

# ATINA INDUSTRIAL TRACT

ATHENA DRIVE, ATHENS, GA 30601



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$379,725
Price / Acre	\$41,500
Lot Size:	9.15 Acres
Lot Frontage:	470.8 ft Olympic Dr 574.8 ft Athena Dr
Zoning:	E-I - Employee Industrial
Market:	Athens-Clarke County
Submarket:	Athena Industrial Park.
Traffic Count:	3,490 Olympic Drive

### PROPERTY OVERVIEW

This tract is an ideal industrial location at the corner of Athena Drive and Olympic Drive in Athena Industrial Park, Athens Georgia. The tract is less than 1 mile to the Athens Perimeter (a 4 lane divided median highway) which connects to 6 major highways serving and passing through Athens. Additionally, the property is located 65 miles east of Atlanta Georgia and Hartsfield International Airport. The city of Athens is the home of the University of Georgia with a focus on bio-science research and offering a good balance of industrial companies.

### LOCATION OVERVIEW

Located on the southeast corner of Athena Drive and Olympic Drive in Athena Industrial Park.

### PROPERTY HIGHLIGHTS

- Located in Athena Industrial Park.
- It is a corner lot.
- Easy access to major highways.
- 65 miles east of Atlanta GA.

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: 10-21-2020

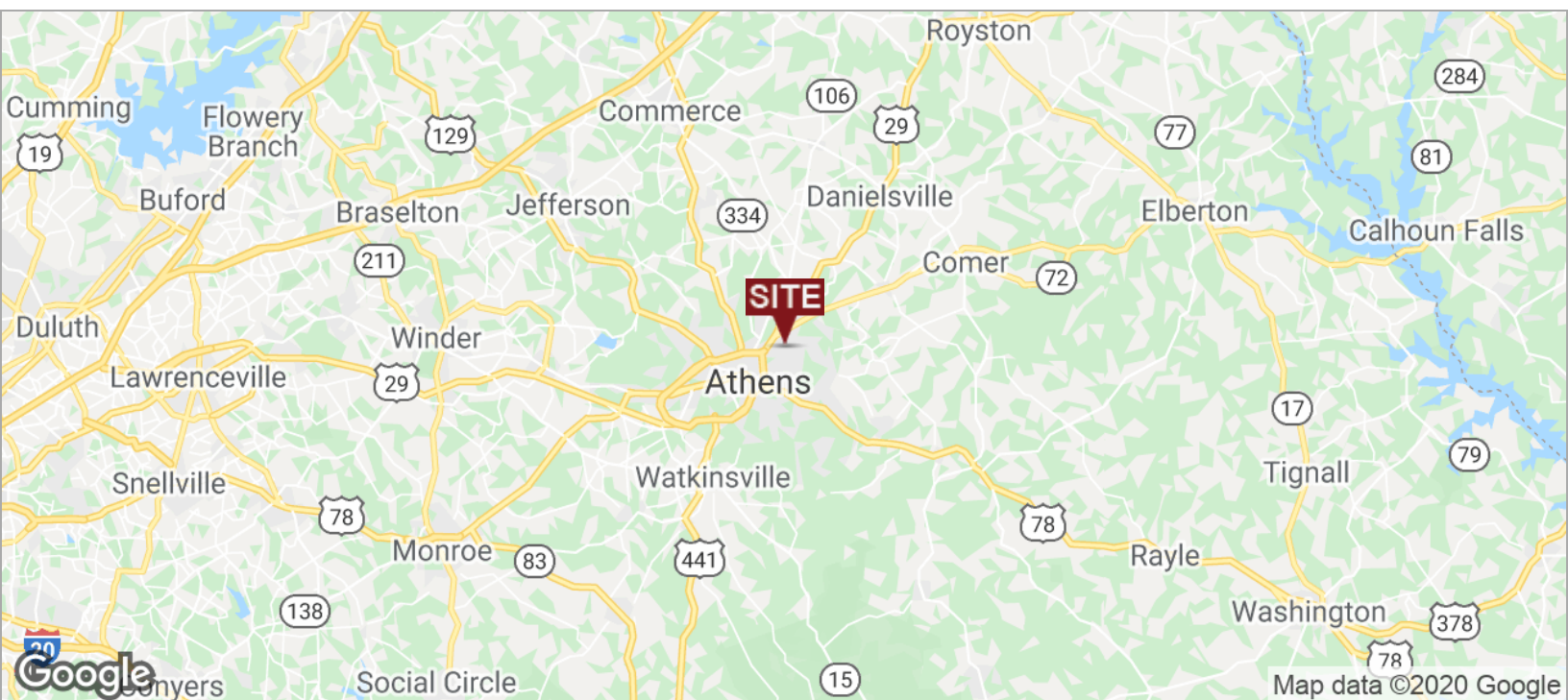
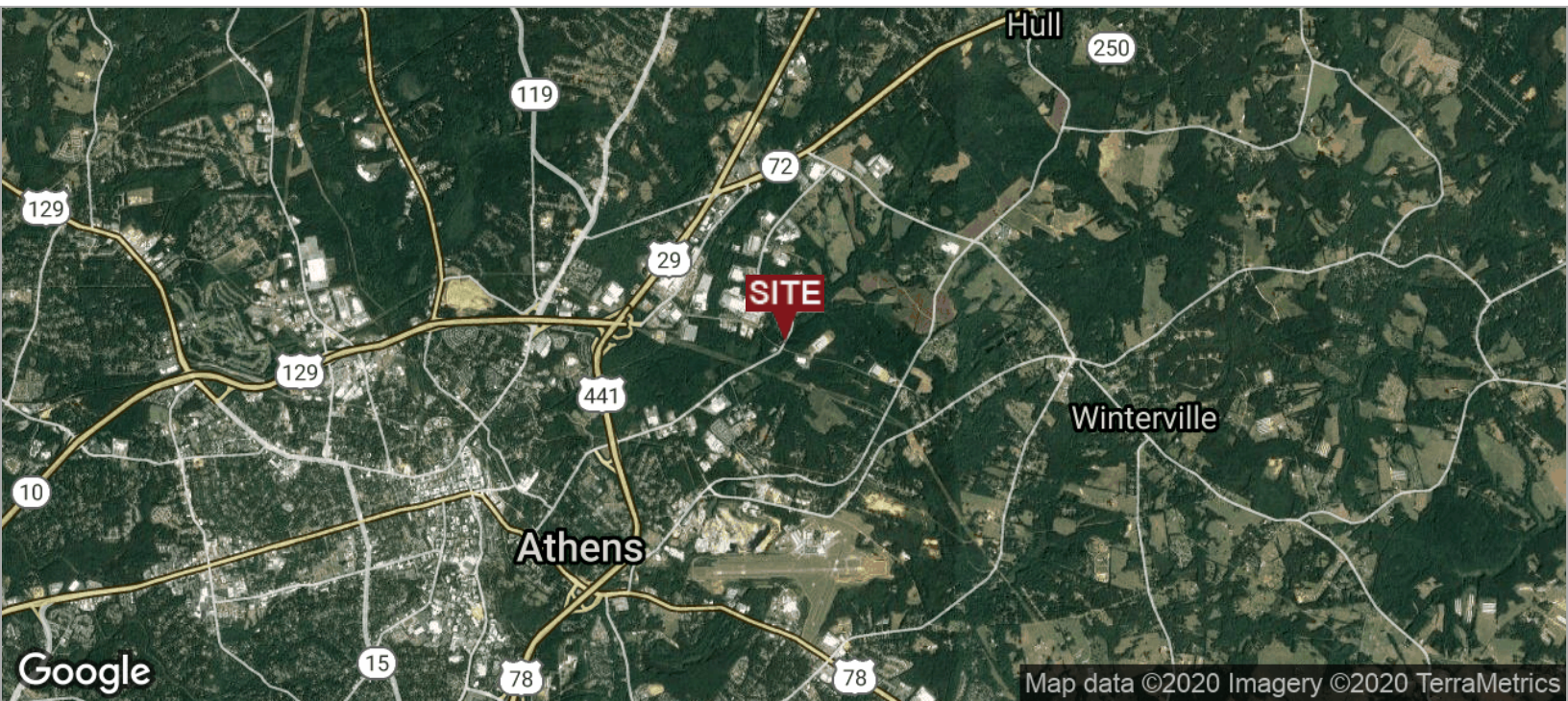


