

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

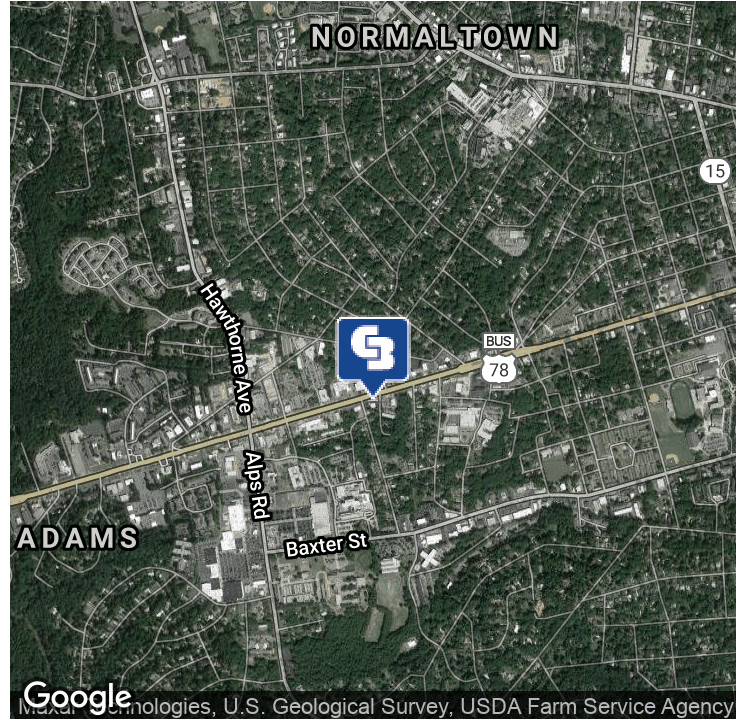
Roby Redwine
706 207 2942
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2041 West Broad Street, Athens, GA 30606

SALE



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

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PROPERTY OVERVIEW

Multi functional building for sale in the heart of Athens, GA. Property contains a +/- 2394 S.F. showroom as well as a +/- 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.
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PROPERTY WEBSITE

[Click Here](#)



