

105 OLD EPPS BRIDGE RD., STE. A

Athens, GA 30606

AVAILABLE SPACE

1,100 SF

LEASE RATE

\$1,400 per month (MG)

FEATURES

- 1) Great location just off Atlanta Hwy.
- 2) Modified gross lease with only add-ons phone and internet.
- 3) C-G zoning allows for retail or office use.
- 4) Recently updated with new flooring.

AREA

Located across Old Epps Bridge Rd. from the Race Trac convenience store on Atlanta Hwy. Huge traffic counts just beyond your door step.



OFFICE

Roby Redwine

Comm Sales Associate

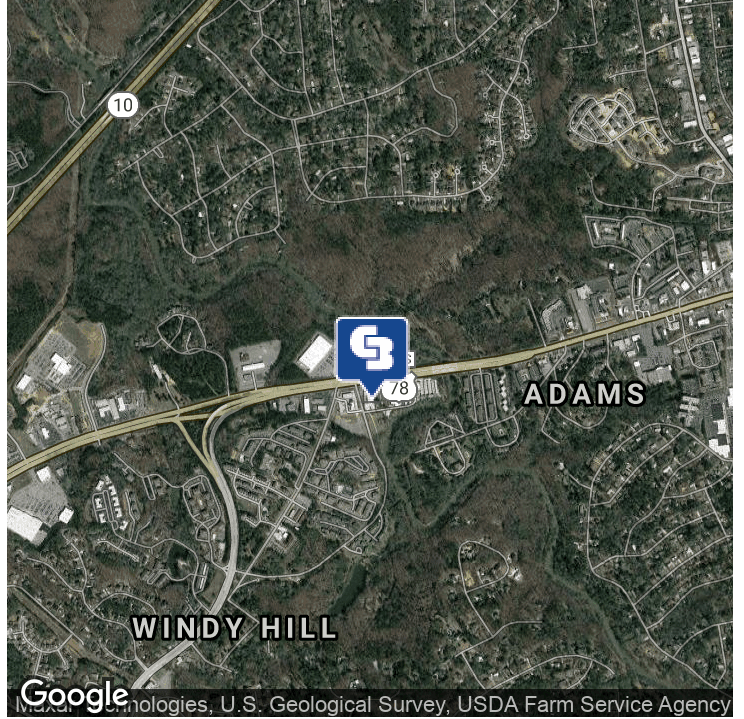
706 354 7870

robbyredwine@gmail.com



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OFFERING SUMMARY

Available SF: 1,100 SF

Lease Rate: \$1,400 per month (MG)

Lot Size: 0 Acres

Building Size: 1,100 SF

PROPERTY OVERVIEW

Former successful Floral Shop that could serve as retail or office with Commercial-General zoning. The space contains four offices, reception area, utility room with a sink, storage room and a private restroom.

PROPERTY HIGHLIGHTS

- 1) Great location just off Atlanta Hwy.
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OTHER RESOURCES

CBCWORLDWIDE.COM

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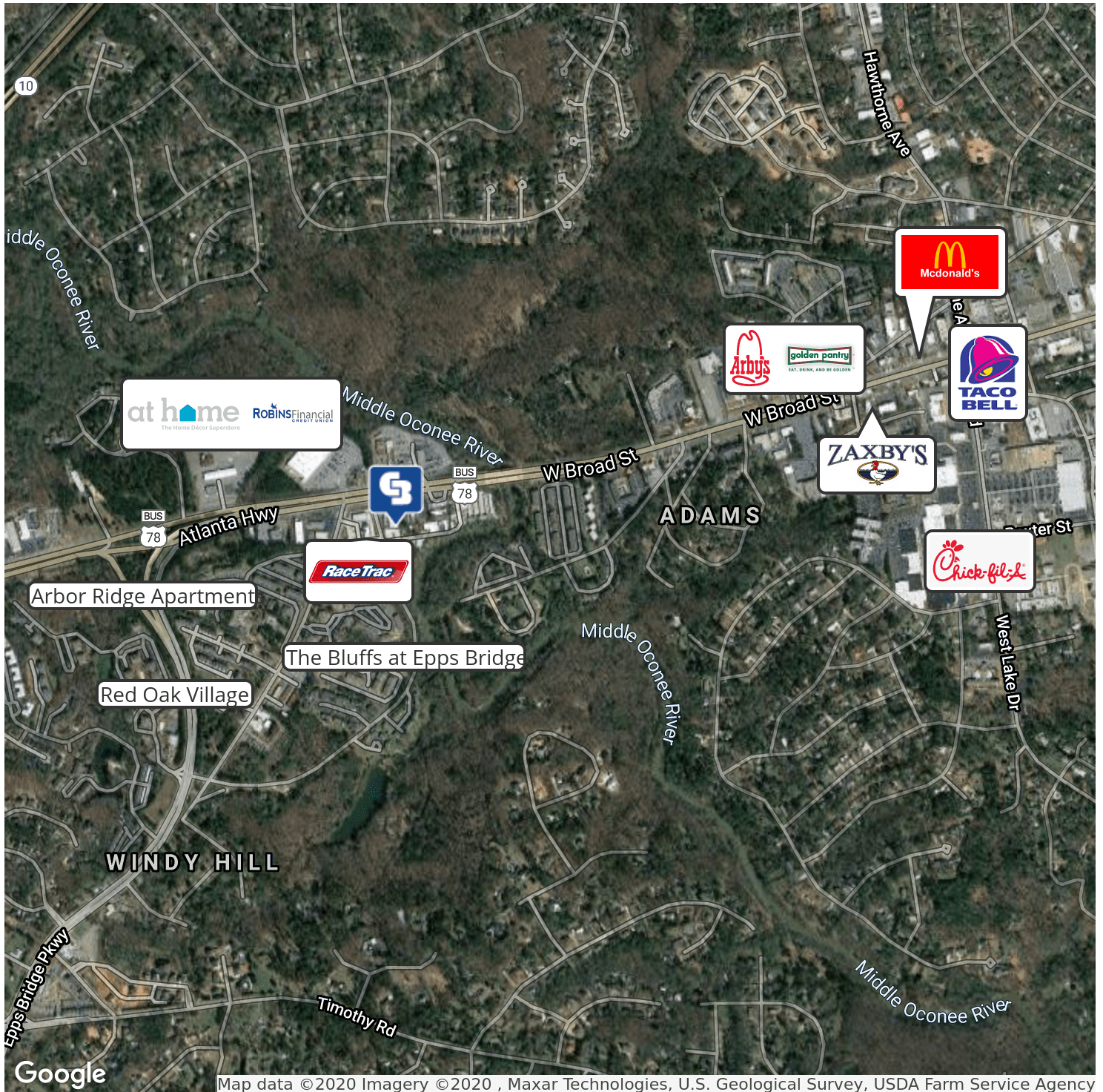
 **COLDWELL
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UPCHURCH REALTY



