

# EASE 20 L

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.



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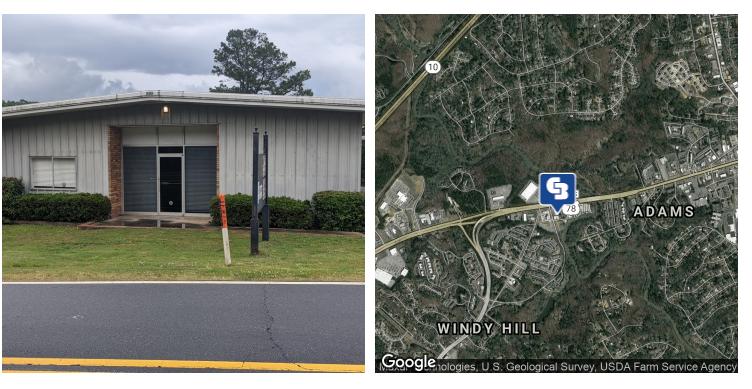
# OFFICE

**Roby Redwine** 

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COLDWELL BANKER COMMERCIAL UPCHURCH REALTY 2405 West Broad Street, Athens, GA 30606 706.354.7870

Athens, GA 30606



## **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**



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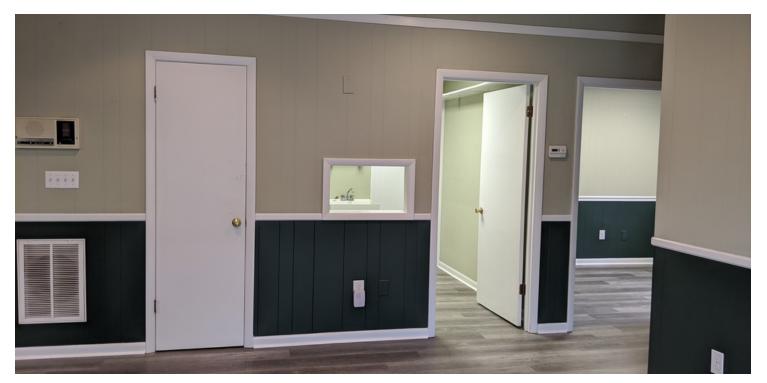


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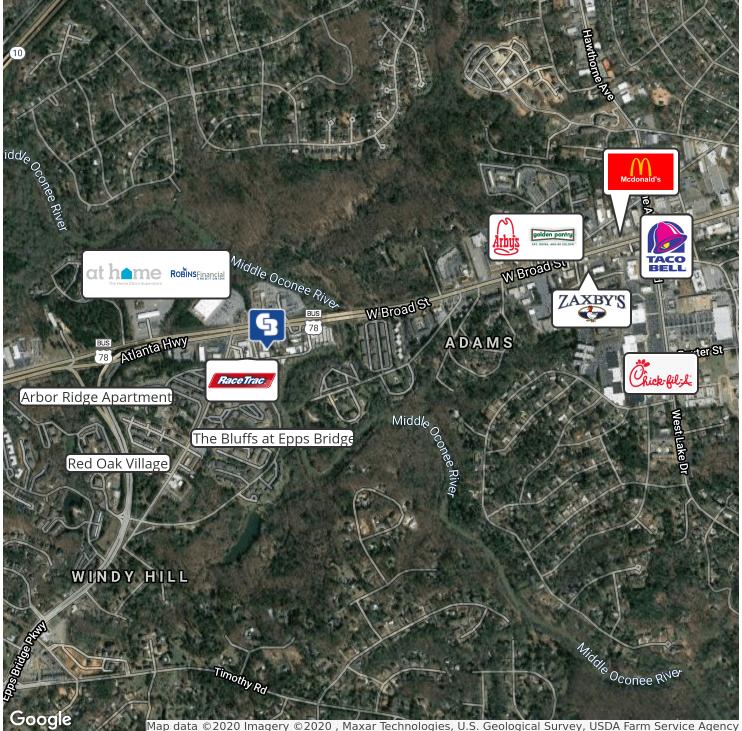
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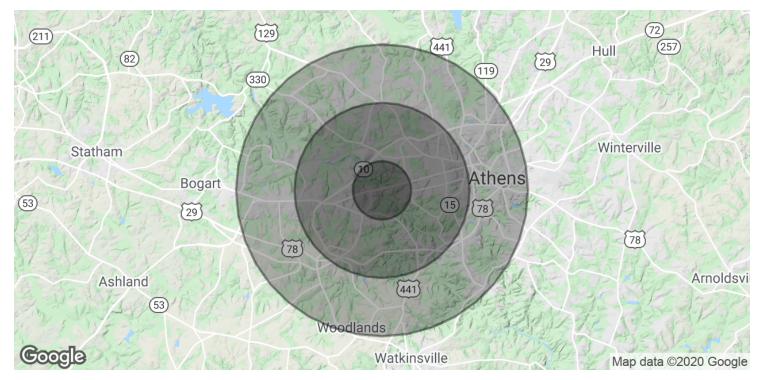
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LEAS

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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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