

3029 ATLANTA HWY

3029 ATLANTA HWY, ATHENS, GA 30604



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,100,000
Lot Size:	3.8 ± Acres
Lot Frontage:	400 ft Atlanta Hwy
Zoning:	C-G Commercial-General
Market:	Athens-Clarke County
Submarket:	Atlanta Hwy Corridor
Traffic Count:	22,500 Atlanta Hwy

PROPERTY OVERVIEW

Excellent commercial location next to Target and Office Depot and across from Subaru, BMW, Toyota, and John Deere. Being only minutes from Downtown Athens, the location offers great visibility, easy access to red light and excellent high traffic counts. Property has a layout plan for 2-story 56,000 sq ft building with parking attached.

LOCATION OVERVIEW

Property is located at 3029 Atlanta Hwy in the south west corner of the signalized intersection of Heyward Allen Pkwy and Atlanta Hwy (US Hwy 29 & 78).

PROPERTY HIGHLIGHTS

- High growth area
- Excellent traffic count area
- Layout plan for 2-story, 56,000 sq ft building with parking attached
- Red light access to Atlanta Highway
- All utilities onsite (water, gas, and sewer)

The information contained herein is derived from a variety of sources including the owner, public records and other source Whitworth land Corporation deems to be reliable. Whitworth Land Corporation has no reason to doubt, but does not guarantee the accuracy of this information.

