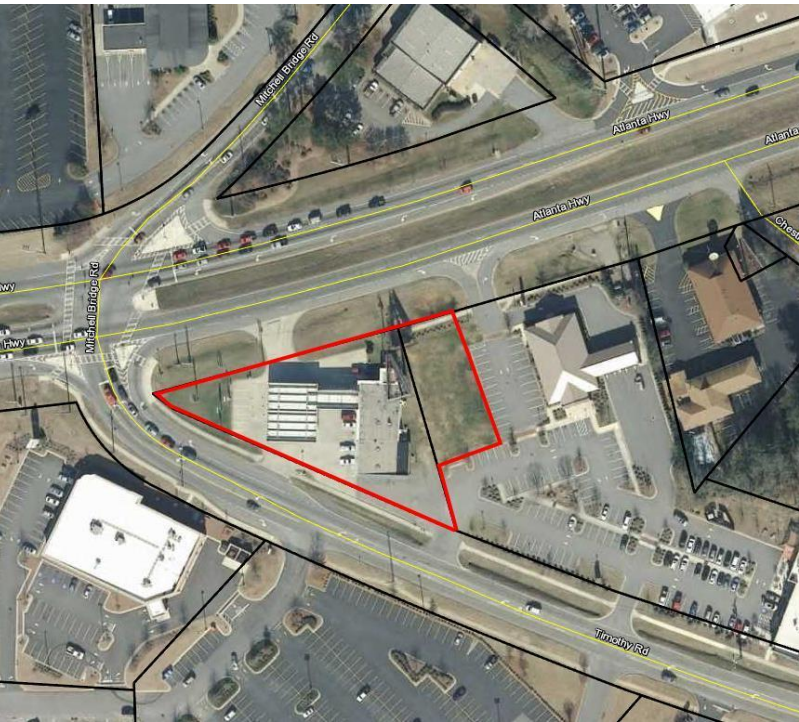


3495 ATLANTA HWY

3495 ATLANTA HWY, ATHENS, GA 30606



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	4,732 SF
Sale:	\$1,750,000
Long Term Land Lease Rate:	\$15,000.00/month
Lot Size:	1.2 + Acres
Lot Frontage:	345.4 ft Atlanta Hwy 368.2 ft Timothy Rd
Year Built:	1980
Building Size:	4,732 SF
Zoning:	C-G
Market:	Clarke County
Traffic Count:	23,900 Atlanta Hwy 13,700 Timothy Rd

PROPERTY OVERVIEW

Property is located at the corner of Atlanta Hwy & Timothy Rd, one of the highest traffic counts in the area. Easy access with traffic light and 3 driveways accessing the property. Building contains 2,756 sq ft plus additional retail space of 1,976 sq ft for a total of 4,732 sq ft of heated and cooled space. The property was previously used as a convenience store; however, gas tanks, gas pumps and in-store refrigeration have been removed. Other than convenience store, property is well suited for many alternative commercial uses.

LOCATION OVERVIEW

Property located on Atlanta Hwy. Frontage on Atlanta Hwy and Timothy Rd

PROPERTY HIGHLIGHTS

- High traffic area
- Abundance of restaurants, grocery store and shopping nearby
- Easy access with red light
- Additional expansion area
- 3-face billboard onsite
- Cross parking available
- Redevelopment possible

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.

GRANT WHITWORTH
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Revised: 2-10-20