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## LOCATION MAPS



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## AERIAL MAP



Map data ©2020 Imagery ©2020 , Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

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AERIAL MAP **P3**

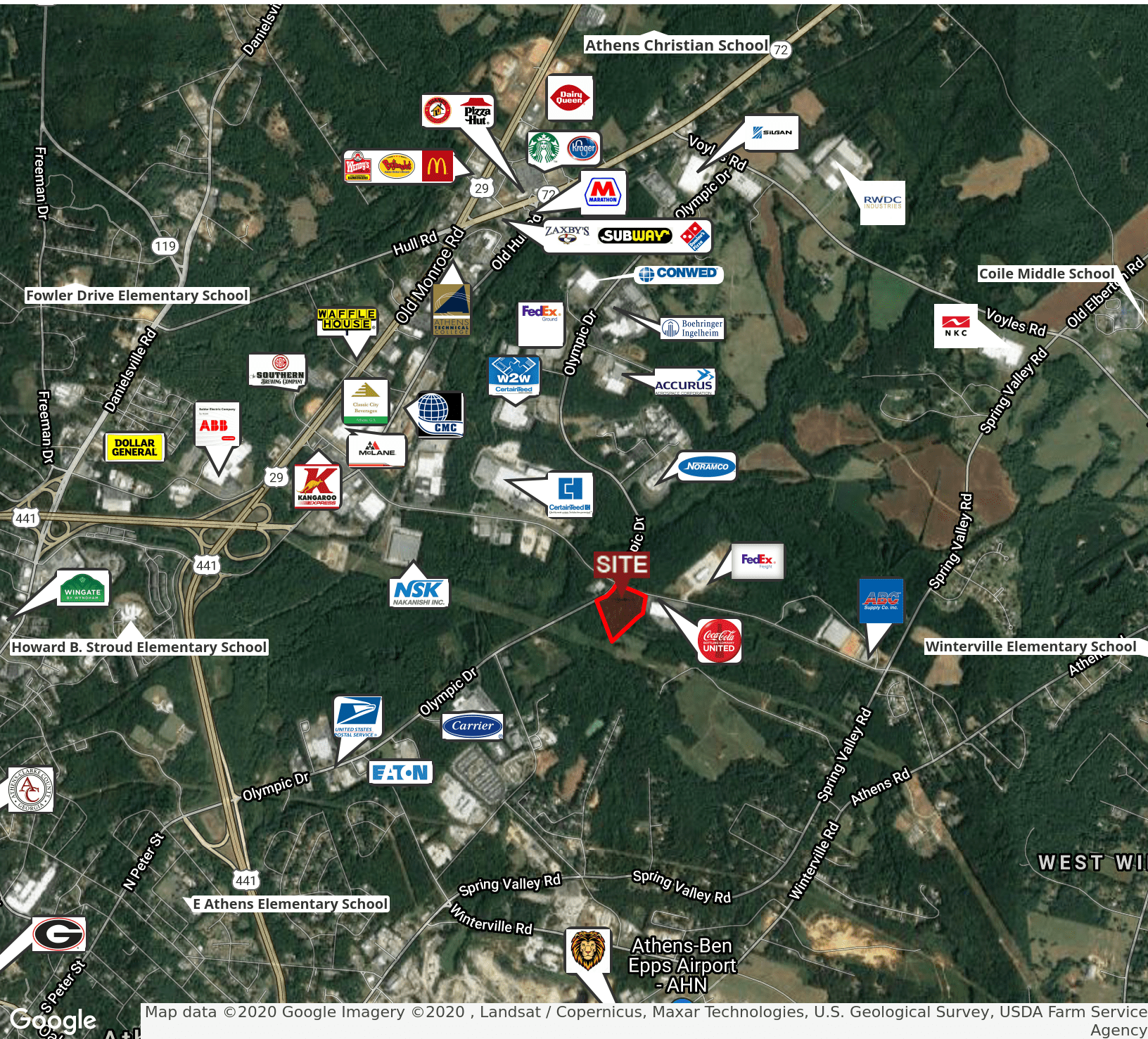


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## RETAILER MAP



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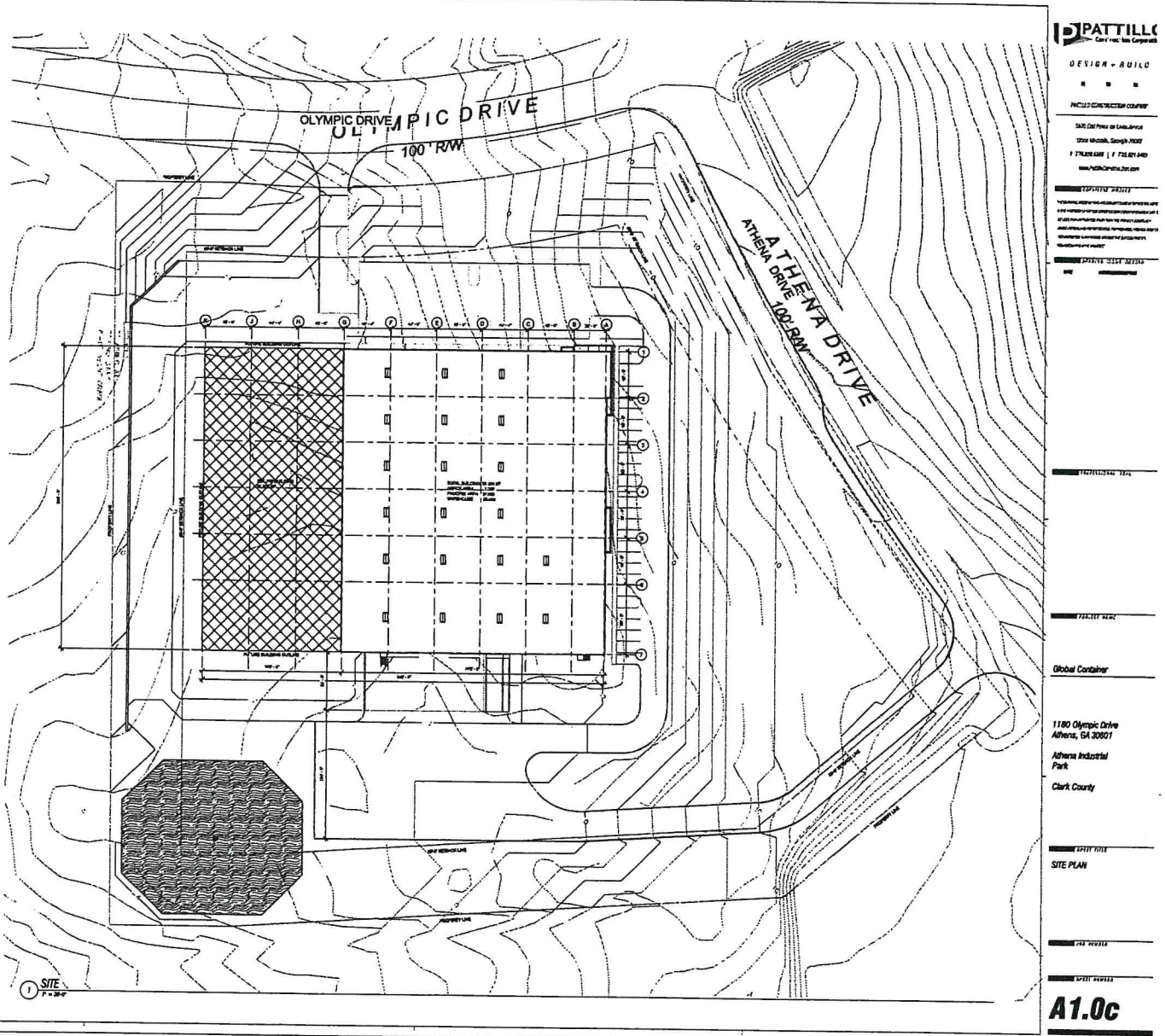