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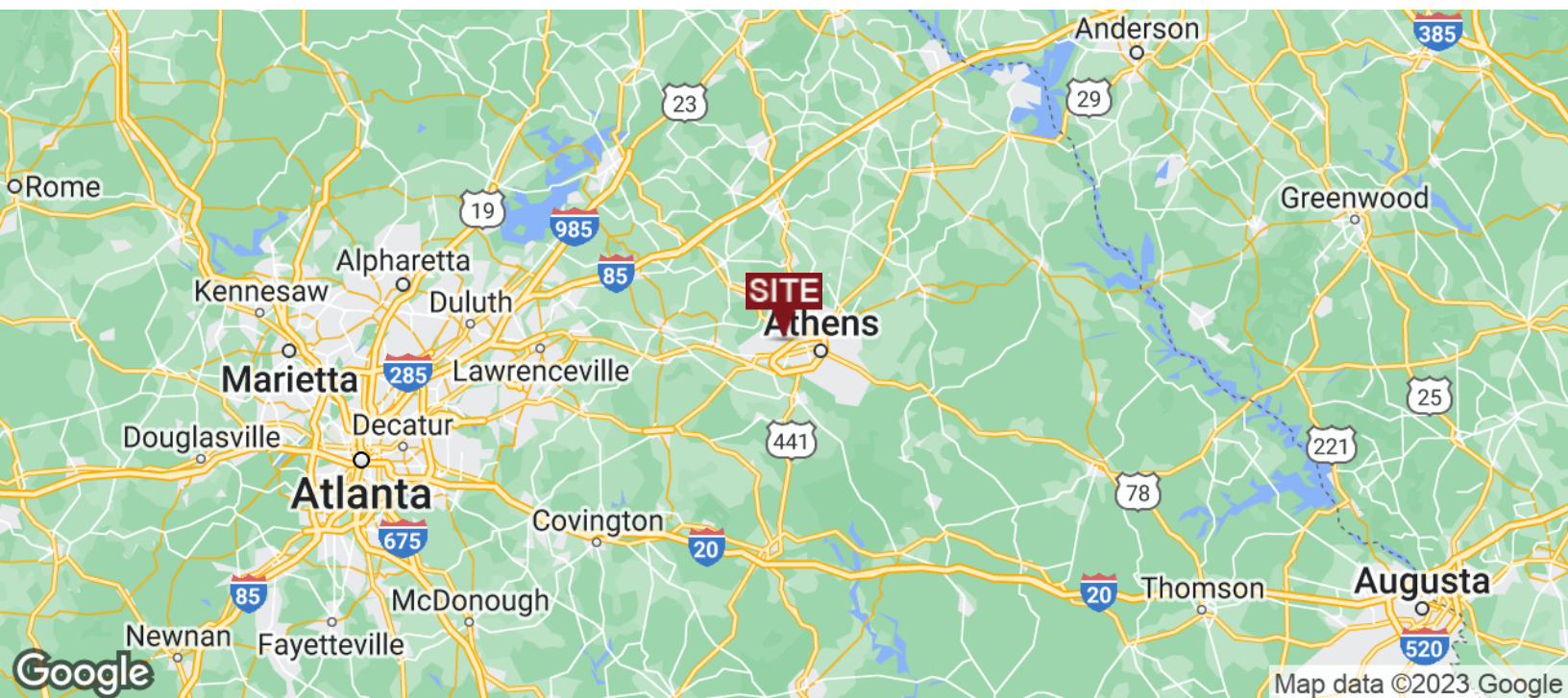
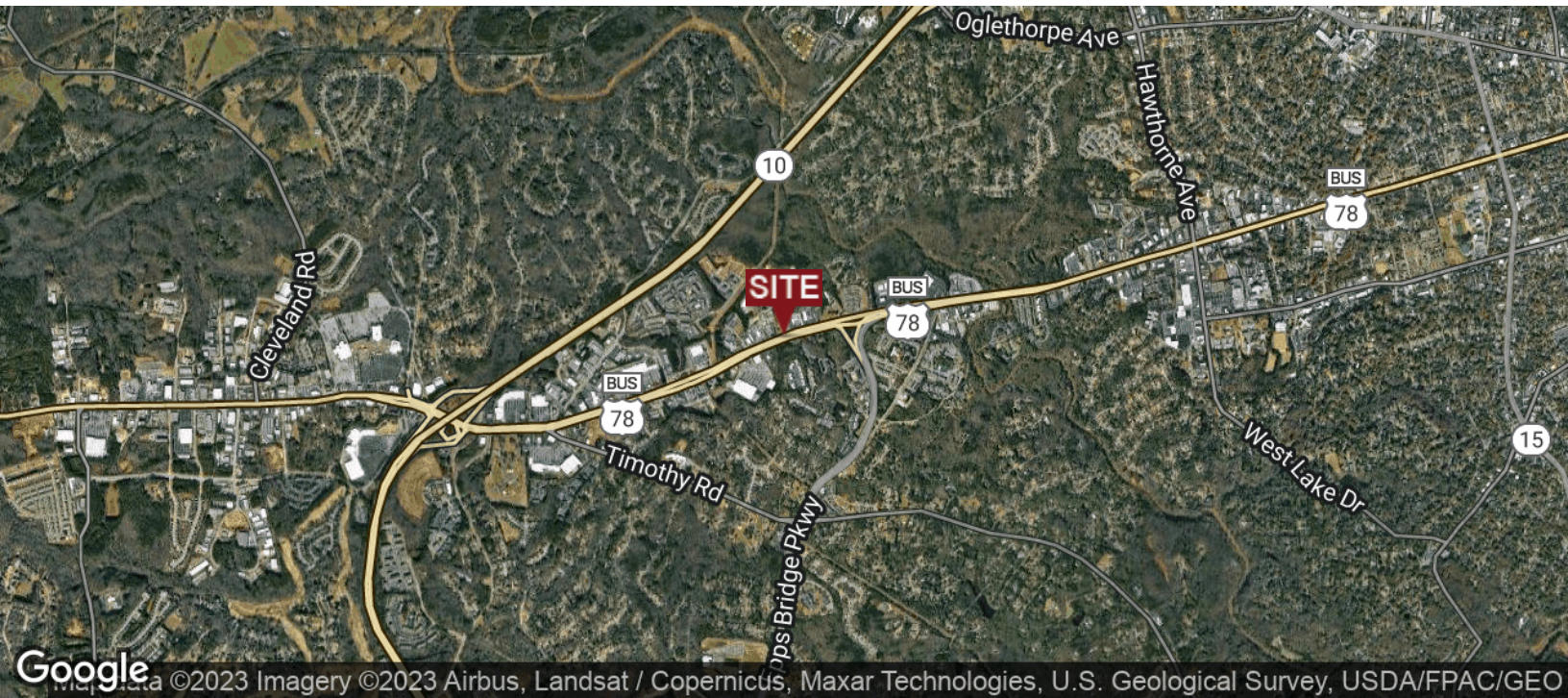
Revised: 12-6-2023

