



**COLDWELL  
BANKER  
COMMERCIAL**

UPCHURCH REALTY

**FOR SALE**

**LAMPKIN BRANCH BUSINESS PARK**

\$115,000

1040 Thomas Avenue  
Watkinsville, GA 30677

AVAILABLE SPACE

1 Acres

AREA

This one acre lot for sale in Watkinsville, GA is located in the Lampkin Branch Business Park, which is adjacent to Highway 441 and convenient to Highway 316. This site is located just one mile from the Presbyterian Village Senior Living Facility and the recently approved Oconee Mercantile Mixed-Use project at the intersection of Hog Mountain Road and Hwy 441.



OFFICE

Jonathan Hogan  
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706.354.7870



## LAMPKIN BRANCH BUSINESS PARK

1040 Thomas Avenue, Watkinsville, GA 30677

[Property Overview](#)

[Additional Photos](#)

[Location Map](#)

[Demographics Map & Report](#)

SALE

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SALE

# LAMPKIN BRANCH BUSINESS PARK

1040 Thomas Avenue, Watkinsville, GA 30677



## OFFERING SUMMARY

Sale Price: \$115,000

Lot Size: 1 Acres

Zoning: O-B-P

Price / SF: \$2.64

## PROPERTY OVERVIEW

This one acre lot for sale in Watkinsville, GA is located in the Lampkin Branch Business Park, which is adjacent to Highway 441 and convenient to Highway 316. This site is located just one mile from the Presbyterian Village Senior Living Facility and the recently approved Oconee Mercantile Mixed-Use project at the intersection of Hog Mountain Road and Hwy 441. Businesses in the Lampkin Branch Park include National EMS, Athens Dermatology Group, Activekidz Therapy, and Georgia Elite Gymnastics.

## PROPERTY HIGHLIGHTS

- 13,500 vehicles per day.
- Adjacent to Highway 441 & Close proximity to Highway 316.
- 1 mile from Presbyterian Village Senior Living Facility.
- 1 mile from the Oconee Mercantile Mixed-Use project.

## PROPERTY WEBSITE

[Click Here](#)