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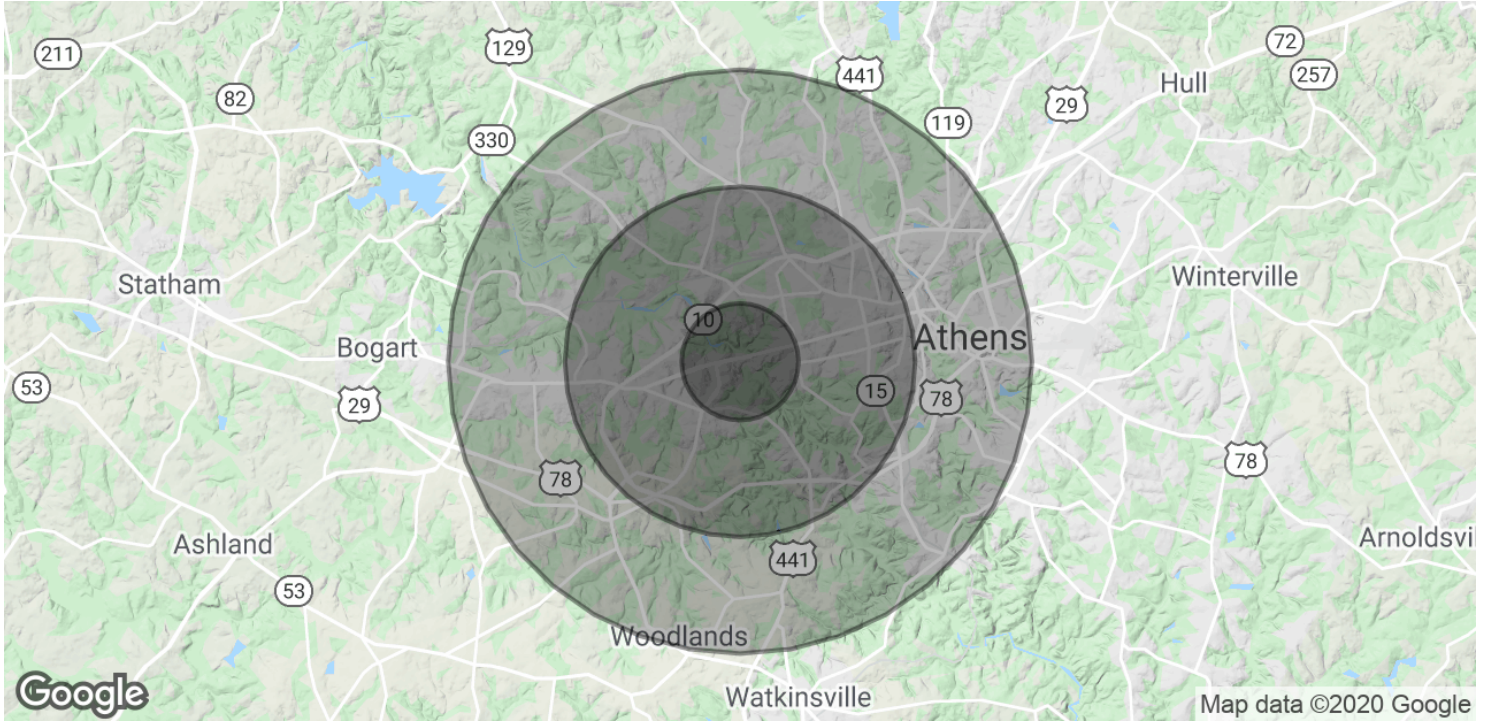
UPCHURCH REALTY



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LEASE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,323	44,099	98,086
Average age	33.7	31.0	28.8
Average age (Male)	33.6	30.8	28.1
Average age (Female)	34.0	31.2	29.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,156	17,795	34,795
# of persons per HH	2.5	2.5	2.8
Average HH income	\$64,429	\$62,756	\$57,245
Average house value	\$279,296	\$247,582	\$231,211

* Demographic data derived from 2010 US Census

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