

WIRE PARK - SUITE 230

1725 ELECTRIC AVENUE, WATKINSVILLE, GA 30677

WIRE PARK
LIVE · WORK · PLAY



CONDO SUITE FOR SALE - \$479,000

MARKS COMMERCIAL REALTY, INC.

1865 W. Broad Street, Suite A
Athens, Georgia 30606



PRESENTED BY:

DANIEL MARKS, CCIM

Managing Broker
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BRETT DELOACH

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PROPERTY SUMMARY

1725 ELECTRIC AVENUE

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PROPERTY OVERVIEW

Wire Park represents a creative reimagining of what was once a key economic anchor in Watkinsville for over 50 years. Its mission is to revitalize this important corridor by redeveloping the Southwire industrial park into a vibrant mixed-use space that better serves and supports the community. By breathing new life into the former wire manufacturing facility, Wire Park has created a revitalized environment for community gatherings, featuring a blend of residential, retail, and office spaces, while also preserving green spaces and creating common areas open to all.

Wire Park builds on the rich history and character of the Southwire manufacturing plant, a long-standing economic pillar in Watkinsville, Georgia. It's a destination for people to gather and enjoy a wide array of amenities. