

# SINK WICH INDUSTRIAL TRACT

155 OLYMPIC PLACE, ATHENS, GA 30601



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$315,750
Price / Acre	\$25,000
Lot Size:	12.63 ± Acres
Zoning:	E-I Employment-Industrial
Market:	Athens-Clarke County
Submarket:	Athena Industrial Park.
Traffic Count:	3,490 Olympic Dr

### PROPERTY OVERVIEW

Industrial property with easy access to the Athens Perimeter and Hwy 29 N. The property is mostly wooded with a creek running along the Western border. Located inside the Athena Industrial Park and this property is specifically adjacent to the Certain Teed storage and manufacturing facility. The property is zoned Employment Industrial which allows a variety of industrial uses.

### LOCATION OVERVIEW

The property is located at the end of Olympic Pl .2 miles east of Olympic Drive, adjacent to Certain Teed facility. It's located minutes from downtown Athens and UGA in Athena Industrial Park, home to numerous large employers. Located approx. 26 miles to I-85, 39 miles to I-20, 79 miles to Hartsfield-Jackson International airport and 208 miles to the Port of Savannah.

### PROPERTY HIGHLIGHTS

- Easy access to the Athens Perimeter.
- Located inside the Athena Industrial Park
- Located in a Tier 1 community for tax incentives.

