

# LEASE

**79 EAST NORTH AVE**  
79 East North Ave Comer, GA 30629



## PROPERTY DESCRIPTION

79 East North Ave is a main level professional office space that was completely renovated in 2024. Upon entering the building, you are greeted with a reception area to the right and a small waiting area to the left. Past the reception and waiting areas is a hallway comprised of 1 ADA restroom, a kitchenette, and 1 private office on the left. Located on the right side of the hallway is a conference room and 2 more private offices. At the end of the hallway, the property opens into a large common workspace. Access to a covered patio is located in the back corner of the common workspace area. Storage closets are available in both the front and rear of the building.

## PROPERTY HIGHLIGHTS

- High-speed fiber internet access
- Ample parking
- Fully furnished option to accommodate immediate move-in
- Growing area, convenient to Athens

## LOCATION DESCRIPTION

This property is located in historic downtown Comer in the Southeast corner of Madison County. There are multiple professional office spaces, a restaurant, coffee shop, distillery, auto parts store, video gaming store, and a hair salon within a block of this area. The property is conveniently situated near Highways 72, 22, and 98 and only 20 minutes from GA-Loop 10.

## OFFERING SUMMARY

Lease Rate:	\$2,850.00 per month (MG)
Number of Units:	1
Available SF:	1,800 SF
Lot Size:	0.07 Acres
Building Size:	1,800 SF

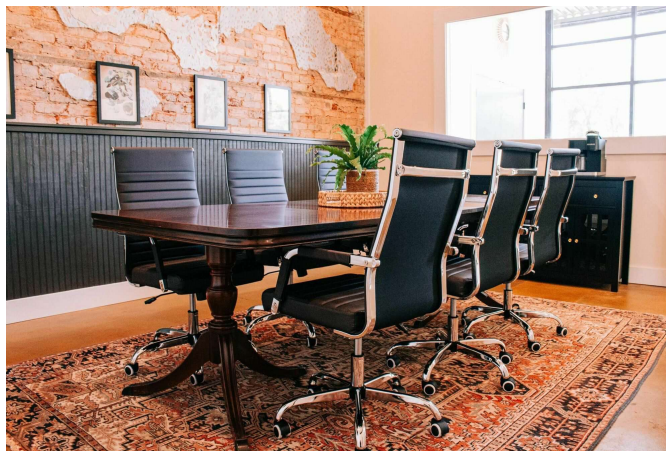
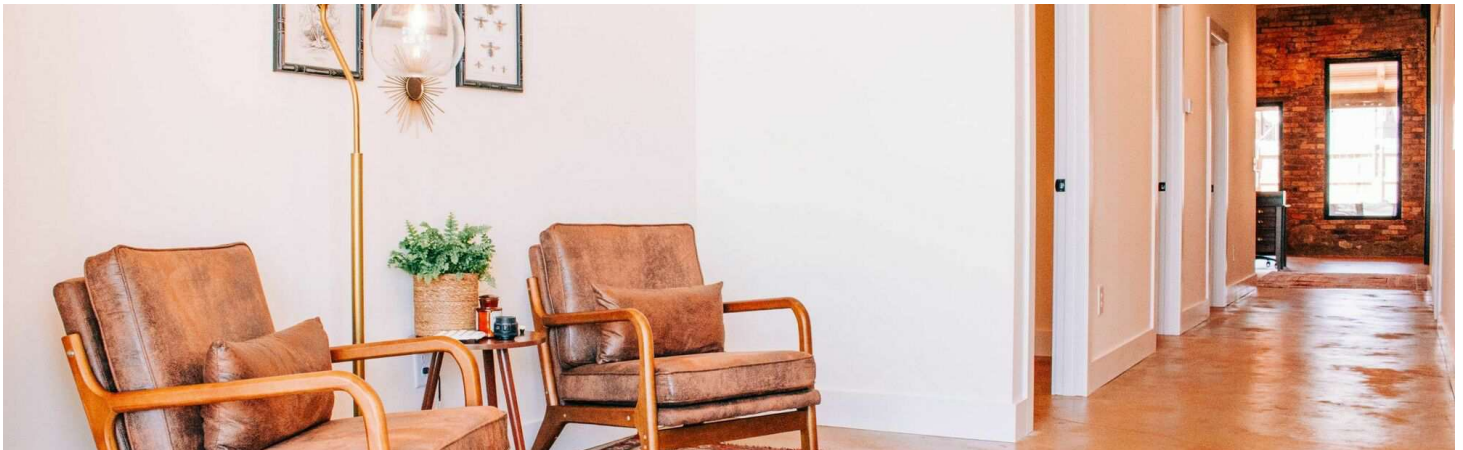
**Trey Bouwsma**  
(706)410-7150



