
1071 FOUNDER'S BLVD, STE. D

Athens, GA 30606

AVAILABLE SPACE

1,850 SF

LEASE RATE

\$11.03 SF/yr (MG)

FEATURES

- Fabulous location in the northern part of Oconee just off Hwy. 316.
- Intricate detail and molding throughout.
- Basement space very suitable for storage or expansion.
- Quite proximate to both Athens and Atlanta.
- Ample parking.

AREA

Fabulous location just off Daniels Bridge Rd. in rapidly growing Oconee County. The property is within several miles of shopping and dining at Epps Bridge Centre as well as the numerous other shopping areas in north Oconee.



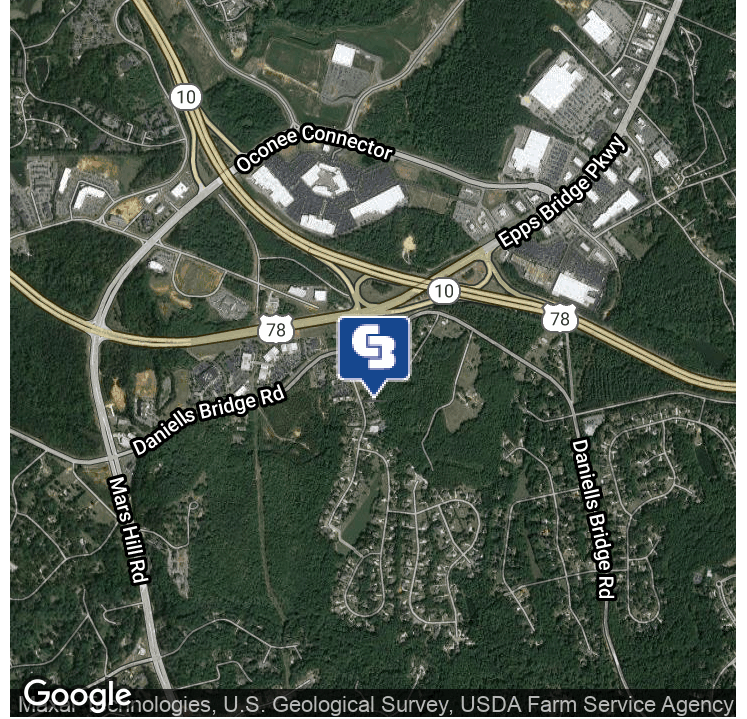
OFFICE

Roby Redwine
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OFFERING SUMMARY

Available SF: 1,850 SF

Lease Rate: \$11.03 SF/yr (MG)

Year Built: 2003

Zoning: O-I-P

PROPERTY OVERVIEW

Beautiful office space for lease on Founder's Blvd. in thriving Oconee County. Upstairs there is +/- 1050 SF equipped with a reception area, three offices, a kitchenette and a private restroom. There is a fourth room that could serve as a small office or for storage. To round it out there is a beautiful porch overlooking the woods on the side of the building. On the basement level there is +/- 800 SF of unfinished space with partition walls in place for your future expansion.

PROPERTY HIGHLIGHTS

- Fabulous location in the northern part of Oconee just off Hwy. 316.
- Intricate detail and molding throughout.
- Basement space very suitable for storage or expansion.
- Quite proximate to both Athens and Atlanta.
- Ample parking.

PROPERTY WEBSITE

[Click Here](#)