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: 3-20-2023



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## LOCATION MAP



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## AERIAL MAP



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AERIAL MAP **P3**

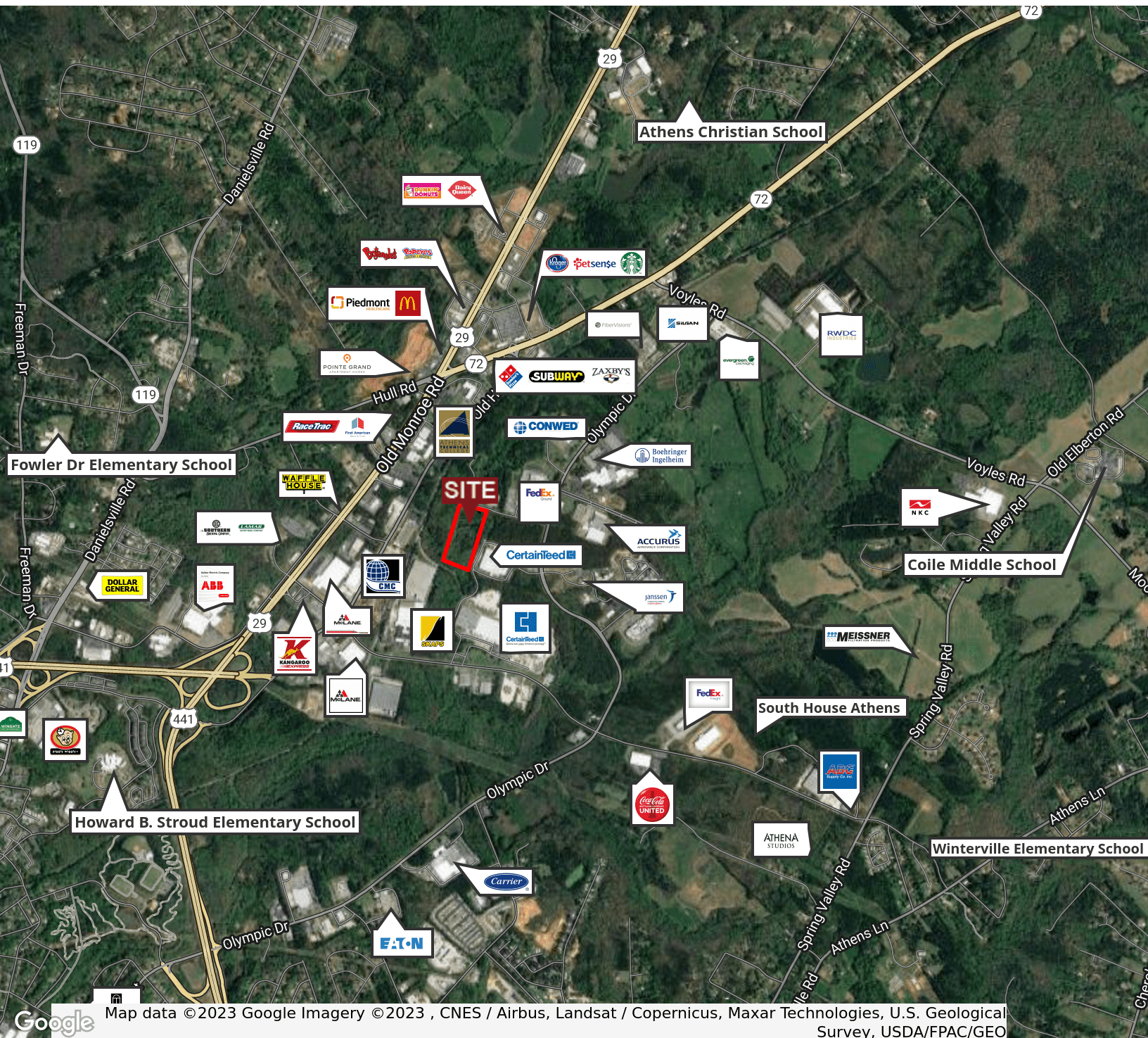


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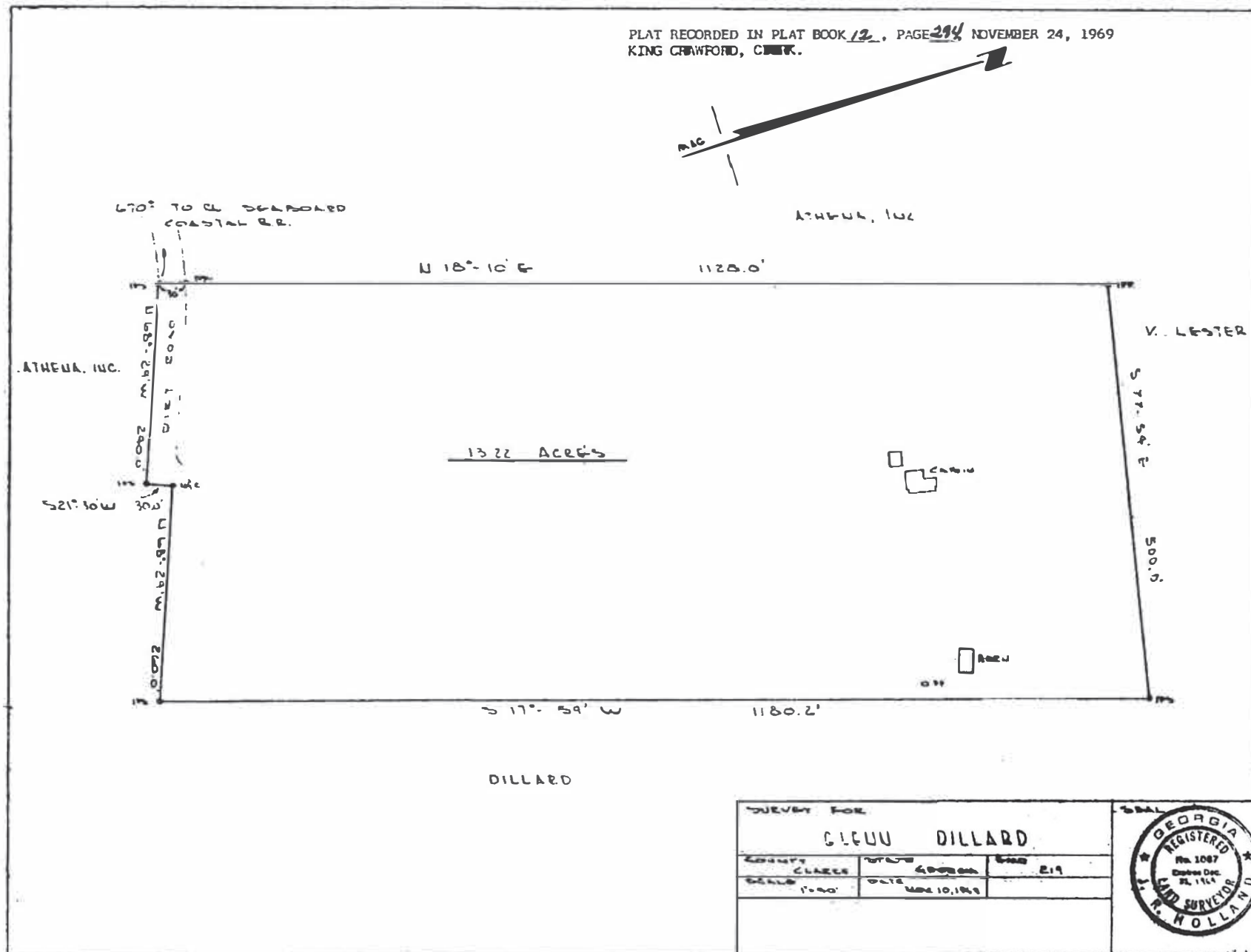


