



**COLDWELL
BANKER
COMMERCIAL**

UPCHURCH REALTY

1551 JENNINGS MILL ROAD, STE. 2100B

Watkinsville, GA 30677

AVAILABLE SPACE

2,754 SF

ASKING PRICE

\$269,000

AREA

Fabulous location between two of Athens' most heavily traveled thoroughfares, the Atlanta Hwy. and Ga. Hwy. 316. This unit is located in a venerable office park and is less than a mile from Epps Bridge Centre Shopping Center.



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SALE / LEASE

CBCWORLDWIDE.COM

OFFICE

Roby Redwine
706 207 2942
robbyredwine@gmail.com

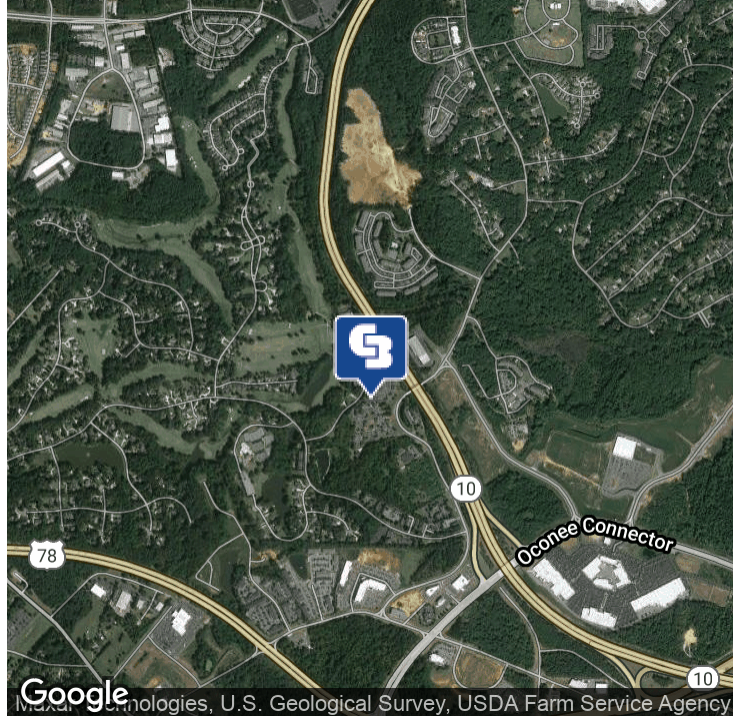
**COLDWELL BANKER COMMERCIAL
UPCHURCH REALTY**
2405 West Broad Street, Athens, GA 30606
706.354.7870



SALE / LEASE

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Watkinsville, GA 30677



OFFERING SUMMARY

Sale Price:	\$269,000
Available SF:	1,629 - 2,754 SF
Lease Rate:	\$1,600.00 - 2,400.00 per month (MG)
Lot Size:	0.03 Acres
Building Size:	2,754 SF
Zoning:	B-1-PUD
Price / SF:	\$97.68

PROPERTY OVERVIEW

Ground level boasts a conference room, four offices, kitchenette as well as a private restroom. In addition there is an upstairs loft with a large office and file/storage room. There is also a downstairs suite of offices with a separate entry way which totals 1125 SF.

PROPERTY HIGHLIGHTS

- Very proximate to downtown Athens/UGA as well as Atlanta.
- Multiple eateries and retail destinations right around the corner.
- A nicely laid out floor plan.
- Resource Valley is an excellent office park backing up to Jennings Mill Country Club.

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)	VIDEO
1551 Jennings Mill Rd., Ste. 2100B	\$2,400 per month	2,754 SF	
1551 Jennings Mill Rd., Ste. 2100B	\$1,600 per month	1,629 SF	