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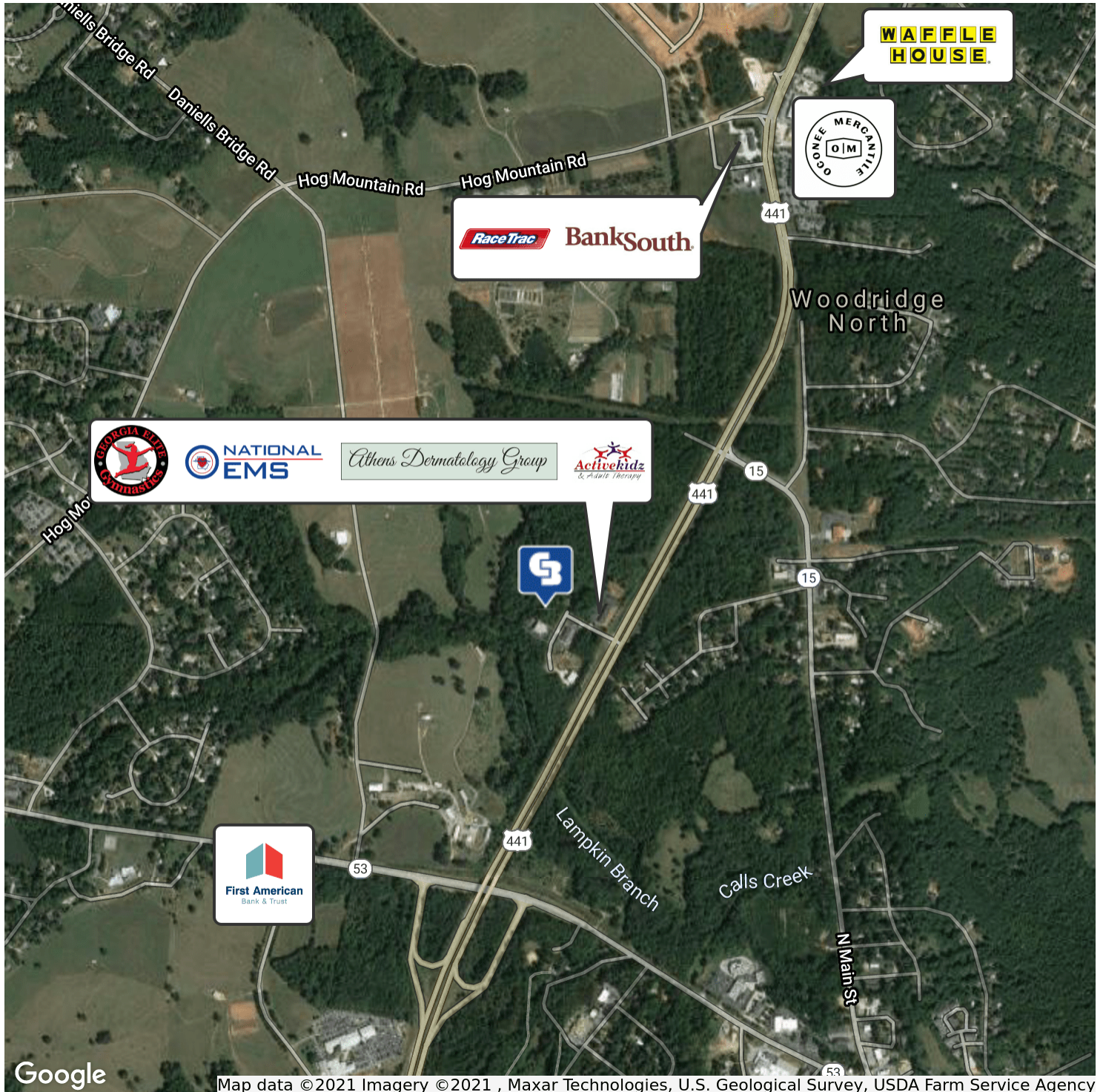
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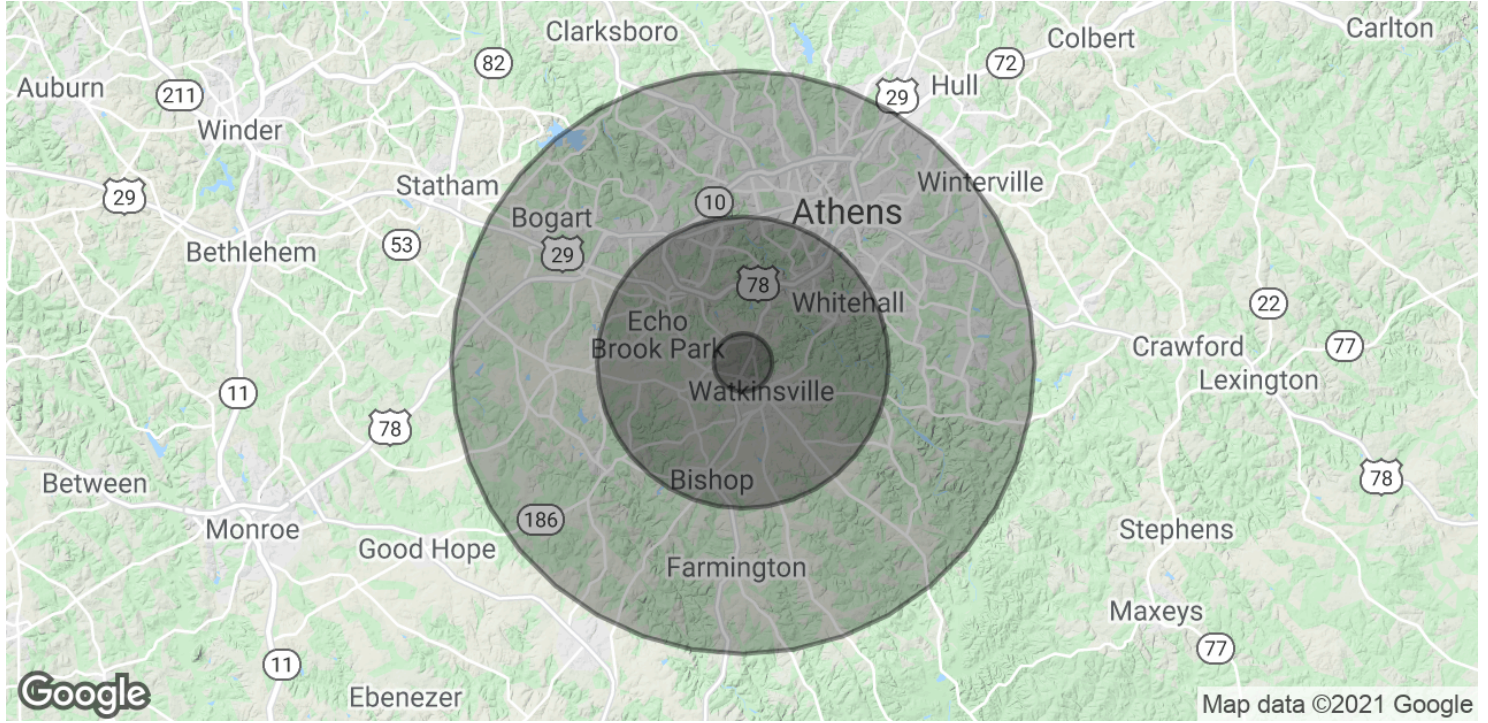
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SALE

# LAMPKIN BRANCH BUSINESS PARK

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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,113	41,634	159,814
Average age	36.7	32.4	30.5
Average age (Male)	34.6	31.8	29.6
Average age (Female)	38.1	32.9	31.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	367	15,764	58,057
# of persons per HH	3.0	2.6	2.8
Average HH income	\$97,125	\$76,515	\$60,290
Average house value	\$253,482	\$273,491	\$216,787

\* Demographic data derived from 2010 US Census

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