3495 ATLANTA HWY

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LOCATION MAPS



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AERIAL MAPS



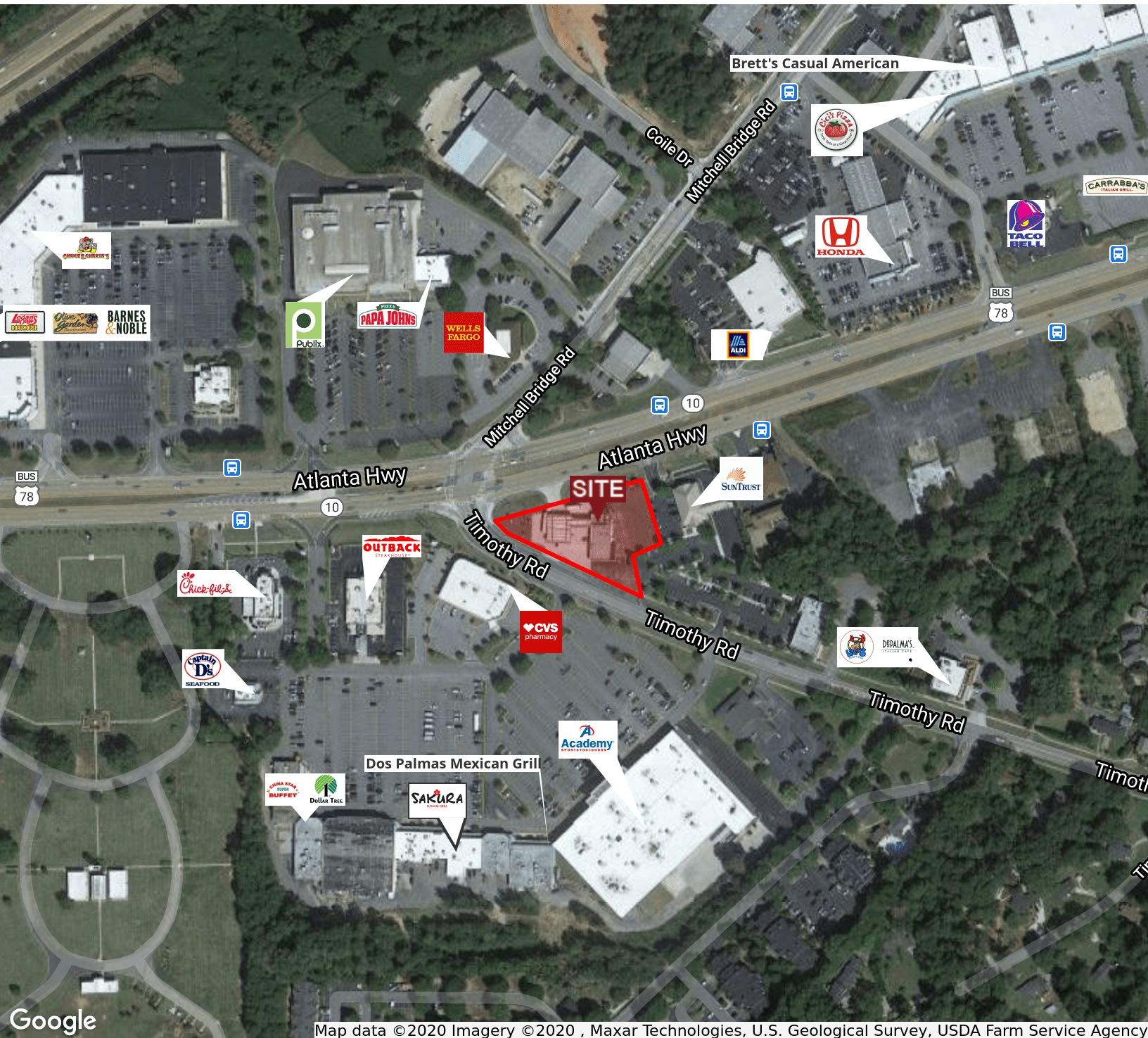
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RETAILER MAP



