

3651 MARS HILL RD., 3100 B

Watkinsville, GA 30677

AVAILABLE SPACE

924 SF

LEASE RATE

\$1,200 per month (MG)

FEATURES

- Tremendous and accessible location.
- Modified gross lease with electricity, phone and internet your only add-ons.
- All furnishings can stay or you can bring your own.
- Fine craftsmanship throughout.

AREA

Located in The Summit Office Park in Oconee County. Terrific location just off GA Hwy. 316 and U.S. 78 in the rapidly developing western side of the



OFFICE

Roby Redwine

Comm Sales Associate

706 354 7870

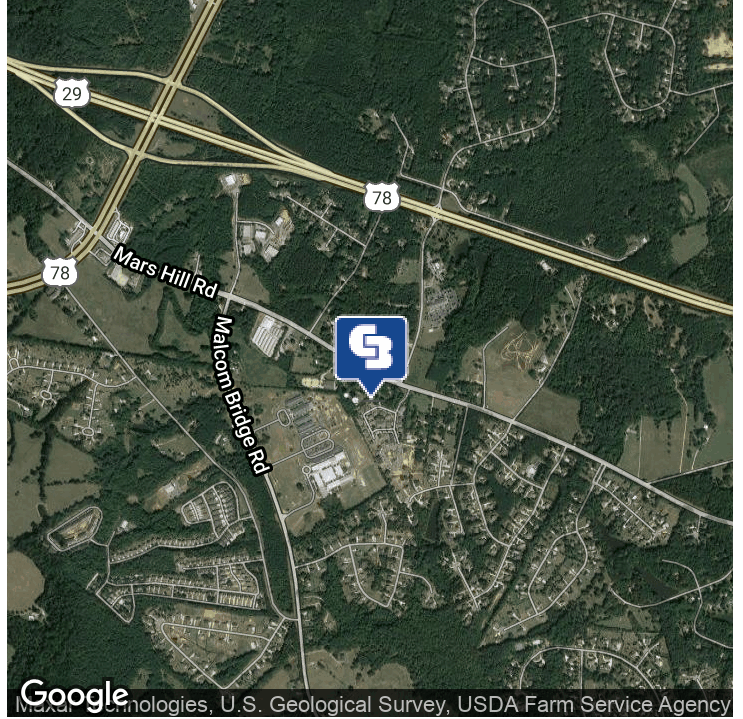
robredwine@gmail.com



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LEASE



OFFERING SUMMARY

Available SF: 924 SF

Lease Rate: \$1,200 per month (MG)

Lot Size: 0 Acres

Building Size: 924 SF

PROPERTY OVERVIEW

Beautiful unit featuring two professionally trimmed out offices as well as a conference room with coffered ceilings. Ceiling fans adorn both offices to enhance the professional appeal of the space. In addition, the unit is equipped with a kitchenette as well as a private restroom.

PROPERTY HIGHLIGHTS

- Tremendous and accessible location.
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- Fine craftsmanship throughout.

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UPCHURCH REALTY



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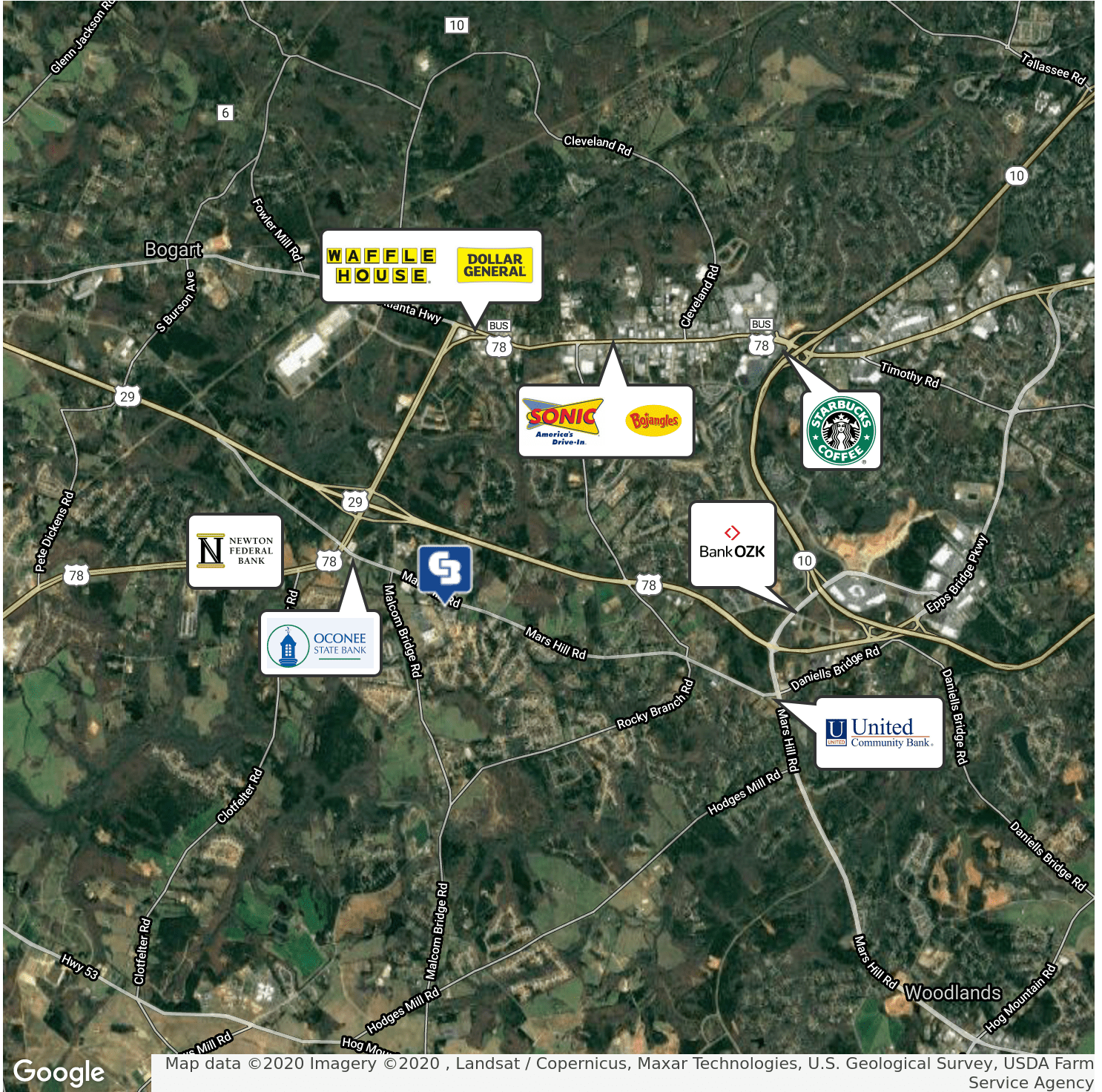
 **COLDWELL
BANKER
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UPCHURCH REALTY



