

OCONEE PROFESSIONAL CENTER

2180 Oconee Connector
Athens, GA 30606

AVAILABLE SPACE
1,955 SF

AREA

The Oconee Professional Center is located in Oconee County with an Athens-Clarke address. Suite 109 is currently for lease and encompasses 1,955 Sq. Ft. The building is situated off of Oconee Connector next to the high growth retail corridor of Epps Bridge Parkway. This property has close proximity to the Athens perimeter and Highway 316, as well as Athens and Oconee communities.



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COLDWELL BANKER COMMERCIAL
UPCHURCH REALTY
2405 West Broad Street, Athens, GA 30606
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FOR LEASE



OCONEE PROFESSIONAL CENTER

2180 Oconee Connector, Athens, GA 30606

LEASE



OFFERING SUMMARY

Available SF: 1,955 Sq. Ft.

Lease Rate: \$2,100 Base Rent

Year Built: 2003

Building Size: 17,000 SF

Zoning: B-1

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PROPERTY OVERVIEW

The Oconee Professional Center in Oconee County has 1,955 Sq. Ft. available for lease. This space has a base rent of \$2,100 per month and the tenant is responsible for a pro rata share of taxes, insurance, and CAM fees. The building is located off of the Oconee Connector next to the high growth retail corridor of Epps Bridge Parkway with easy access to the Athens perimeter, Highway 316, and the Athens and Oconee communities.

PROPERTY HIGHLIGHTS

- Great location in expanding high growth retail corridor with generous parking.
- Off of Oconee Connector with close proximity to Athens Perimeter & Highway 316.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)	VIDEO
2180 Oconee Connector Ste 109	\$2,100 per month	1,955 SF	Click Here

PROPERTY WEBSITE

[Click Here](#)