## RETAILER MAP



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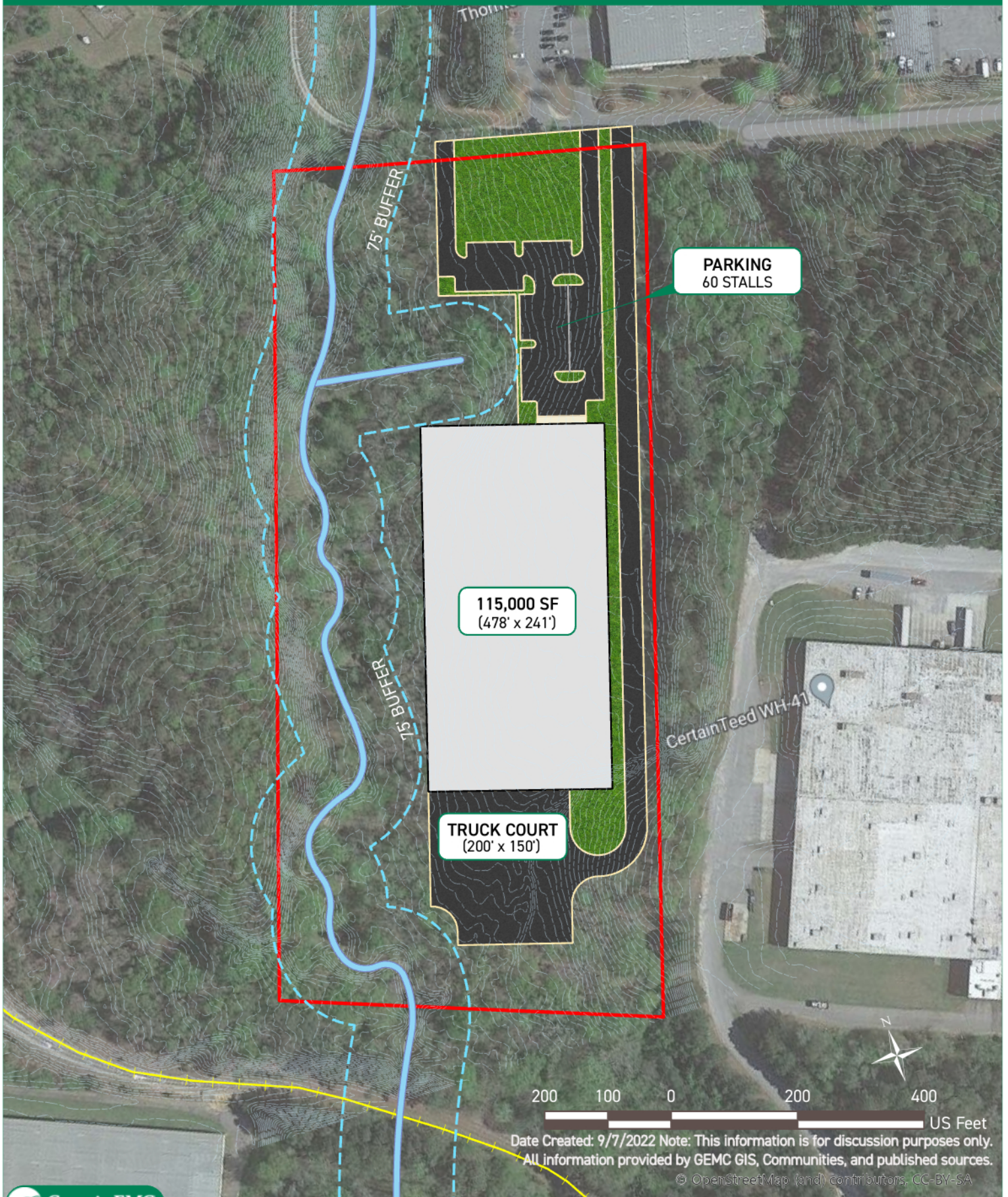




