

OFFICE, MEDICAL, RETAIL LAND FOR SALE
2100 DANIELLS BRIDGE ROAD
ATHENS, GA 30606



8.13 ACRES AVAILABLE FOR SALE

SALES PRICE: \$815,000.00

Presented By:

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Nichols Land & Investment Company

2500 Daniels Bridge Rd,
Bldg. 200, Suite 1-F
Athens, GA 30606
706-353-3900

www.nicholsland.net



PROPERTY SUMMARY

Sale Price: \$815,000.00

Lot Size: 8.13 Acres

PROPERTY OVERVIEW:

This 8.13 acre wooded and gently sloping site is zoned OBP with 1,200 ft. of frontage on Daniels Bridge Road and 1,300 ft. of frontage on Athens Loop 10 Bypass. Utilities at the right of way.

LOCATION OVERVIEW:

Convenient access to the thriving retail, dining, entertainment and medical districts of Oconee County and downtown Athens.

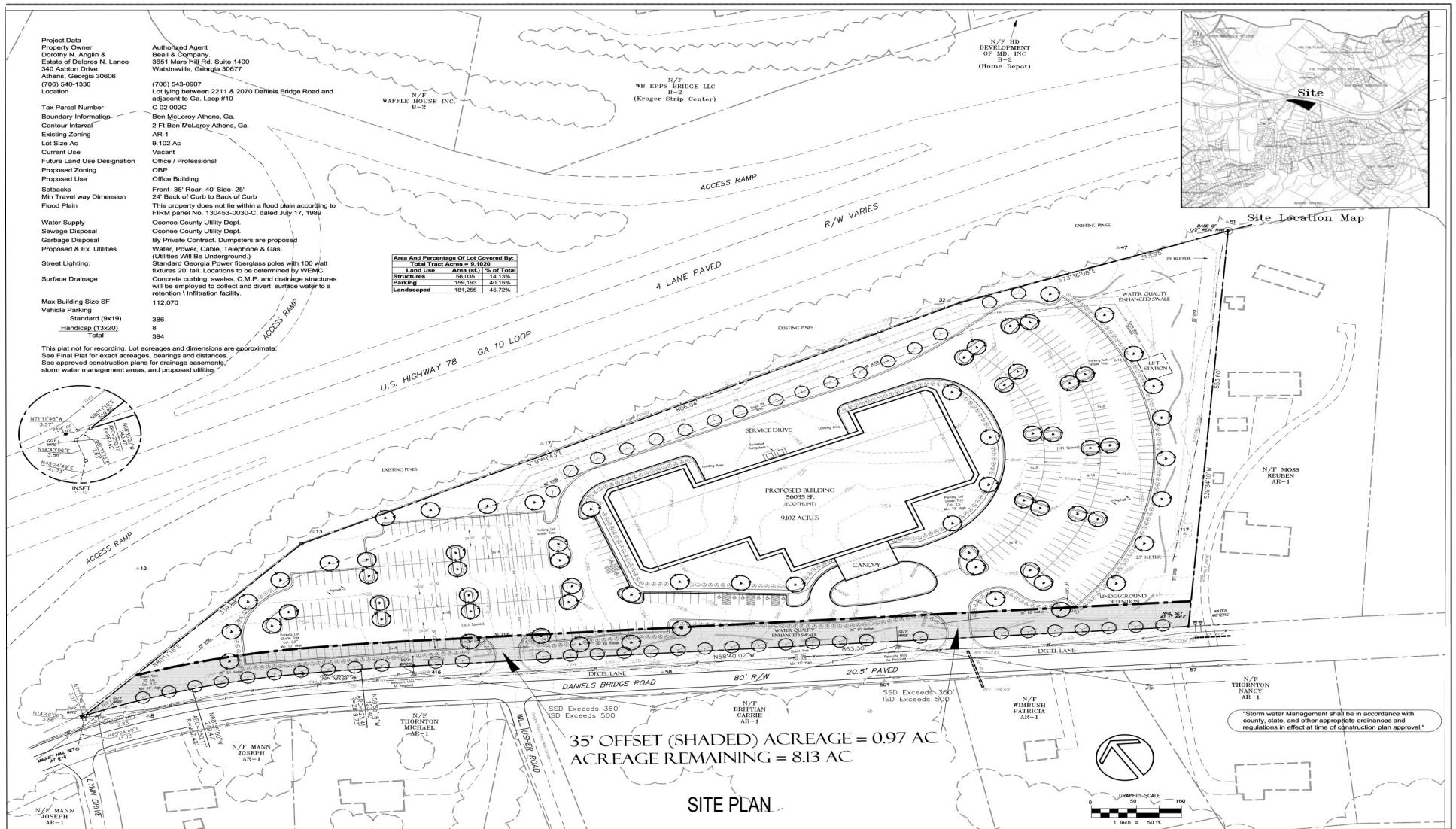


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KEY FACTS

HEALTHCARE INFOGRAPHIC

DRIVE 30 MINUTE RADII

293,969

Population



107,811

Households

32.2

Median Age

\$37,998

Median Disposable Income

EDUCATION

14%

No High School Diploma



28%

High School Graduate



27%

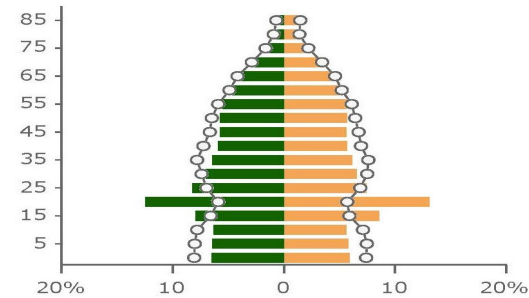
Some College



31%

Bachelor's/Grad/Prof Degree

Age Pyramid



The largest group:
2017 Female
Population Age 20-24
(Esri)

The smallest group:
2017 Male Population
Age 85+ (Esri)

Dots show comparison to
Barrow County

EXERCISE



31.1%

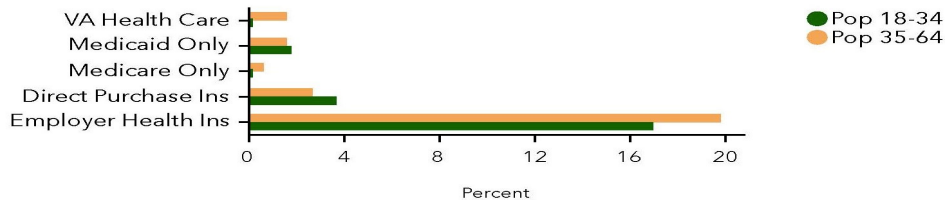
Exercise at home 2+ times per week



12.5%

Exercise at club 2+ times per week

HEALTH CARE SPENDING



PERCENT OF POPULATION WITH ONE TYPE OF HEALTH INSURANCE

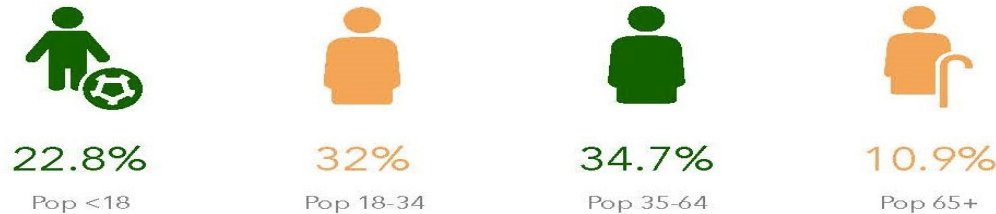


NO HEALTH INSURANCE

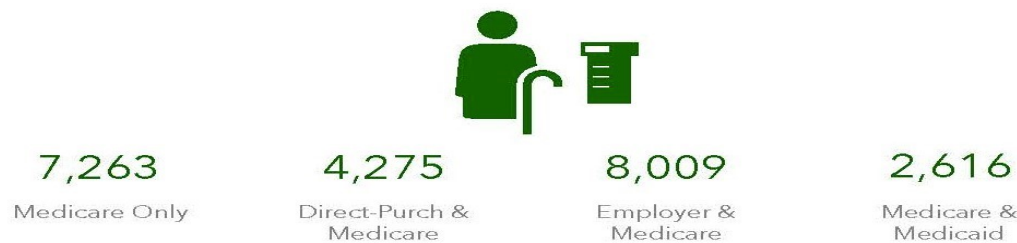


POPULATION (ACS)

HEALTH CARE EXPENDITURES



MEDICARE: POPULATION 65+



| 2016 Health Care (Consumer Spending) | Annual Expenditure |
|---------------------------------------|--------------------|
| 2016 Blue Cross/Blue Shield | \$993.98 |
| 2016 Medicare Payments | \$442.88 |
| 2016 Physician Services | \$192.81 |
| 2016 Dental Services | \$282.62 |
| 2016 Eyecare Services | \$48.56 |
| 2016 Lab Tests/X-rays | \$47.64 |
| 2016 Hospital Room & Hospital Service | \$139.68 |
| 2016 Convalescent/Nursing Home Care | \$26.50 |