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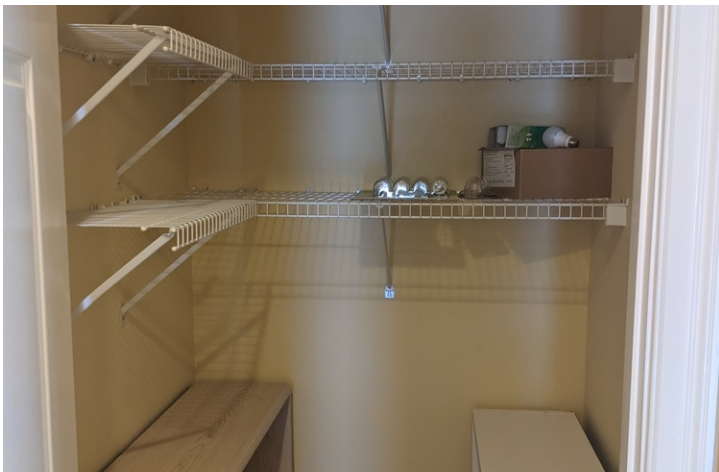
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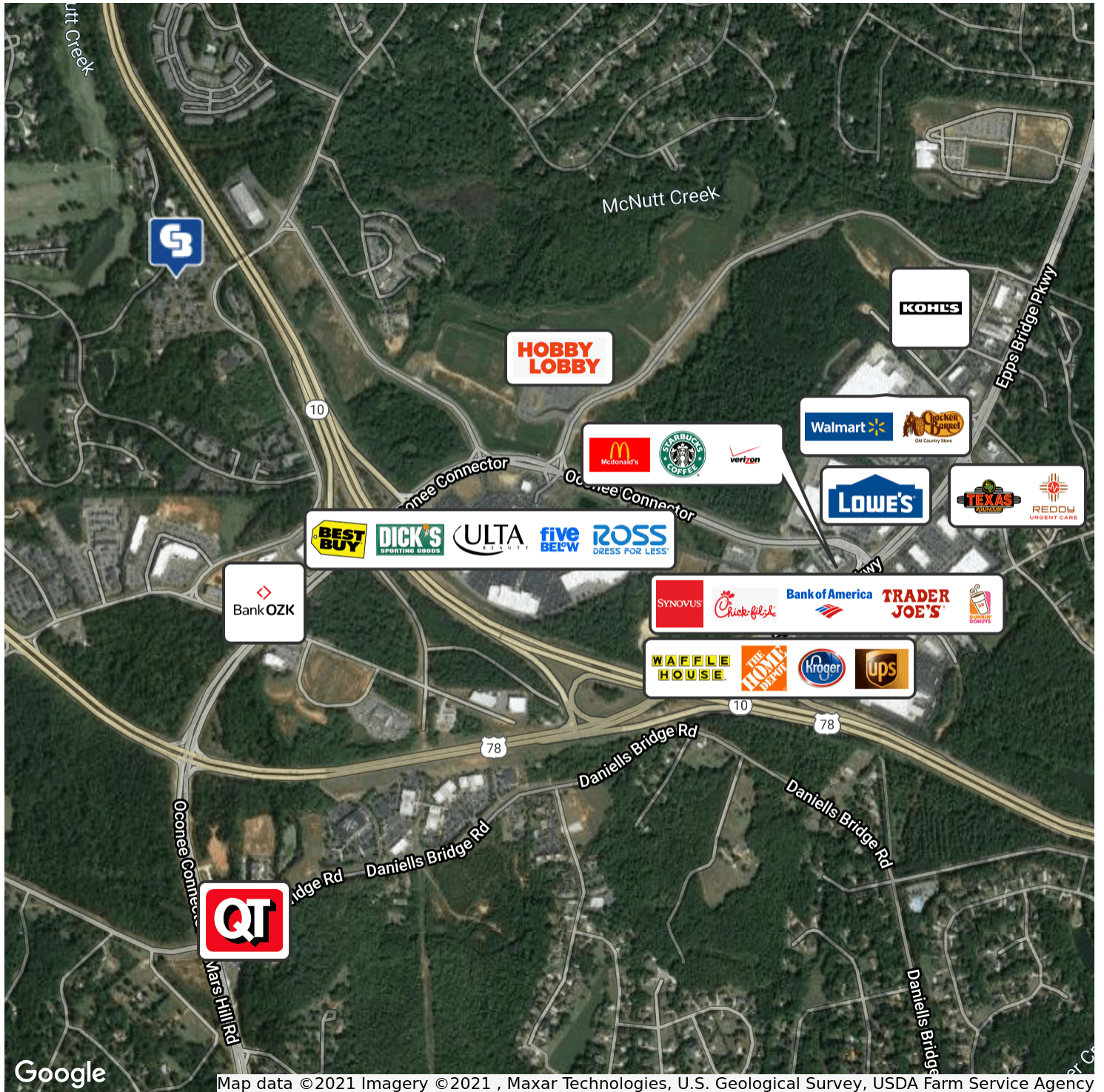
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Google