# ATINA INDUSTRIAL TRACT

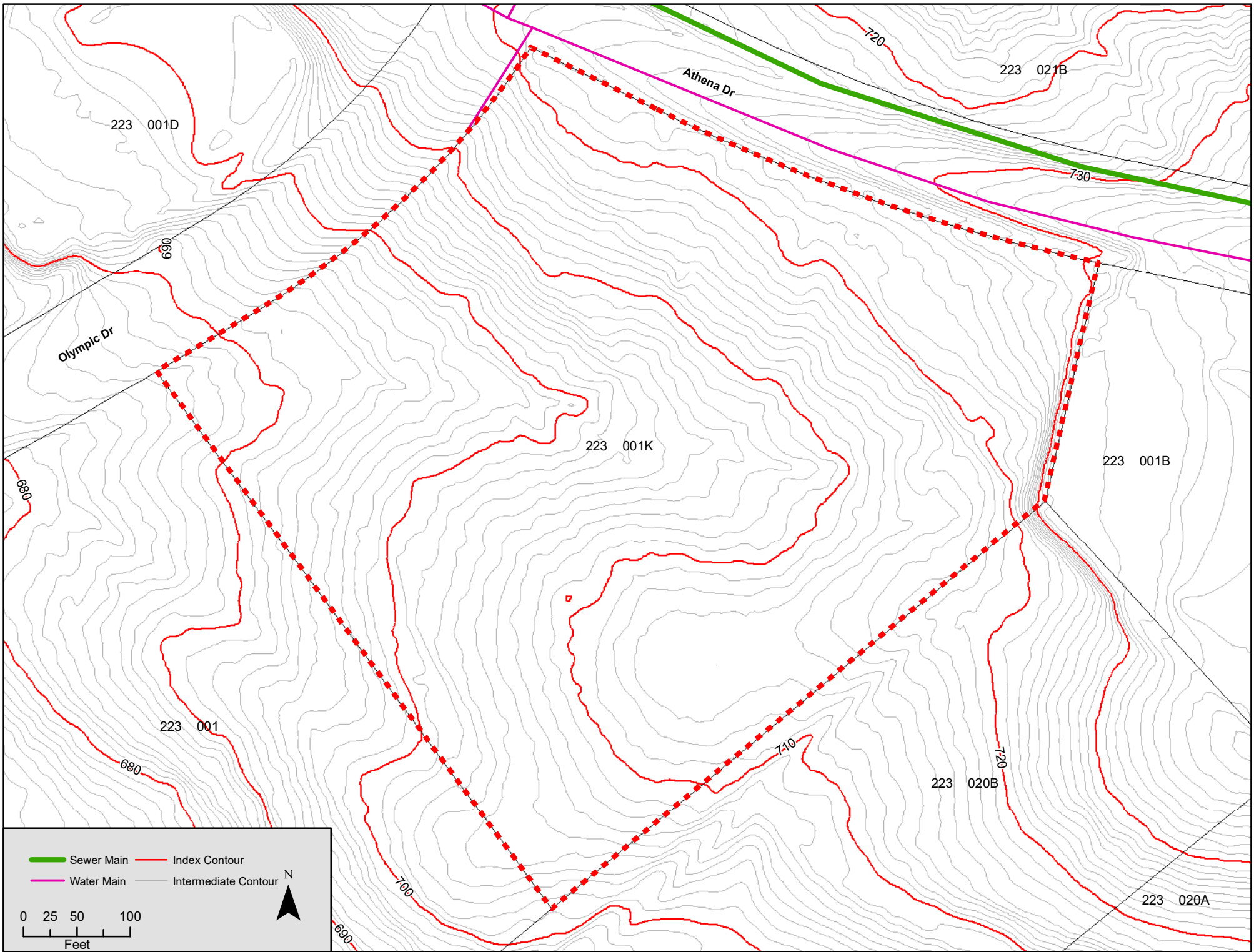
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## CONCEPTUAL PLAN - 51,200 SF