DEMOGRAPHICS—30 MINUTE RADIUS

KEY FACTS

293,969

Population



Average Household Size

32.2

Median Age

\$46,432

Median Household Income

EDUCATION

14%

No High School Diploma



28%

High School Graduate



27%

Some College



31%

Bachelor's/Grad/Prof Degree

BUSINESS



9,637

Total Businesses



119,162

Total Employees

EMPLOYMENT



62%

White Collar



22%

Blue Collar



16%

Services



Unemployment Rate

INCOME



\$71,036

Median Household Income



\$39,724

Per Capita Income



\$150,964

Median Net Worth

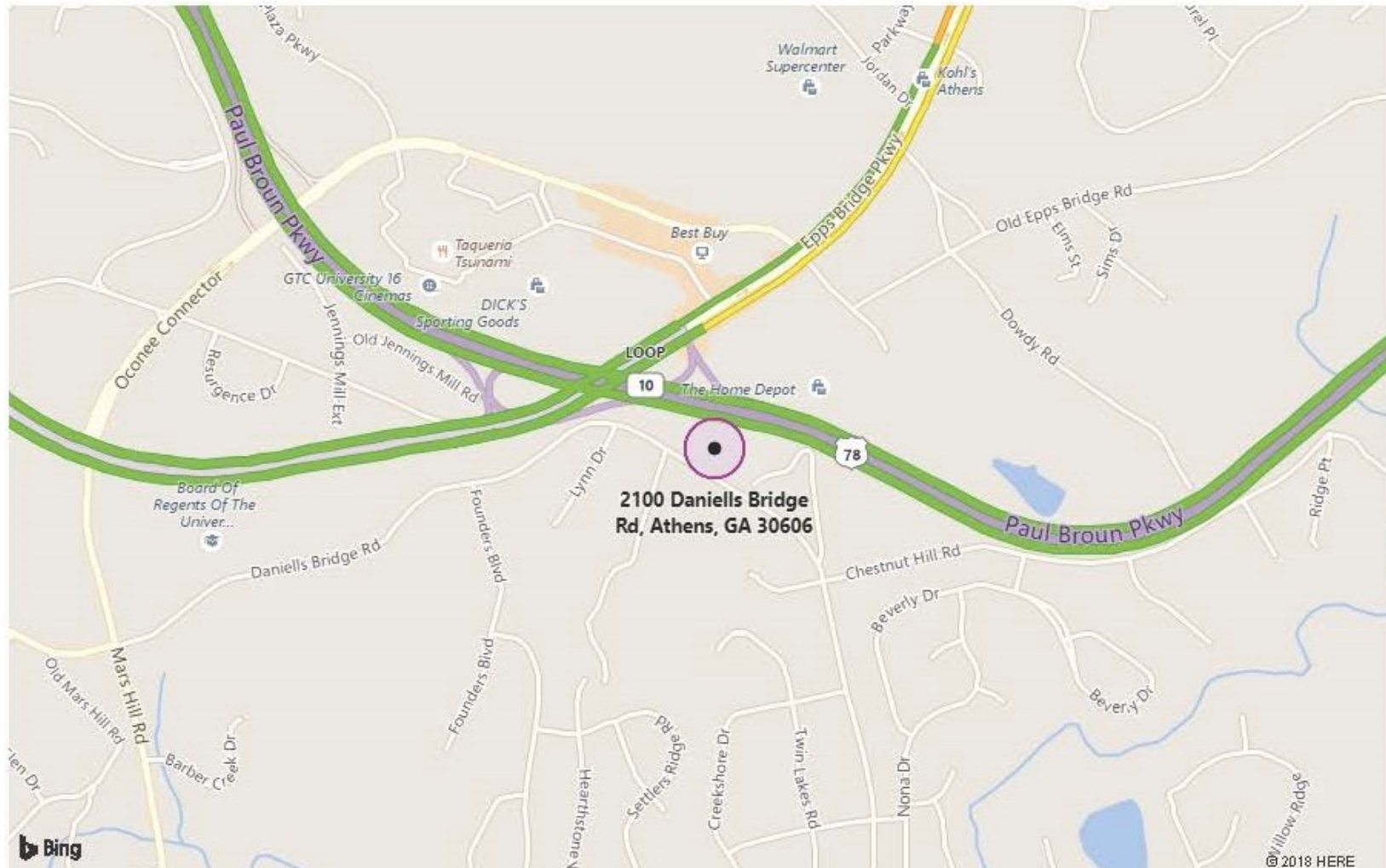
Households By Income

The largest group: \$50,000 - \$74,999 (18.1%)

The smallest group: \$200,000+ (3.5%)

| Indicator | Value | Difference | |
|-----------------------|-------|------------|--|
| <\$15,000 | 17.5% | +6.8% | |
| \$15,000 - \$24,999 | 11.5% | +2.9% | |
| \$25,000 - \$34,999 | 9.8% | -0.3% | |
| \$35,000 - \$49,999 | 13.7% | -2.1% | |
| \$50,000 - \$74,999 | 18.1% | -6.0% | |
| \$75,000 - \$99,999 | 11.0% | -3.6% | |
| \$100,000 - \$149,999 | 11.1% | -0.6% | |
| \$150,000 - \$199,999 | 3.7% | +0.9% | |
| \$200,000+ | 3.5% | +1.9% | |





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