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**LEGACY OFFICE PARK | BUILDING 200,  
SUITES 101 & 103**

\$15.00 SF/yr (MG)

1800 Hog Mountain Rd., Bldg. 200, Stes. 101 & 103  
Watkinsville, GA 30677

**AVAILABLE SPACE**

2,400 SF

**AREA**

Exceptional location in Oconee County less than 1 mile away from the Butler's Crossing Shopping area. The space is very convenient to Hwy. 441 and Athens as well as Ga. 316 and the Atlanta area. With shopping and schools close by this location cannot be beat!



**OFFICE**

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Roby Redwine  
706 207 2942  
robbyredwine@gmail.com



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## OFFERING SUMMARY

Available SF: 2,400 SF

Lease Rate: \$15.00 SF/yr (MG)

Lot Size: 0.03 Acres

Year Built: 2017

Building Size: 2,400 SF

Zoning: O-I-P

## PROPERTY OVERVIEW

This beautiful space is only 4 years old and has been occupied by just one tenant. The office contains a large waiting room with a reception area as well as seven offices. In addition, there are two kitchenettes and two restrooms within the space as well as ample storage. The unit was built out for one tenant but could be easily subdivided for a couple of smaller users.

## PROPERTY HIGHLIGHTS

- Great location less than 1 mile from Butler's Crossing.
- High visibility with plenty of curb appeal.
- Office is well built out and almost new.
- Easy access to Athens, Watkinsville, and Hwy. 316.
- In the heart of Oconee County.

## AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
1800 Hog Mountain Rd., Bldg. 200, Stes. 101 & 103	\$15.00 SF/yr	2,400 SF

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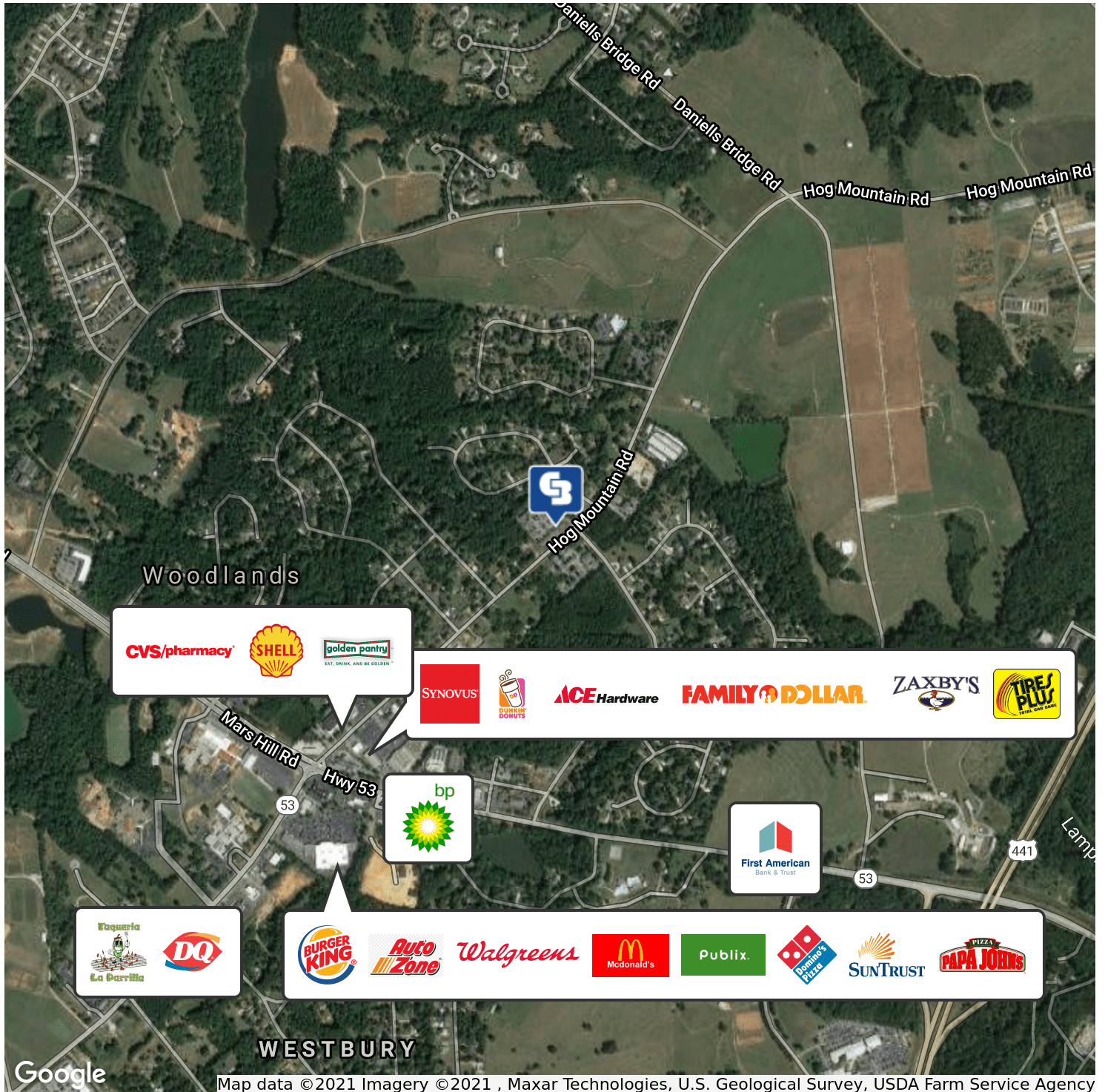
 **COLDWELL  
BANKER  
COMMERCIAL**  
UPCHURCH REALTY