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LOCATION MAPS



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AERIAL MAP



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AERIAL MAP



Map data ©2023 Google Imagery ©2023 Airbus, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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THE COMMONS

ATHENS, GEORGIA

CLASS 'A' OFFICE SPACE CONCEPT

PARCEL SIZE: 3.802 ACRES

BUILDING SIZE: 56,000 SQUARE FEET

PARKING COUNT: 169

CURRENT ZONING: C-G



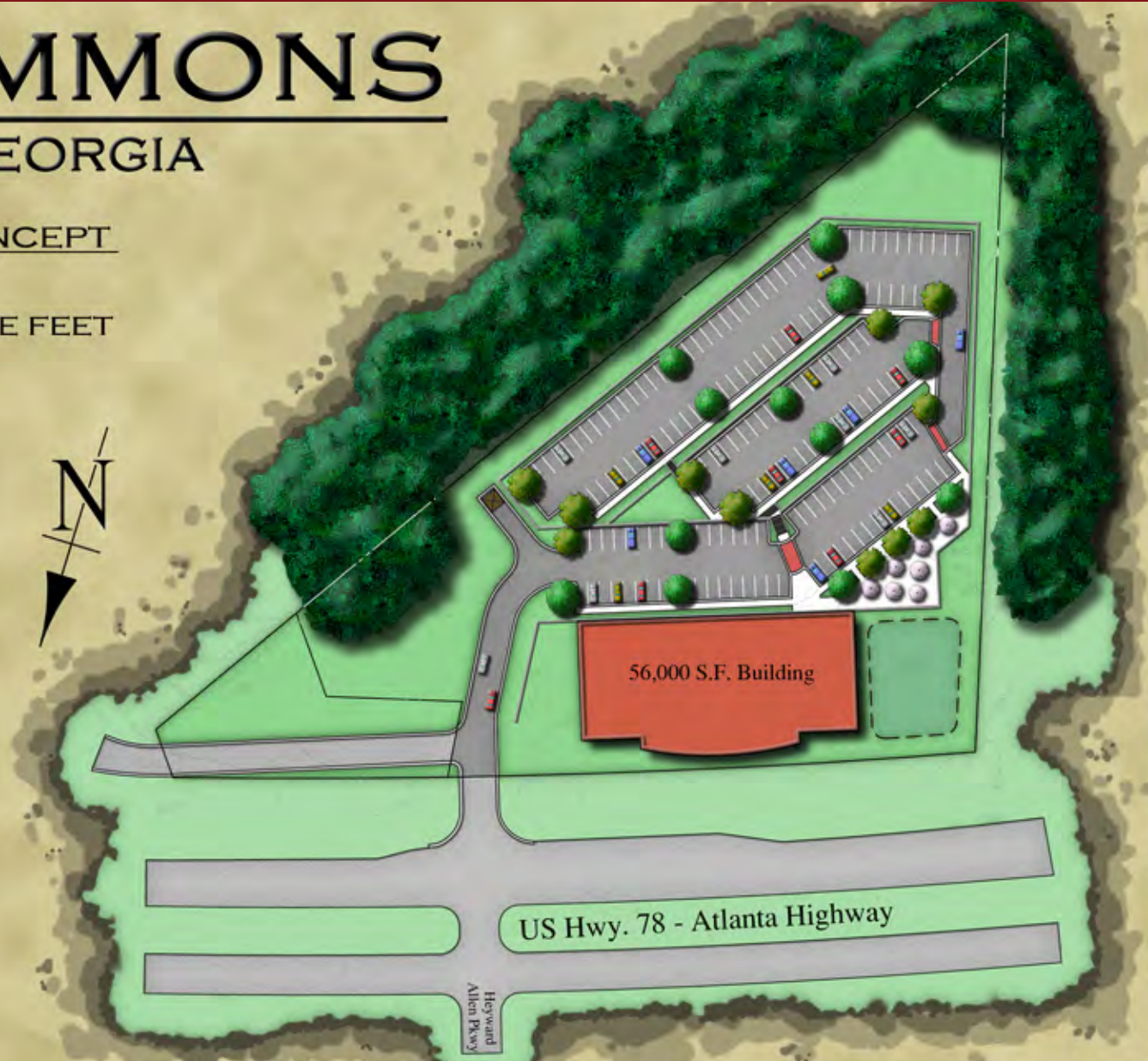
VICINITY MAP
N.T.S.



