



**COLDWELL  
BANKER  
COMMERCIAL**

UPCHURCH REALTY

## MEADOW DRIVE VALUE-ADD

\$169,900

103 East Meadow Drive  
Athens, GA 30605

AVAILABLE SPACE  
1,260 SF

### FEATURES

- 24,200 Cars per day on Hwy 78.
- Located off of expanding Lexington Highway Corridor.
- Could be turned into a residential home or rental property.

### AREA

This commercial property on the east side of Athens is located off of the expanding Lexington Highway corridor. Well suited for a franchise office or local small business owner. There are 24,200 cars per day on Highway 78.



### OFFICE

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2405 West Broad Street, Athens, GA 30606  
706.354.7870

**FOR SALE**

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## MEADOW DRIVE VALUE-ADD

103 East Meadow Drive, Athens, GA 30605

SALE



### OFFERING SUMMARY

Sale Price:	\$169,900
Available SF:	
Lot Size:	0.35 Acres
Year Built:	1965
Building Size:	1,260 SF
Zoning:	C-G
Price / SF:	\$134.84

### PROPERTY OVERVIEW

This commercial property on the east side of Athens is located off of the expanding Lexington Highway corridor. There is 1,280 Sq. Ft. in this stand alone structure zoned Commercial General (C-G). The property is well situated to be used as a professional office for a franchise or owner/operator, or it could also be turned into a residential rental to add to your portfolio. There are 24,200 cars per day on the Lexington Highway Corridor.

### PROPERTY HIGHLIGHTS

- Commercial General Zoning.
- 24,200 Cars per day on Hwy 78.
- Located off of expanding Lexington Highway Corridor.
- Could be turned into a residential home or rental property.

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Google

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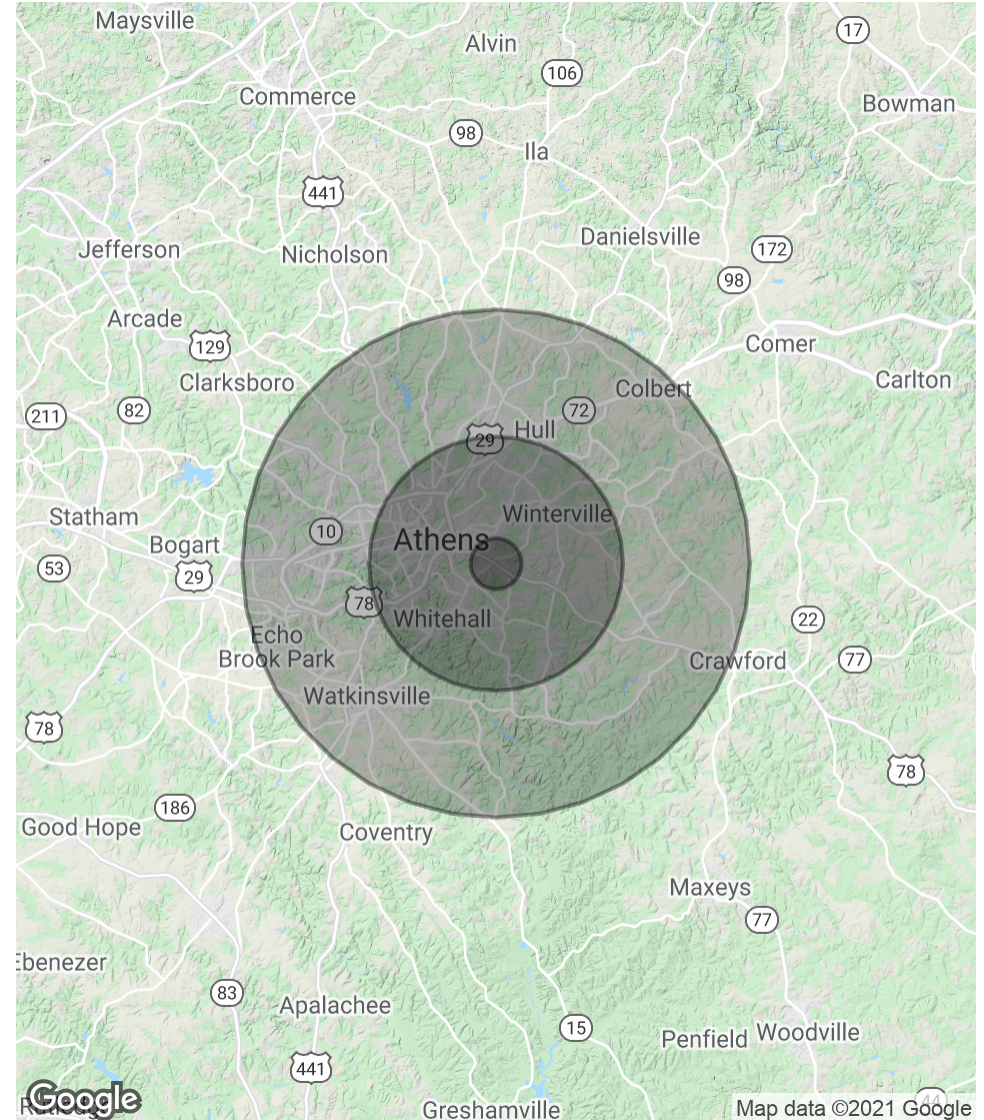


## MEADOW DRIVE VALUE-ADD

103 East Meadow Drive, Athens, GA 30605

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,114	79,443	162,255
Average age	29.1	26.7	30.3
Average age (Male)	29.0	25.9	29.5
Average age (Female)	29.3	27.4	30.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,329	27,301	57,868
# of persons per HH	2.3	2.9	2.8
Average HH income	\$49,673	\$43,026	\$54,992
Average house value	\$171,069	\$176,049	\$189,985

\* Demographic data derived from 2010 US Census



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