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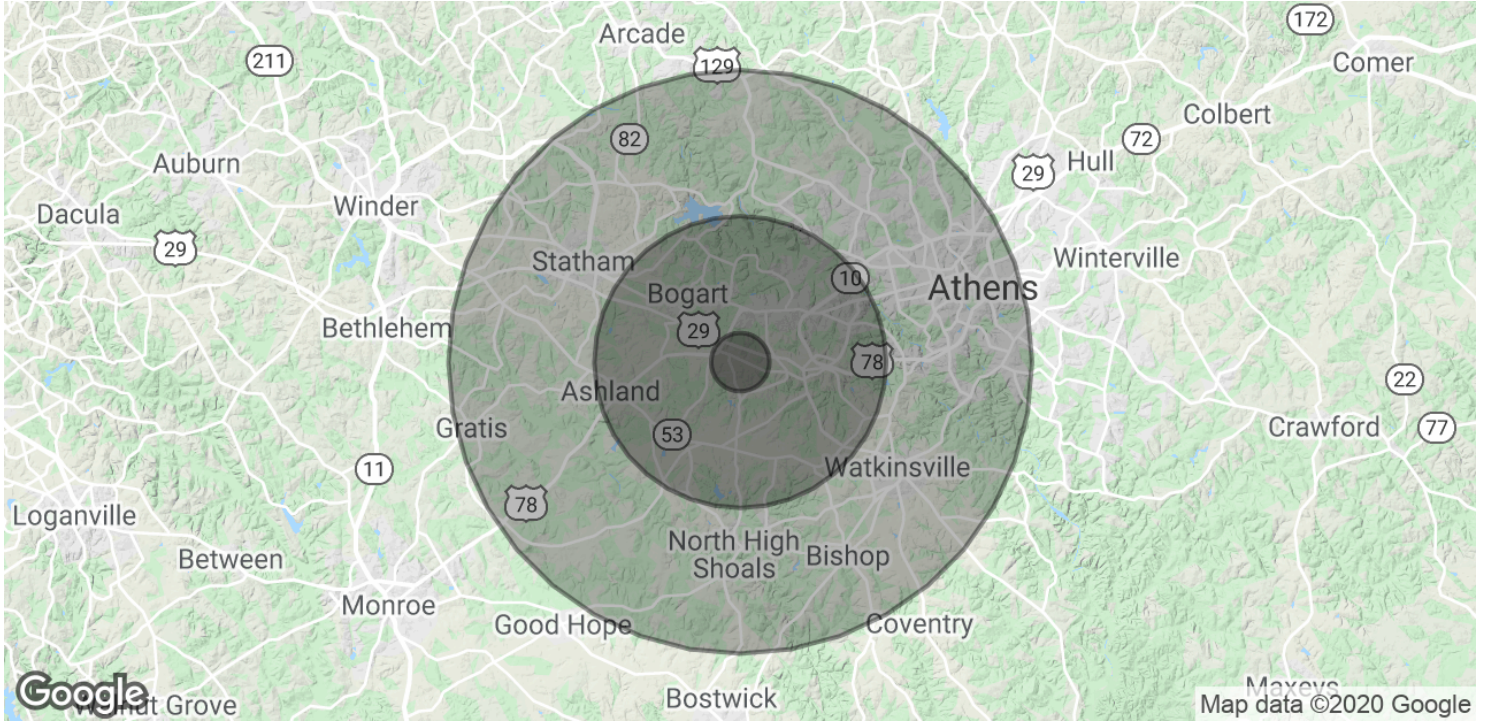
UPCHURCH REALTY



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LEASE



| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|----------|-----------|-----------|
| Total Population | 728 | 28,656 | 136,830 |
| Average age | 39.0 | 35.6 | 31.7 |
| Average age (Male) | 38.4 | 34.3 | 30.9 |
| Average age (Female) | 39.3 | 36.1 | 32.2 |
| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
| Total households | 265 | 10,905 | 48,613 |
| # of persons per HH | 2.7 | 2.6 | 2.8 |
| Average HH income | \$98,194 | \$86,596 | \$64,888 |
| Average house value | | \$253,118 | \$235,345 |

* Demographic data derived from 2010 US Census

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