**Williams
& Associates**

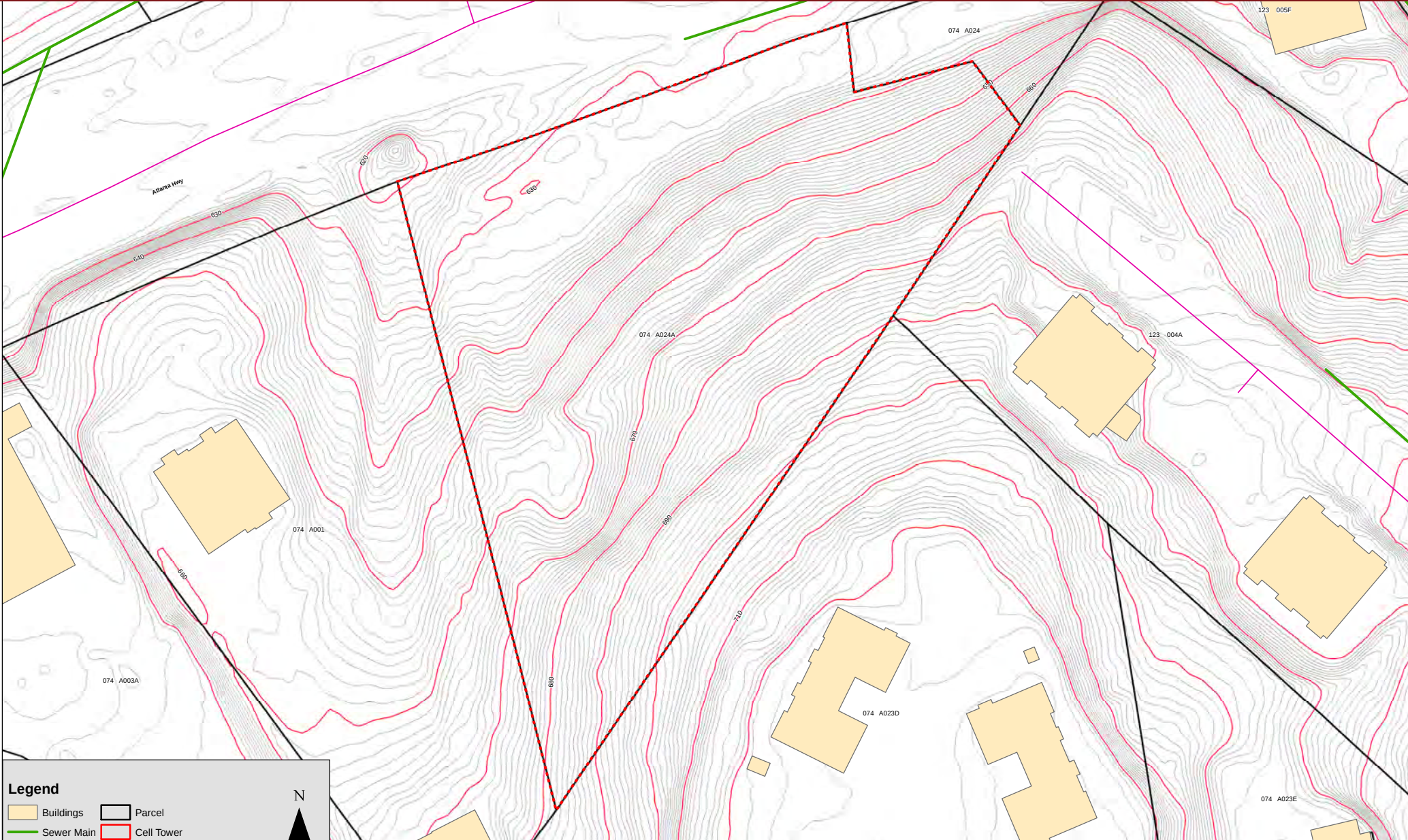
LAND PLANNERS, PC

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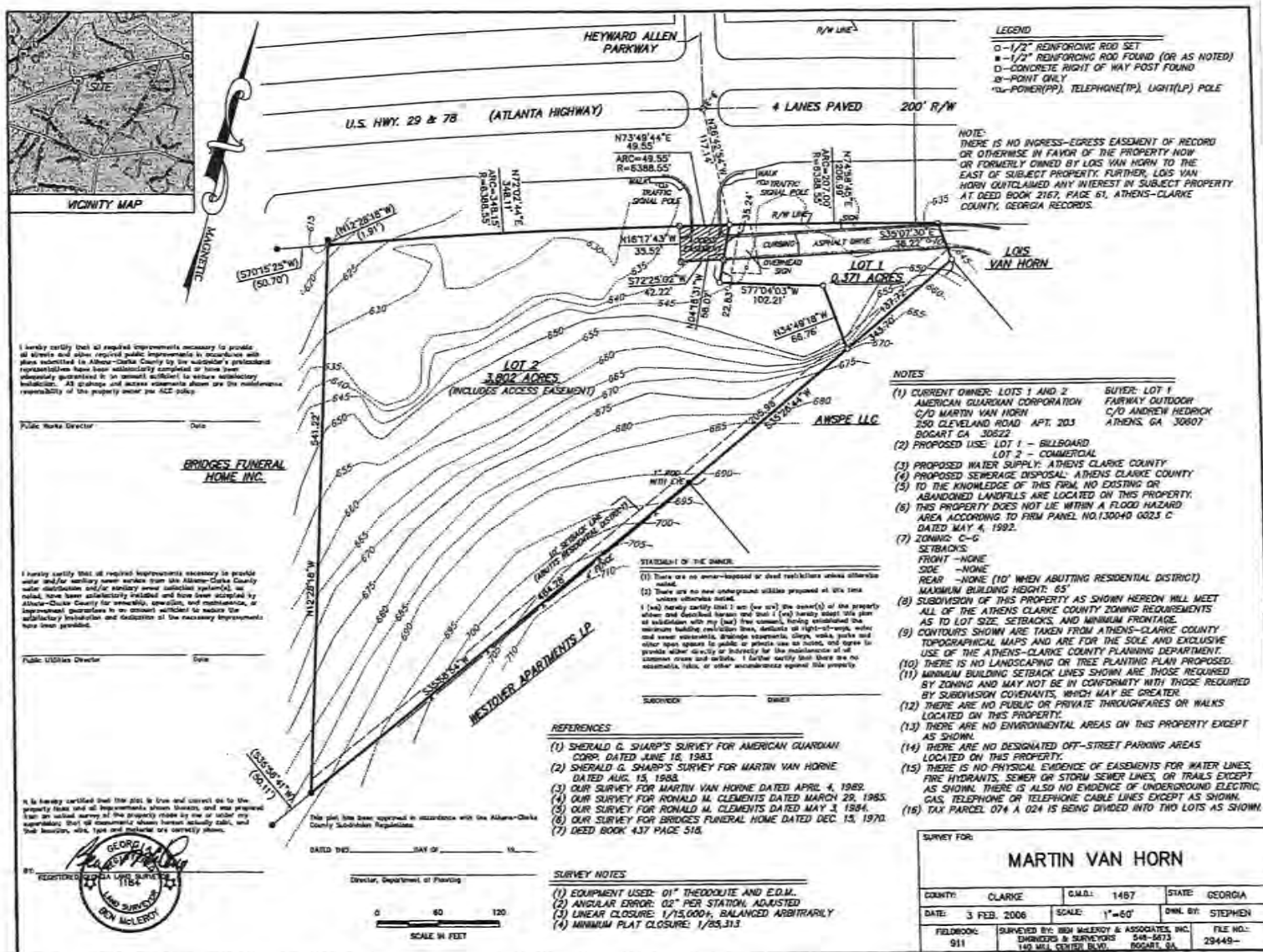
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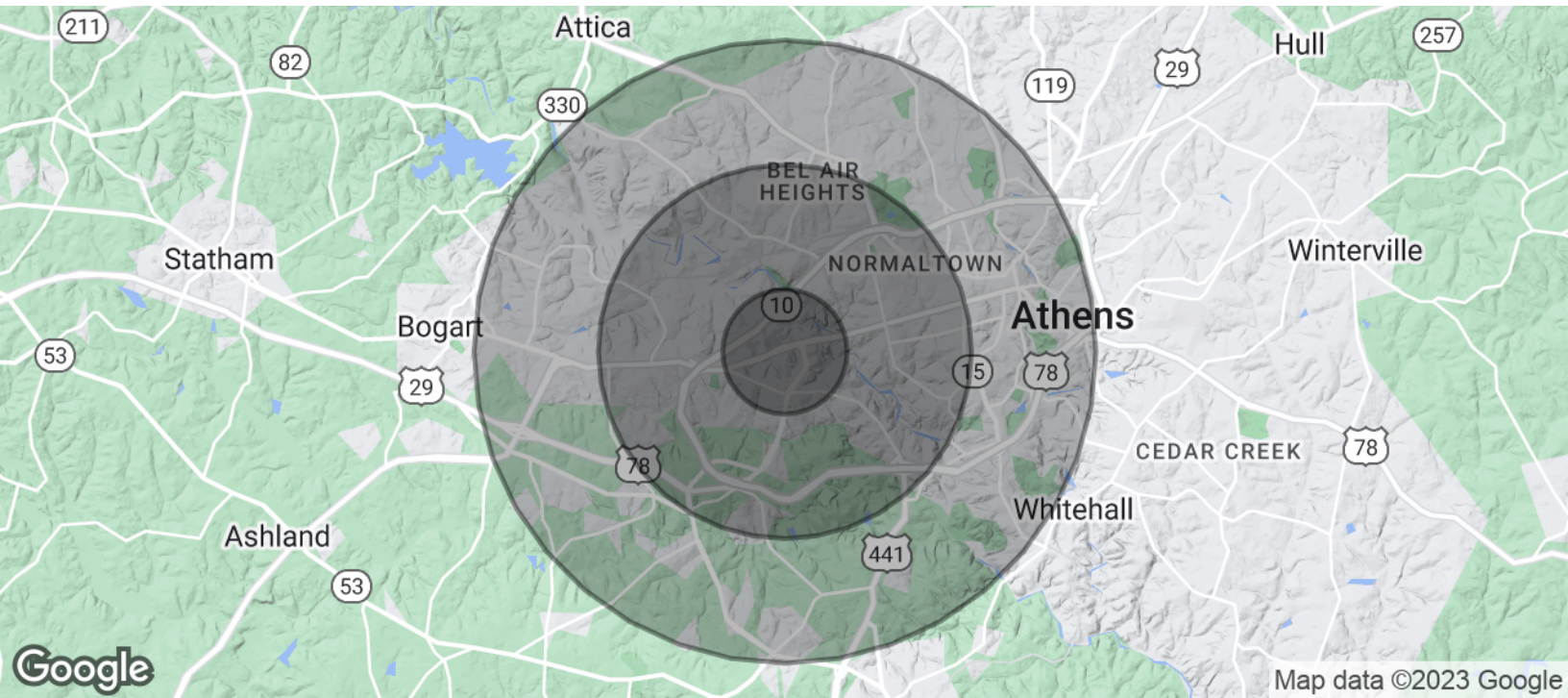
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,510	34,519	89,201
Average age	31.7	33.1	29.4
Average age (Male)	32.1	32.8	28.8
Average age (Female)	30.8	33.4	29.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,847	14,218	31,500
# of persons per HH	2.4	2.4	2.8
Average HH income	\$70,923	\$69,759	\$61,260
Average house value	\$422,131	\$244,350	\$243,713

* Demographic data derived from 2020 ACS - US Census

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