**COLDWELL BANKER  
COMMERCIAL**  
UPCHURCH REALTY

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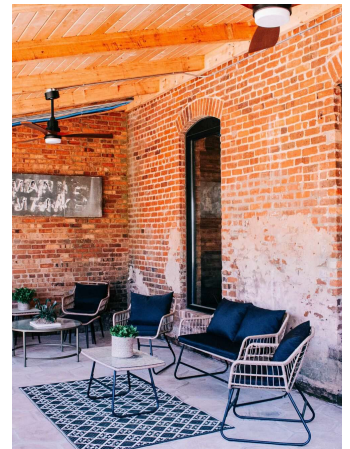
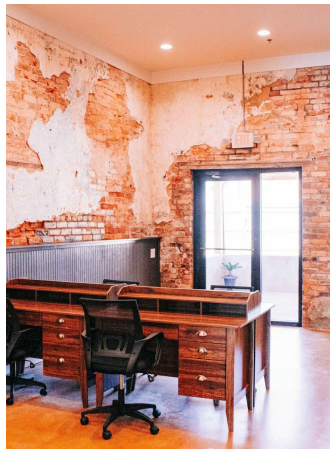
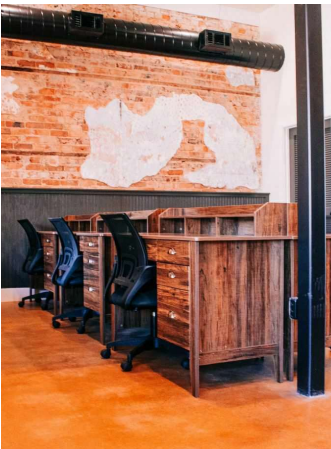
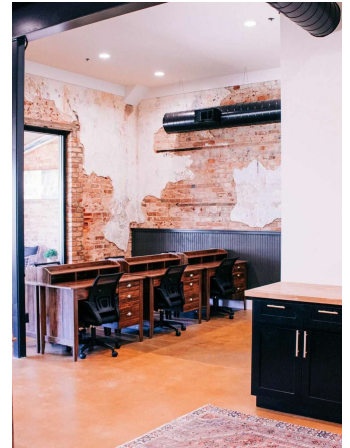
