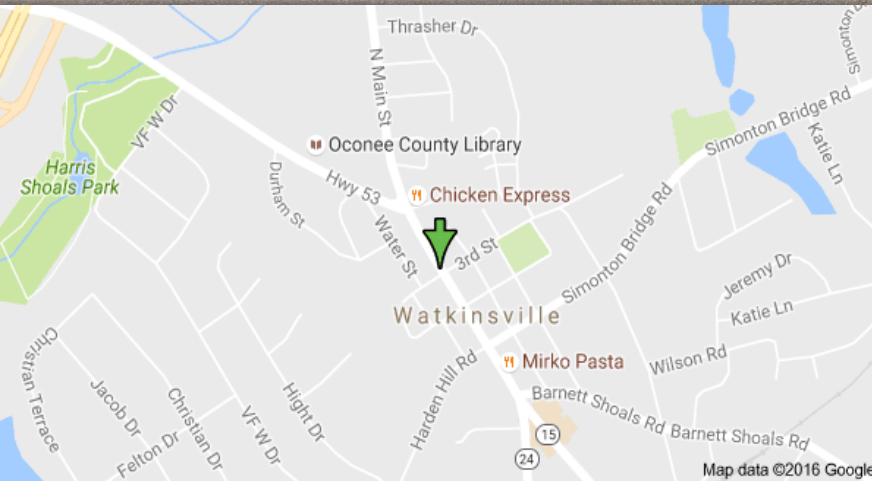
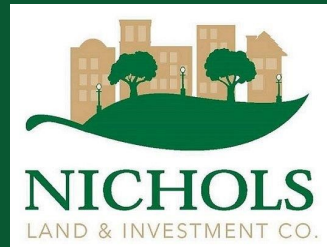


FOR LEASE > Downtown Watkinsville

Office Building

29-31 N. Main Street, Watkinsville, GA 30677



PROPERTY OVERVIEW

- Historic Two Story Multi-tenant Office Building
- One Space Available
- Located in Downtown Watkinsville next door to the Oconee County Courthouse

Demographics	1-Mile	3-Mile	5-Mile
POPULATION	2,850	10,656	34,874
HOUSEHOLDS	1,076	3,822	13,252
AVERAGE HH INCOME	\$81,203	\$101,517	\$81,488



Daniel R. Marks, CCIM
706.353.3900
dmarks@nicholsland.net

Nichols Land & Investment Company

2500 Daniells Bridge Rd.
Building 200, Suite 1F
Athens, GA 30606
706.353-3900
www.nicholsland.net

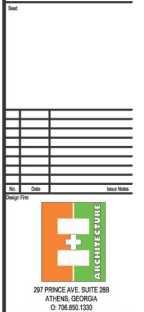


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CONSULTING ENGINEERS

VSC PROPERTIES
MAIN ST. WATKINSVILLE, GA

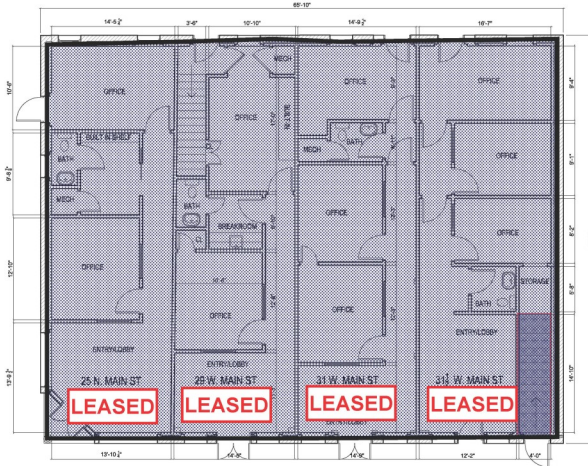


207 FRANKLIN AVE. SUITE 200
ATHENS, GEORGIA
30601-1100

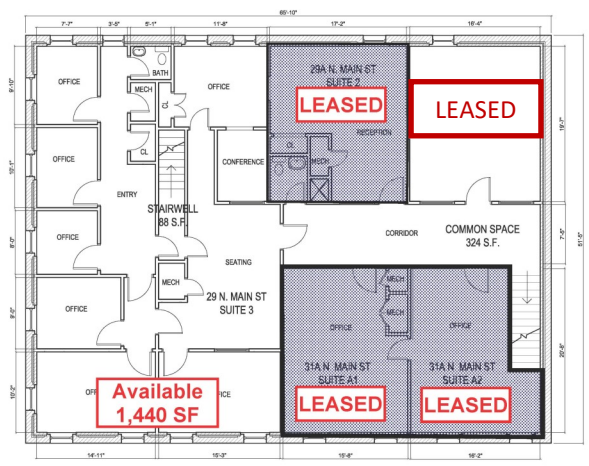
EXISTING
FLOOR PLANS

Date: 10.3.2016
Drawing Number: 2016-40

A-1.0



1 FIRST FLOOR PLAN
3/16" = 1'-0"



2 SECOND FLOOR PLAN
3/16" = 1'-0"

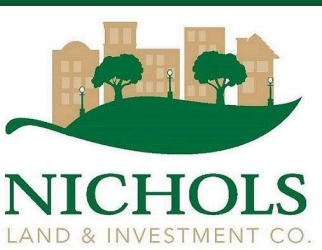
One Space is Available:

- Suite 3 is a 1,440 SF Multi-office Suite (\$15.00/SF)

Contact Information:

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The information contained herein is believed to be accurate and obtained from reliable sources, no warranty or representation is made. All parties should perform the necessary due diligence to confirm any statistics to their own satisfaction of investigation.



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