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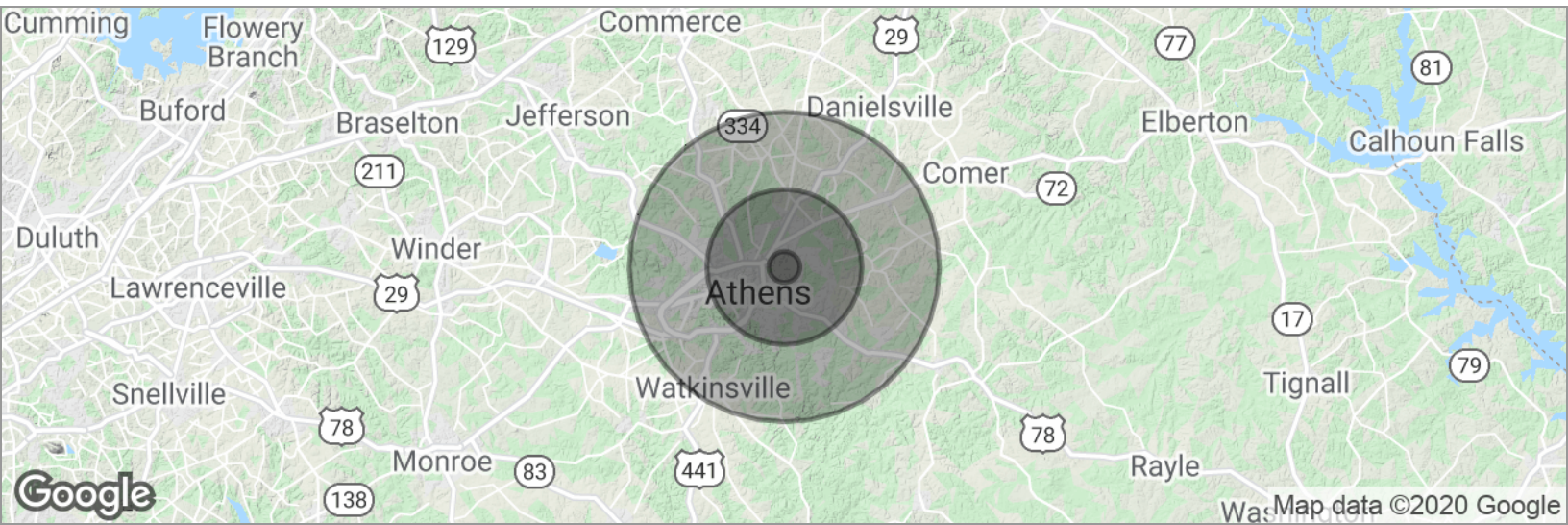


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## DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
Total population	757	79,667	166,925
Median age	33.8	26.6	30.3
Median age (Male)	33.6	26.2	29.6
Median age (Female)	34.0	27.1	31.0
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	241	27,069	60,013
# of persons per HH	3.1	2.9	2.8
Average HH income	\$37,655	\$40,215	\$54,575
Average house value	\$116,721	\$155,622	\$186,878

\* Demographic data derived from 2010 US Census

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## PROPERTY DETAILS

Sale Price	<b>\$41,500 / ACRE</b>
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### PROPERTY INFORMATION

Property Subtype	Industrial
APN #	223 001K
lot Frontage	470.8 ft
Traffic Count	3490
Traffic Count Street	Olympic Drive
Topography	Moderate to Flat

### UTILITIES & AMENITIES

Water	Yes
Power	Power
Telephone	Yes
Sewer	Yes

### LOCATION INFORMATION

Building Name	ATINA INDUSTRIAL TRACT
Street Address	Athena Drive
City, State, Zip	Athens, GA 30601
County	Clarke
Market	Athens-Clarke County
Sub-market	Athena Industrial Park.
Cross-Streets	Olympic Dr & Athena Dr
Road Type	Paved
Market Type	Large
Nearest Highway	Outer Loop 10 & Hwy 72
Nearest Airport	Athens Ben Epps Airport

### LAND INFORMATION

Number of Lots	1
Best Use	Development