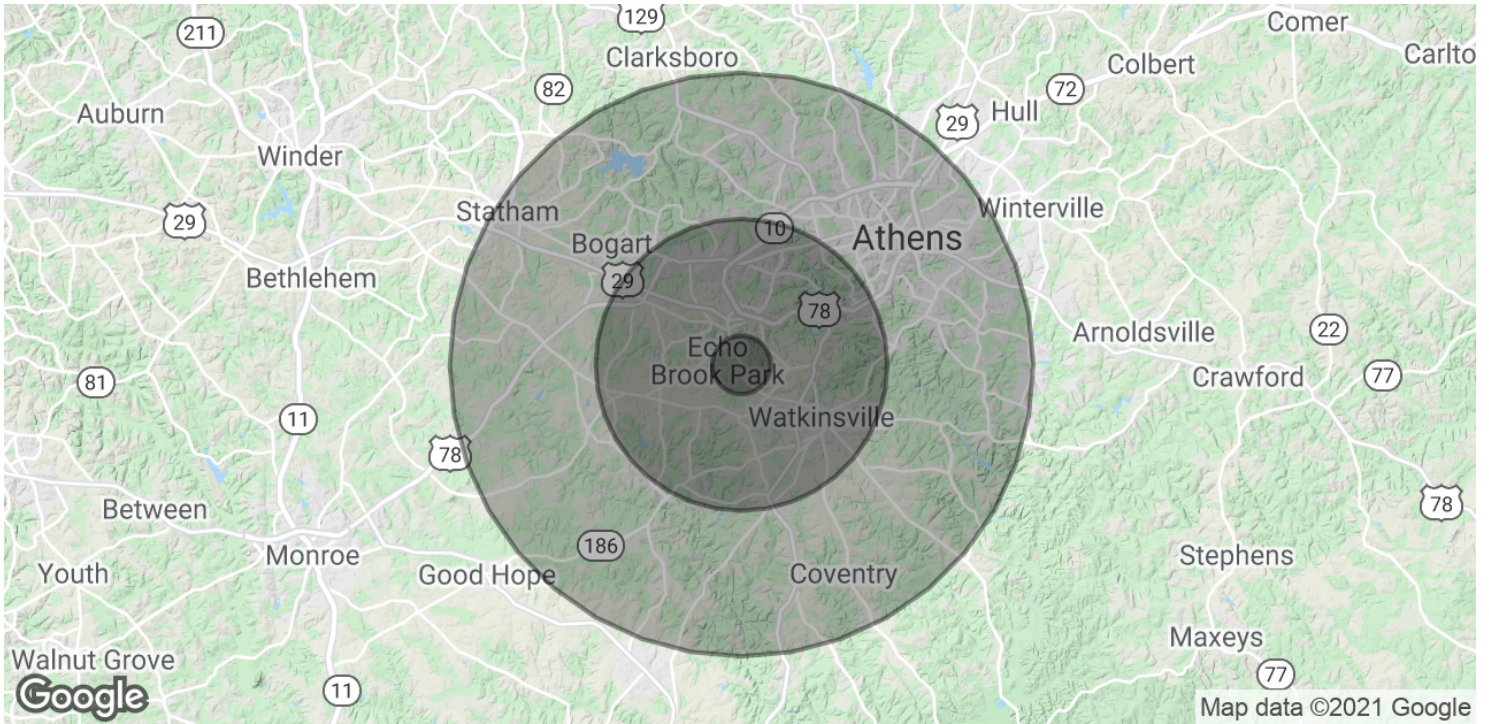
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,063	37,632	155,825
Average age	40.7	34.9	30.7
Average age (Male)	37.4	34.1	29.8
Average age (Female)	43.0	35.6	31.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	380	14,380	56,046
# of persons per HH	2.8	2.6	2.8
Average HH income	\$118,217	\$86,963	\$61,043
Average house value	\$269,745	\$277,843	\$223,802

* Demographic data derived from 2010 US Census

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