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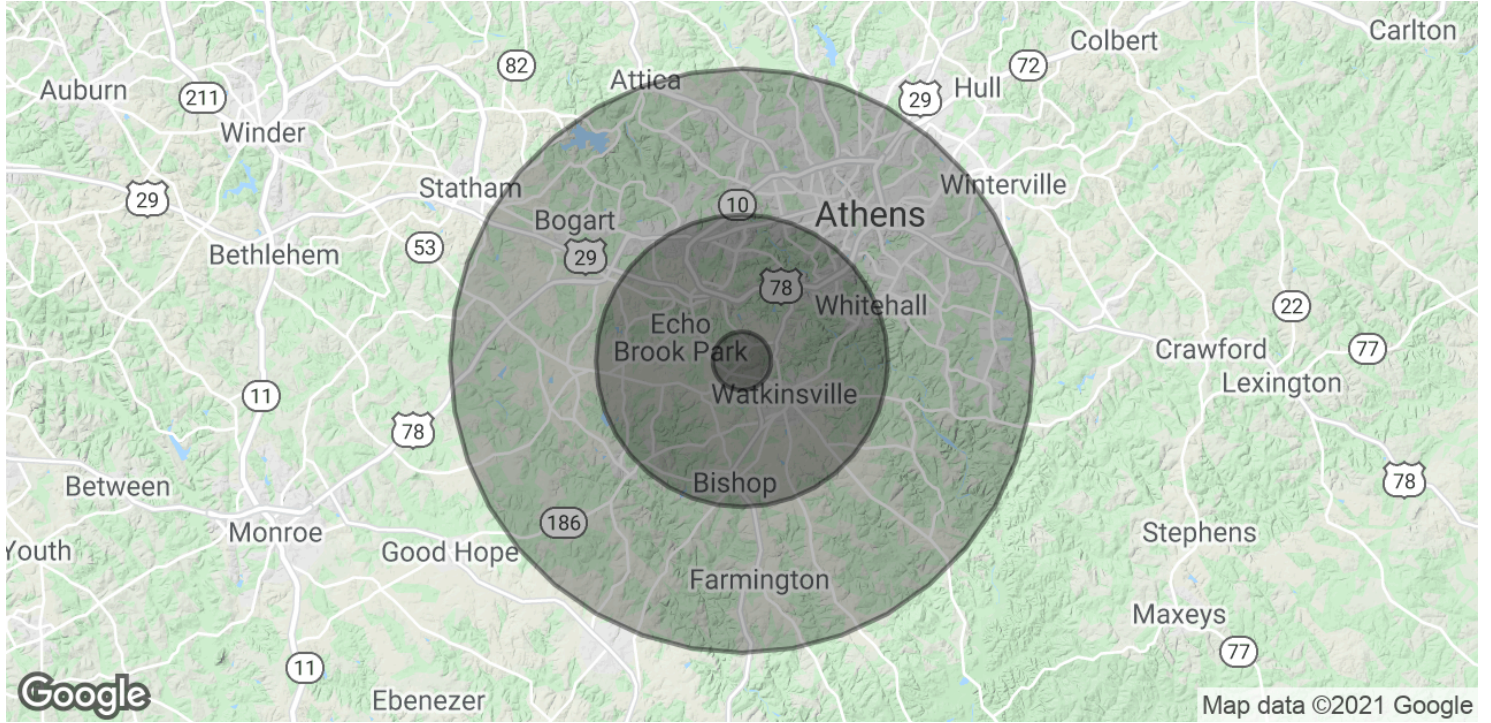
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LEASE



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,262	38,204	159,988
Average age	39.3	33.9	30.6
Average age (Male)	36.7	33.1	29.6
Average age (Female)	41.0	34.6	31.3
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	440	14,569	57,911
# of persons per HH	2.9	2.6	2.8
Average HH income	\$113,424	\$83,152	\$60,633
Average house value	\$255,876	\$277,494	\$218,154

\* Demographic data derived from 2010 US Census

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