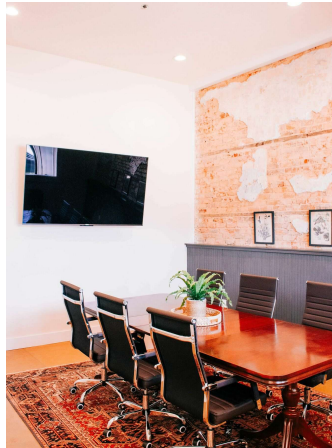
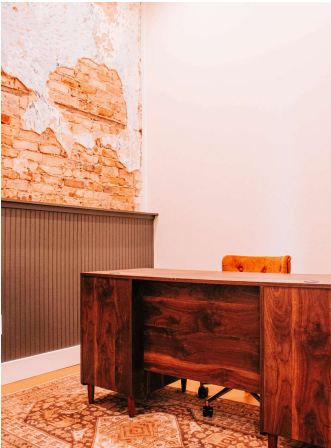
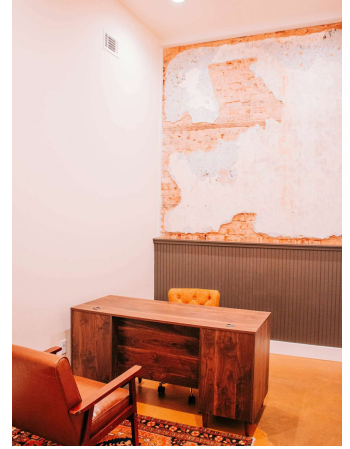
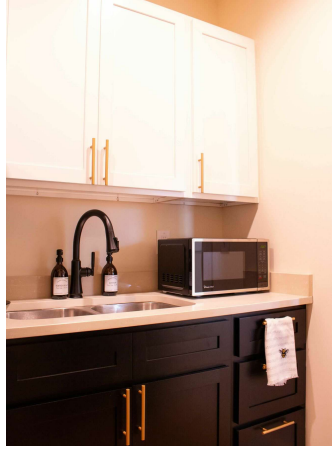
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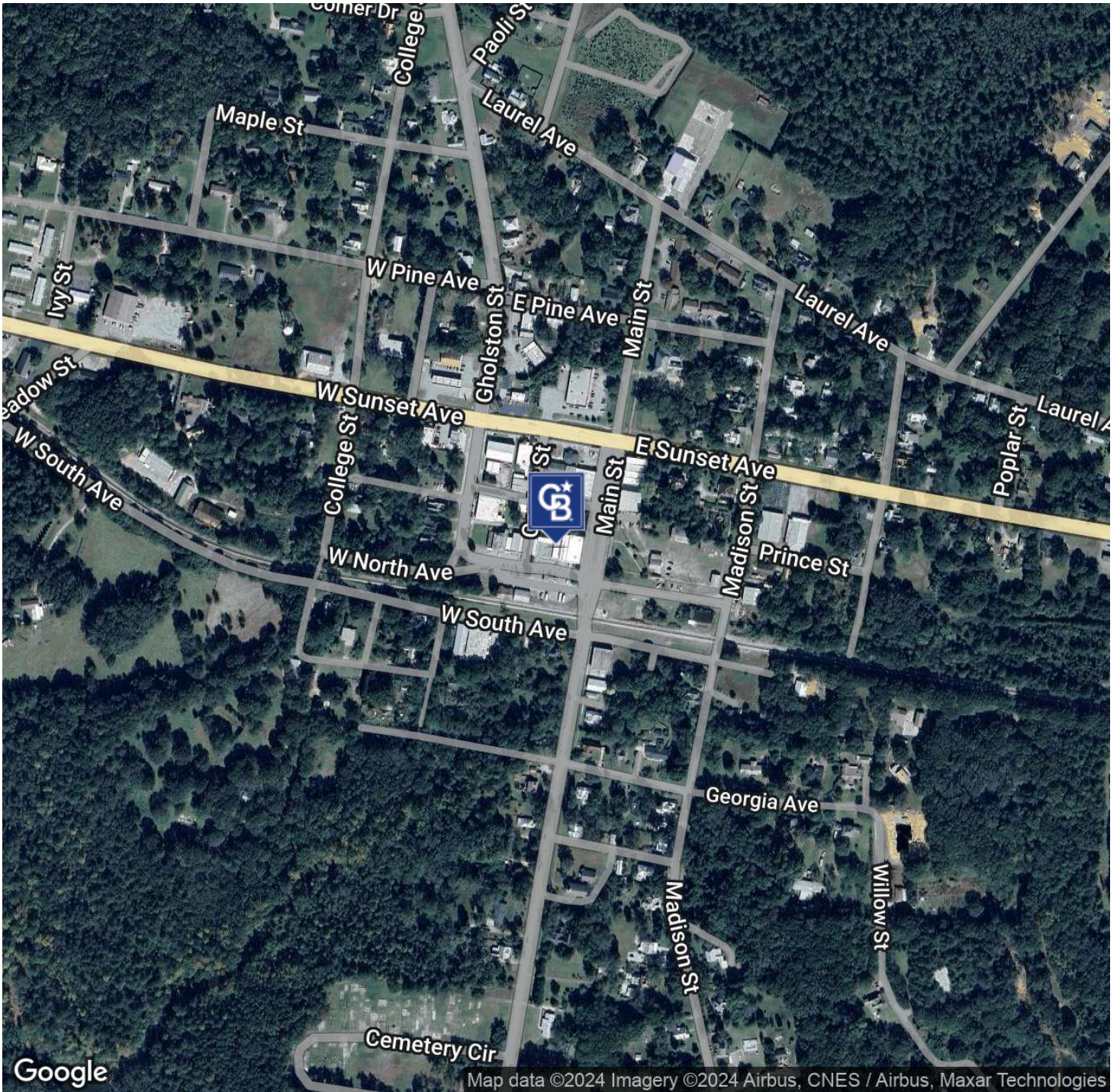