CBCWORLDWIDE.COM

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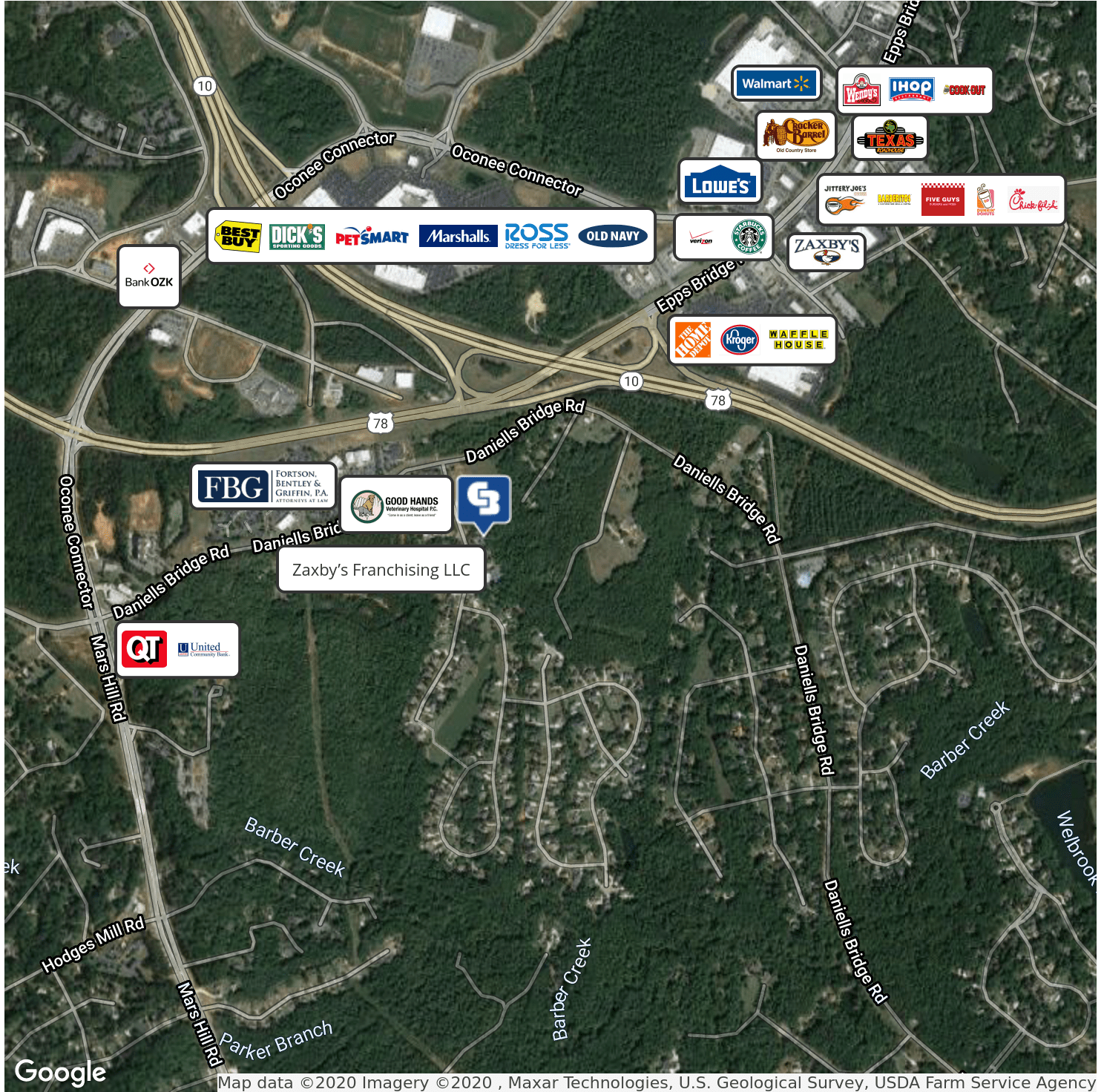
 **COLDWELL
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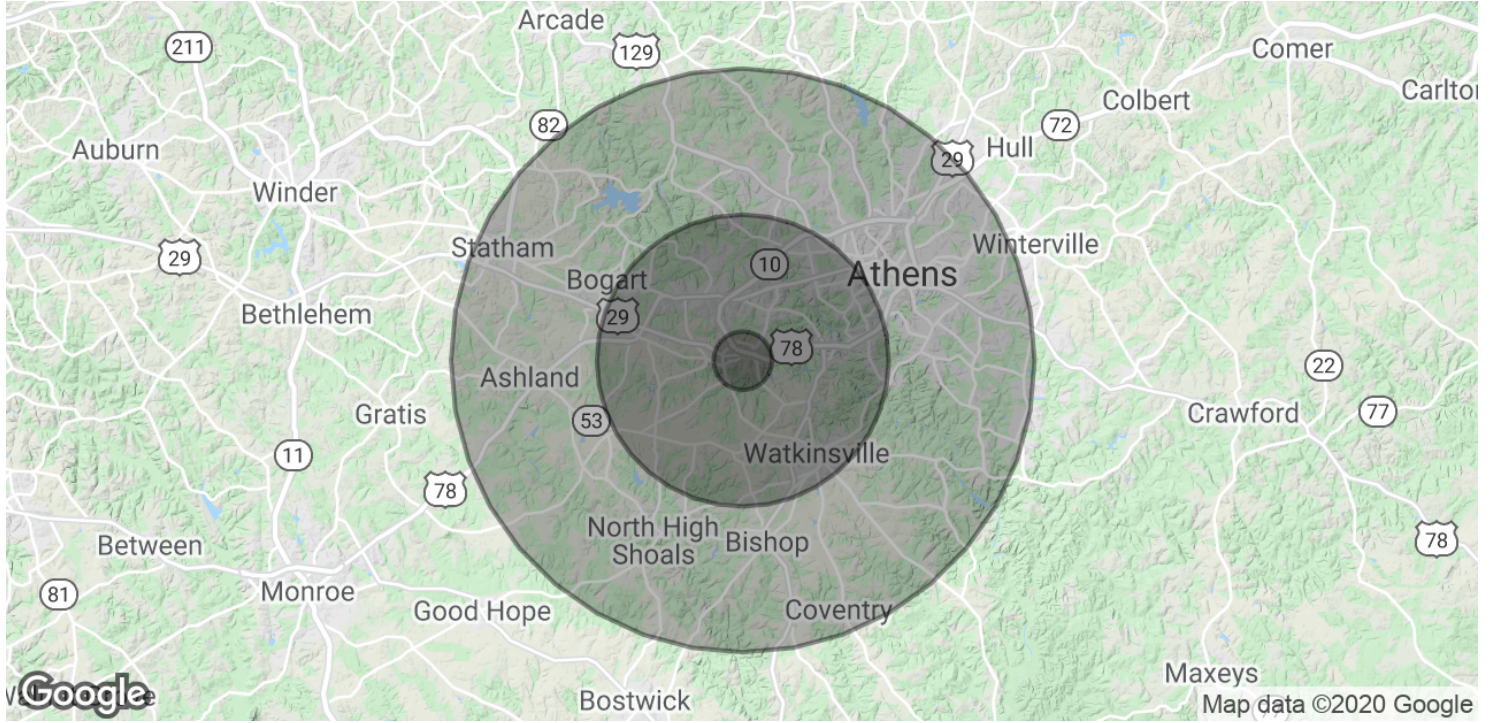
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LEASE



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,469	52,217	162,833
Average age	41.8	33.8	30.7
Average age (Male)	38.8	33.1	29.8
Average age (Female)	43.7	34.3	31.4
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	541	20,579	58,606
# of persons per HH	2.7	2.5	2.8
Average HH income	\$127,537	\$76,723	\$60,512
Average house value	\$302,208	\$258,445	\$217,519

* Demographic data derived from 2010 US Census

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