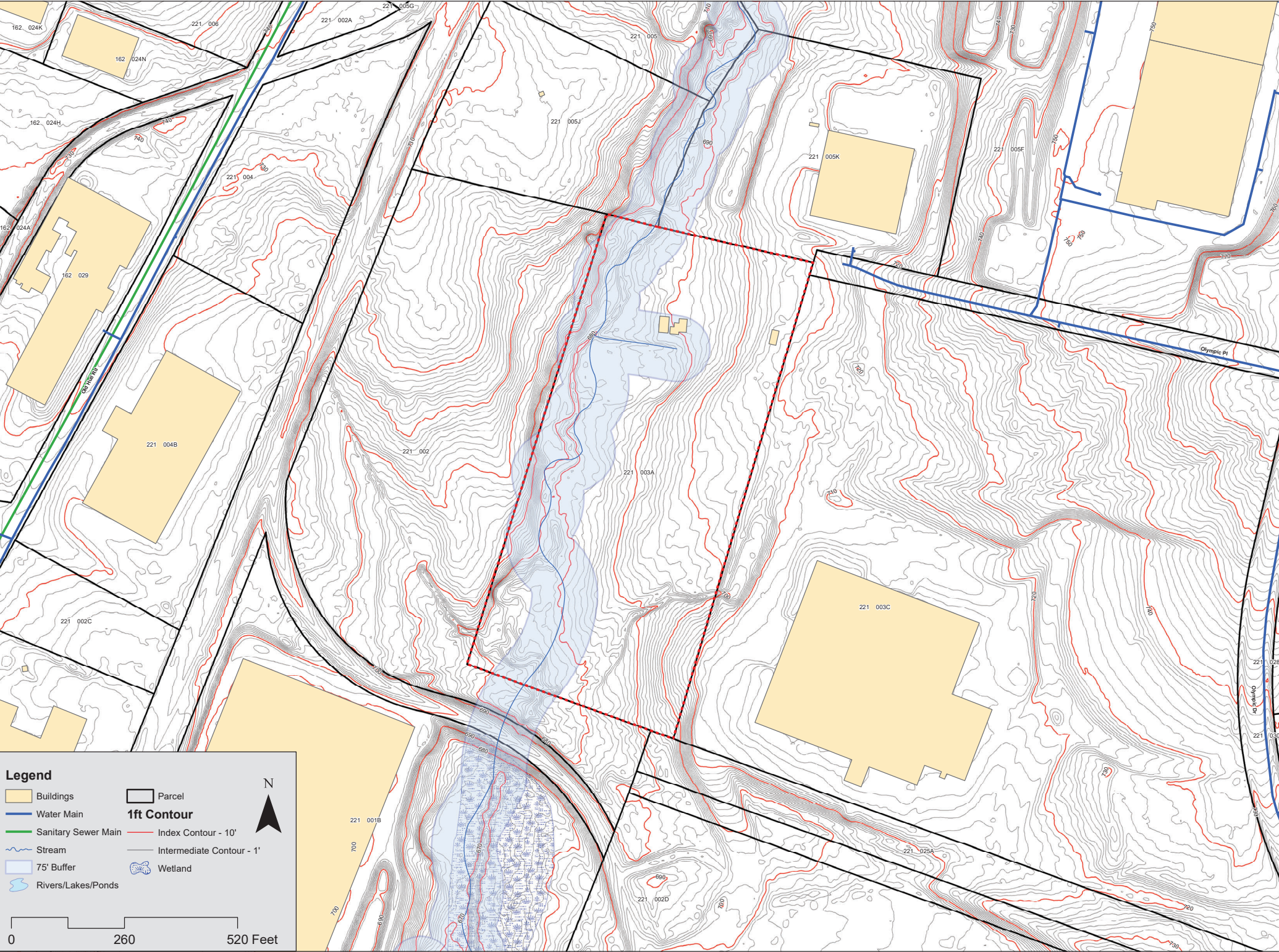


# 155 OLYMPIC PLACE TRACT

Athens-Clarke County | Conceptual Site Layout







**Legend**

Buildings	Parcel
Water Main	1ft Contour
Sanitary Sewer Main	Index Contour - 10'
Stream	Intermediate Contour - 1'
75' Buffer	Wetland
Rivers/Lakes/Ponds	