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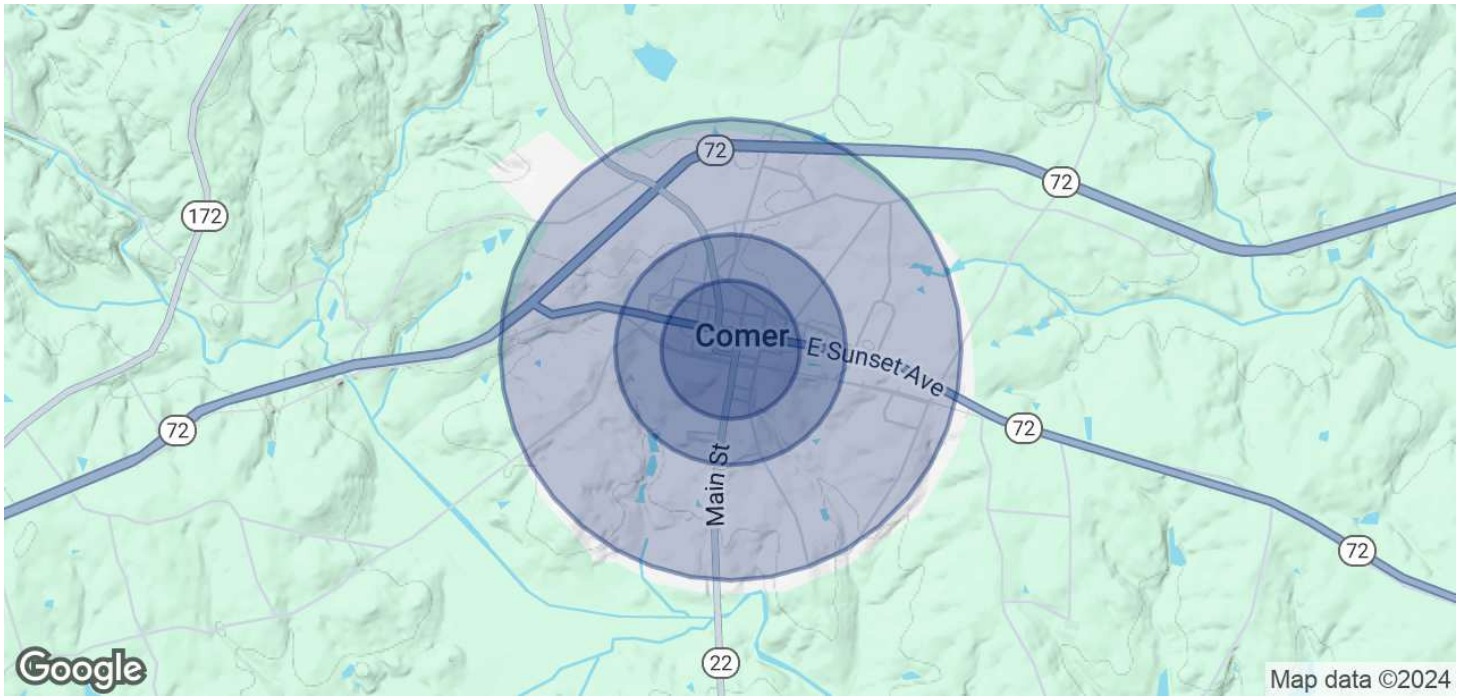
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## POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	257	670	1,461
Average Age	42	42	42
Average Age (Male)	40	40	40
Average Age (Female)	43	43	43

## HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	94	244	533
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$77,374	\$77,374	\$77,390
Average House Value	\$217,401	\$217,401	\$217,283

Demographics data derived from AlphaMap

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