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UPCHURCH REALTY



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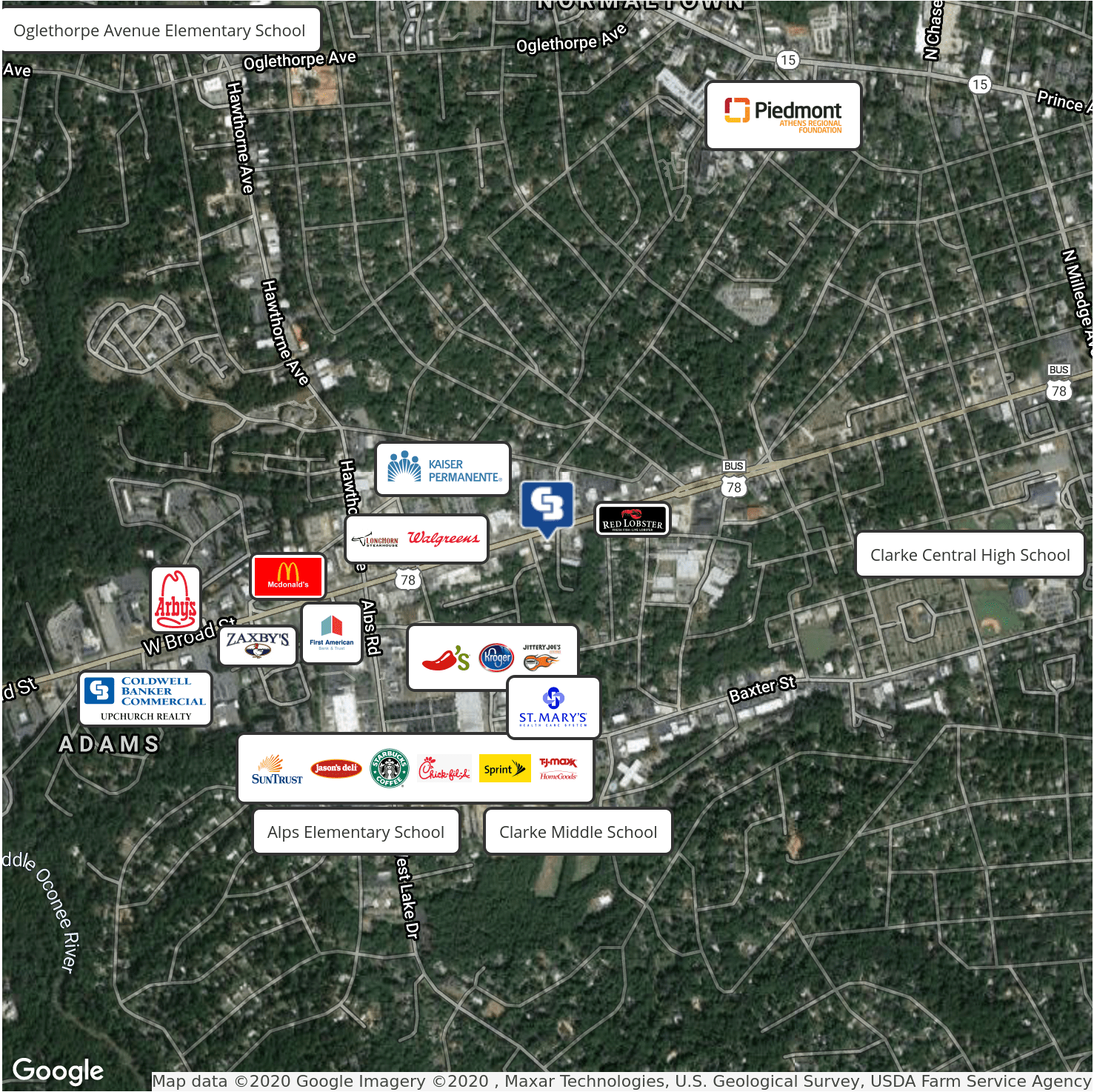
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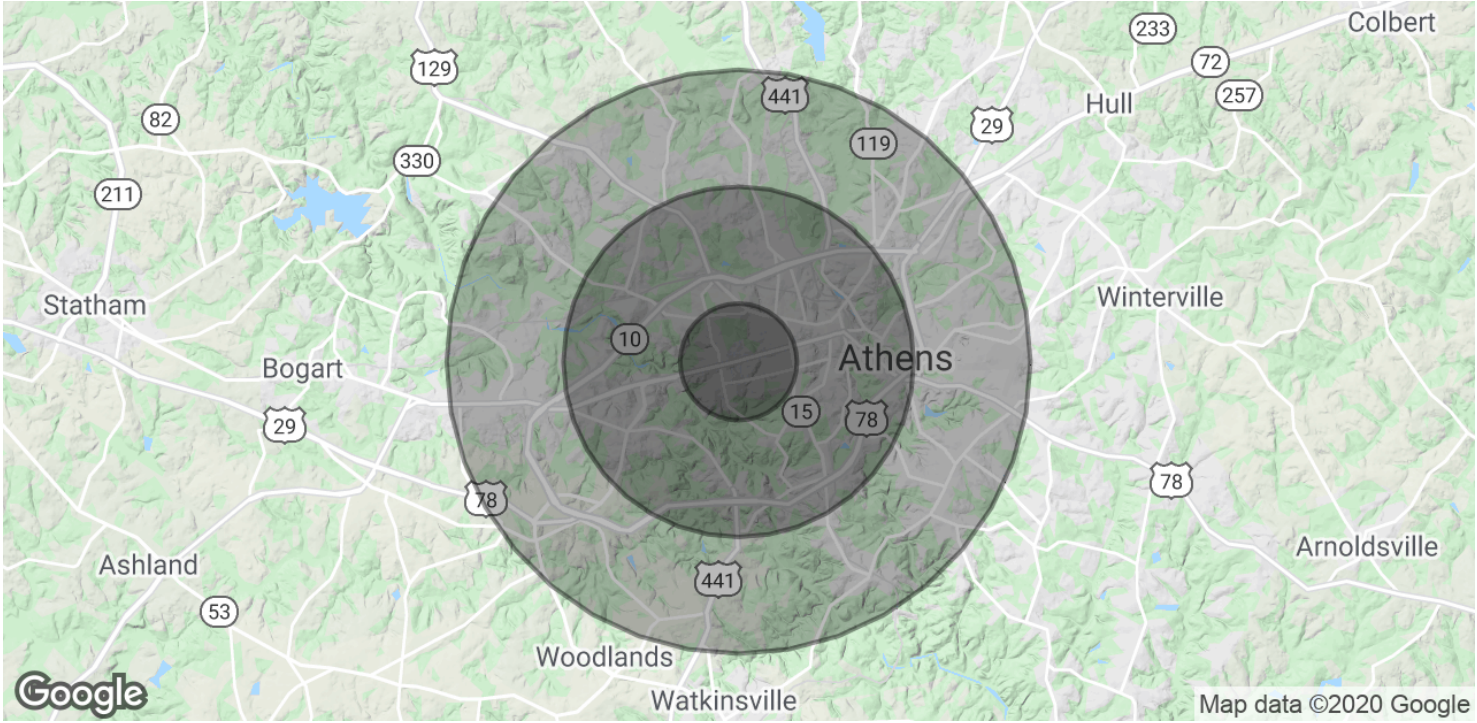
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,082	62,472	106,287
Average age	31.4	27.1	28.2
Average age (Male)	32.2	27.0	27.6
Average age (Female)	31.1	27.4	28.8

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

* Demographic data derived from 2010 US Census

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