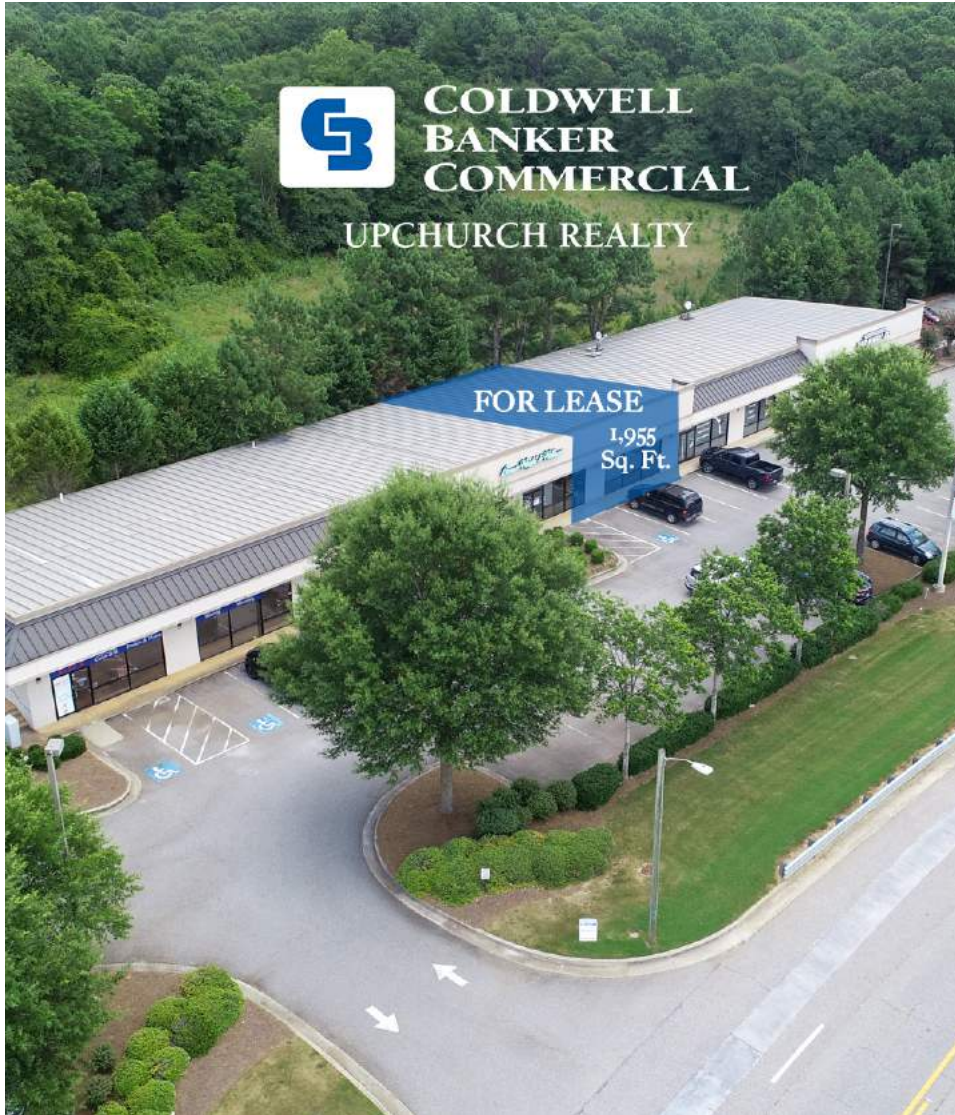
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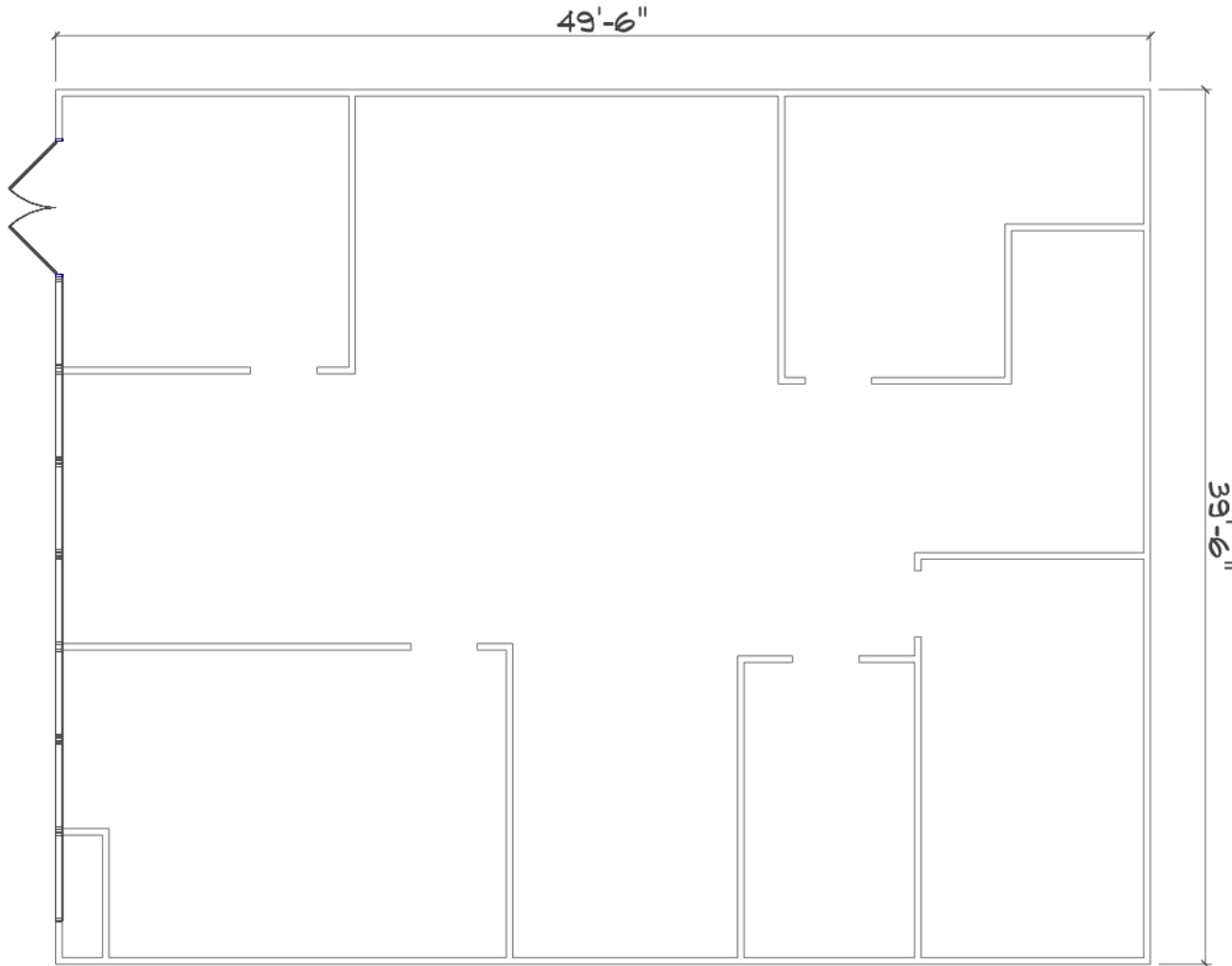
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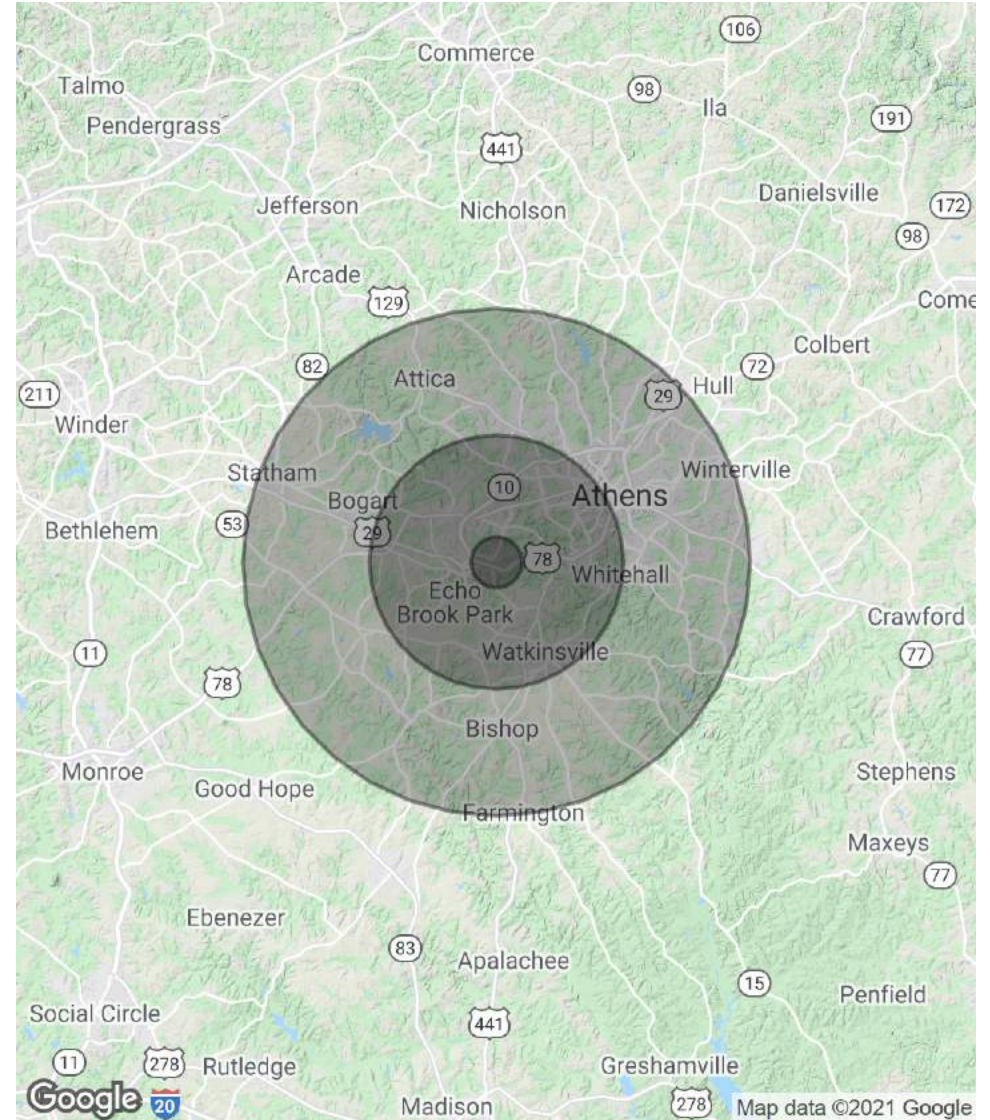
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,827	67,800	168,076
Average age	38.9	31.6	30.7
Average age (Male)	37.1	31.0	29.8
Average age (Female)	39.8	31.9	31.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	686	26,295	60,619
# of persons per HH	2.7	2.6	2.8
Average HH income	\$115,193	\$67,805	\$60,152
Average house value		\$249,930	\$212,320

* Demographic data derived from 2010 US Census



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