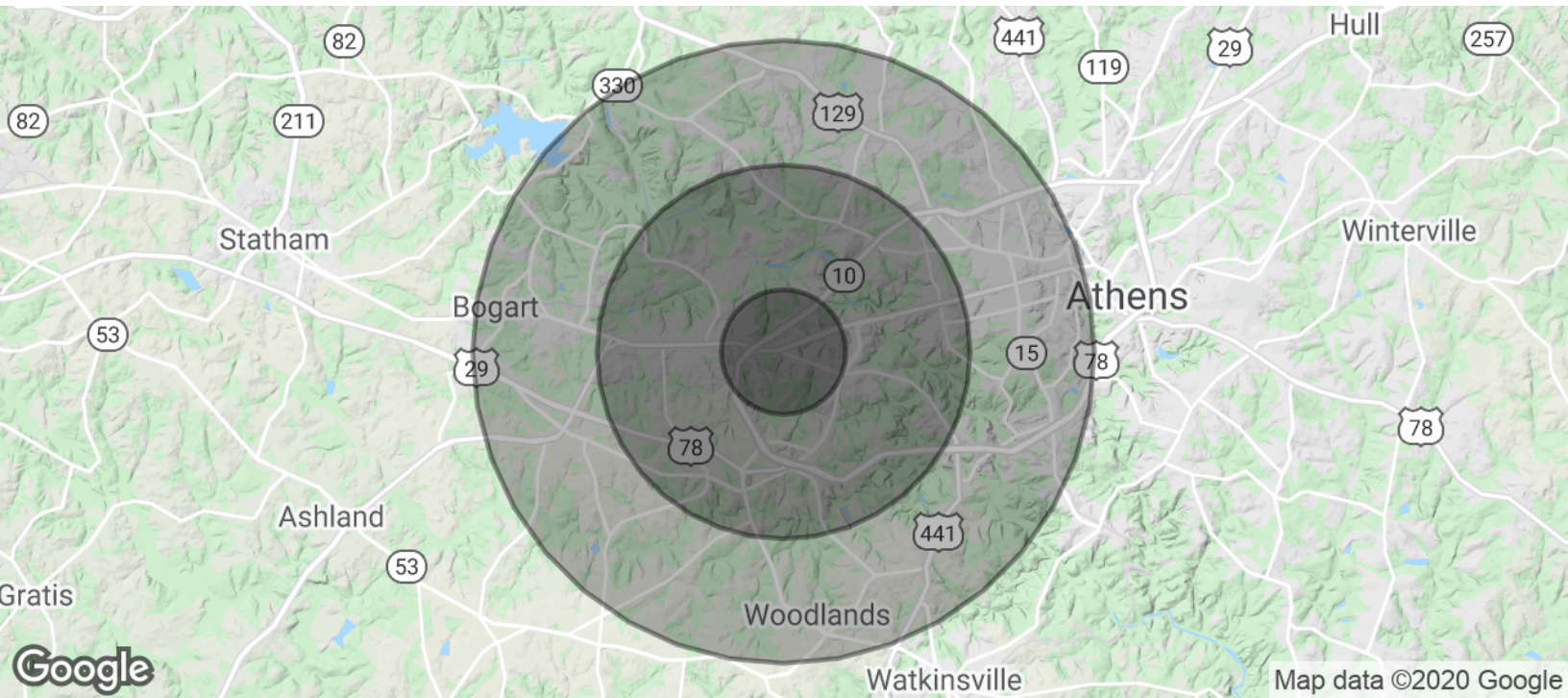
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,498	25,916	68,704
Average age	30.9	33.5	31.8
Average age (Male)	30.8	33.0	31.0
Average age (Female)	30.3	33.7	32.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,883	10,418	26,839
# of persons per HH	2.4	2.5	2.6
Average HH income	\$69,161	\$75,851	\$67,930
Average house value		\$264,798	\$245,818

* Demographic data derived from 2010 US Census

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PROPERTY DETAILS

Sale Price	\$1,750,000
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Lease Rate	\$15,000.00 PER MONTH
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LOCATION INFORMATION

Building Name	3495 ATLANTA HWY
Street Address	3495 Atlanta Hwy
City, State, Zip	Athens, GA 30606
County	Clarke
Market	Clarke County
Signal Intersection	Yes
Road Type	Paved
Market Type	Large
Nearest Highway	Atlanta Hwy
Nearest Airport	Ben Epps Field

BUILDING INFORMATION

Building Class	C
Year Built	1980
Construction Status	Existing
Condition	Good
Roof	Sheet Metal
Free Standing	Yes
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Street Retail
APN #	074C B007 & 074C B002
Lot Frontage	345.4 ft
Traffic Count	23900
Traffic Count Street	Atlanta Hwy
Traffic Count Frontage	23900
Amenities	High traffic area Abundance of restaurants, grocery store and shopping nearby
Power	Yes

PARKING & TRANSPORTATION

Parking Type	Surface
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UTILITIES & AMENITIES

Central HVAC	Yes
Gas / Propane	Yes