0 260 520 Feet

N

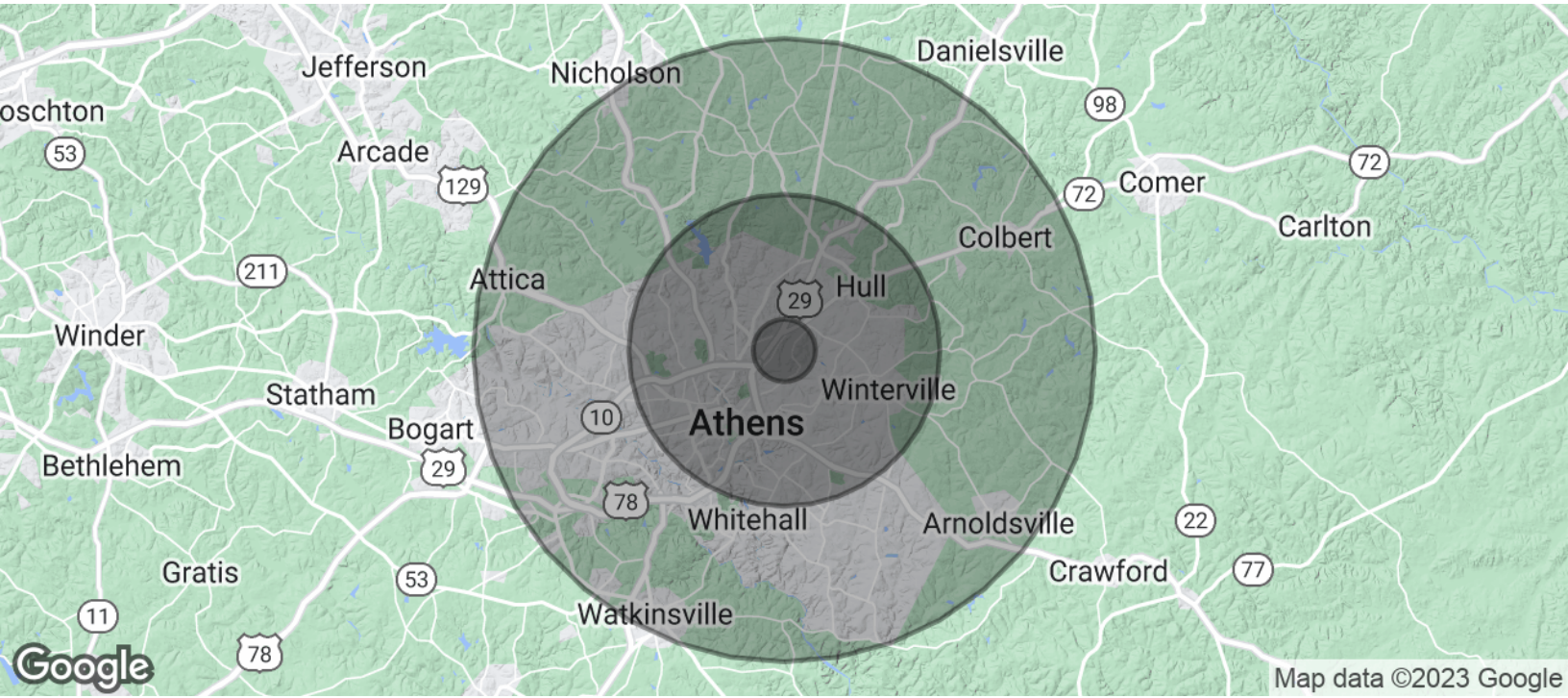


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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,078	77,578	167,300
Average Age	30.6	26.6	30.3
Average Age (Male)	30.6	26.1	29.5
Average Age (Female)	30.6	27.0	30.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	328	26,081	60,413
# of Persons per HH	3.3	3.0	2.8
Average HH Income	\$39,297	\$39,296	\$54,385
Average House Value	\$112,220	\$150,078	\$185,869

\* Demographic data derived from 2020 ACS - US Census

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