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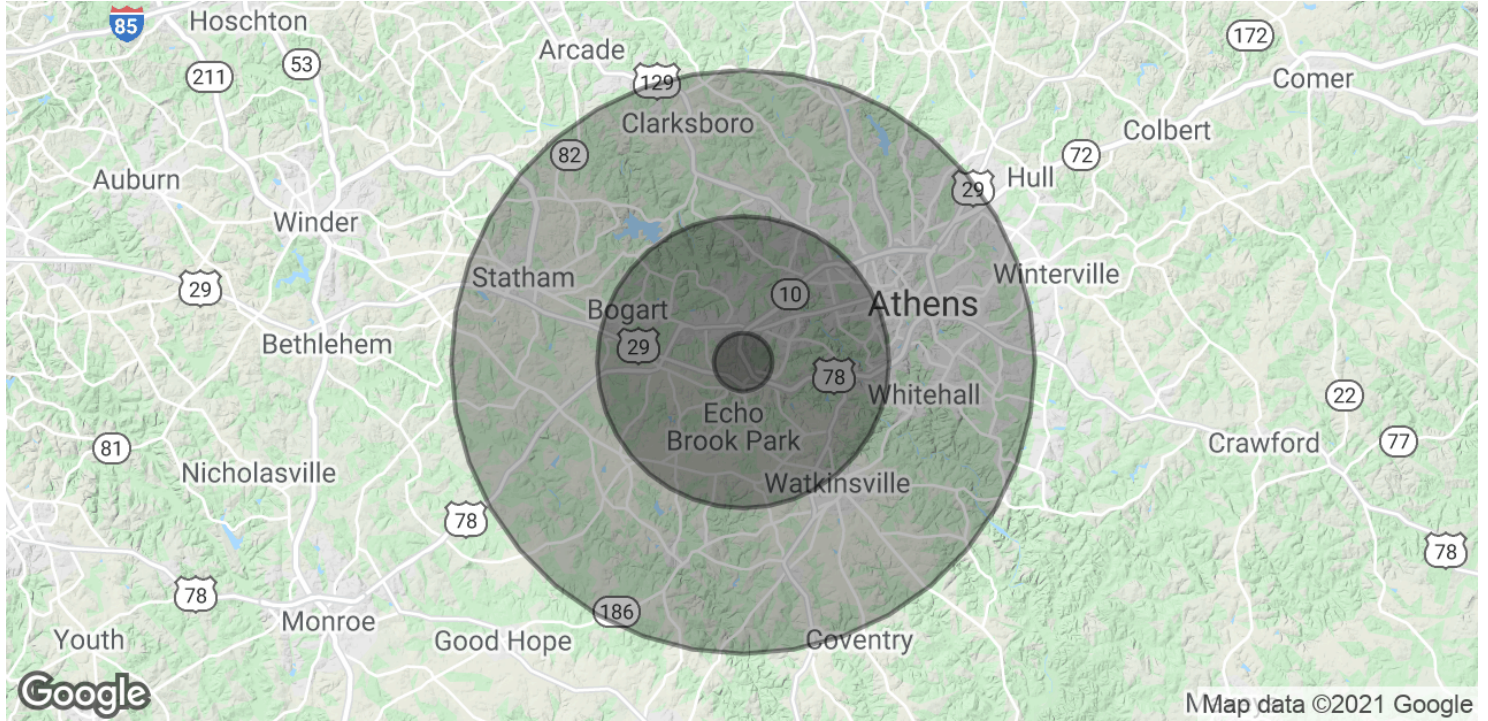
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,020	49,509	160,519
Average age	33.6	34.5	30.8
Average age (Male)	33.1	33.6	30.0
Average age (Female)	33.3	35.1	31.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	802	19,588	57,723
# of persons per HH	2.5	2.5	2.8
Average HH income	\$83,301	\$78,362	\$60,369
Average house value		\$257,433	\$219,845

* Demographic data derived from 2010 US Census

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