

# SALE

### 0

### WORLD OF FUTONS

\$449,000

2041 West Broad Street Athens, GA 30606

AVAILABLE SPACE 4,290 SF

### **FEATURES**

- Superb location in the heart of Athens, GA.
- Tremendous visibility with one of the highest traffic counts in town.
- Flexible space with showroom and warehouse with roll up door.
- Nice sized parking area for an in-town location.
- Highly proximate to downtown and Epps Bridge Parkway.

### **AREA**

Fabulous, "main drag" location along West Broad Street in Athens, GA. Extremely high visibility on the morning side of the road as the traffic heads into town. The site is a mere 1.5 miles from downtown Athens and also very proximate to Epps Bridge Parkway heading to Atlanta.



### **OFFICE**

Roby Redwine 706 207 2942 robyredwine@gmail.com

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### **OFFERING SUMMARY**

Sale Price:	\$449,000	
Lot Size:	0.31 Acres	
Year Built:	1952	
Building Size:	4,290 SF	
Zoning:	C-G	
Price / SF:	\$104.66	

### **PROPERTY OVERVIEW**

Multi functional building for sale in the heart of Athens, GA. Property contains a  $\pm$ 1-2394 S.F. showroom as well as a  $\pm$ 1-1896 S.F. warehouse with a roll up door. Property is directly across the street from Athens Orthopedic's Sparc center.

### **PROPERTY HIGHLIGHTS**

- Superb location in the heart of Athens, GA.
- Tremendous visibility with one of the highest traffic counts in town.
- Flexible space with showroom and warehouse with roll up door.
- Nice sized parking area for an in-town location.
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### **PROPERTY WEBSITE**

Click Here

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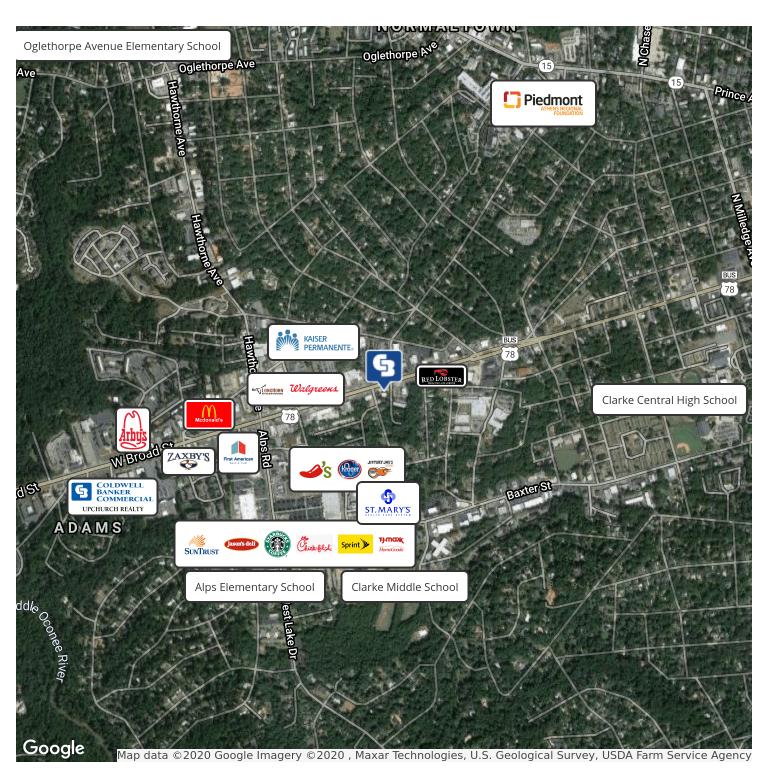






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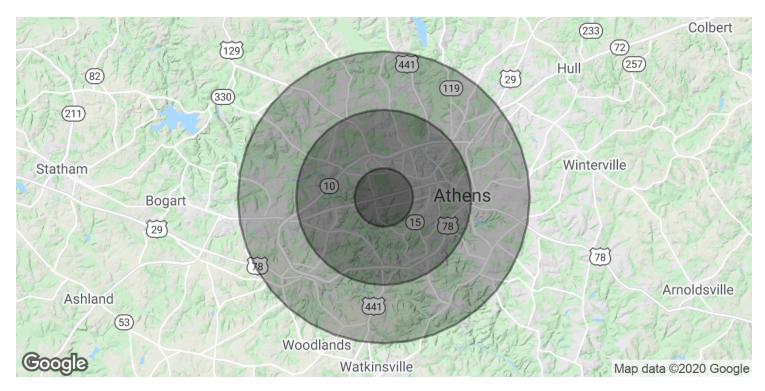




## SALE

### **WORLD OF FUTONS**

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,082	62,472	106,287
Average age	31.4	27.1	28.2
Average age (Male)	32.2	27.0	27.6
Average age (Female)	31.1	27.4	28.8
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,857	21,510	38,136
# of persons per HH	2.4	2.9	2.8
Average HH income	\$48,396	\$49,701	\$52,162
Average house value	\$198,614	\$244,026	\$207,145

<sup>\*</sup> Demographic data derived from 2010 US Census

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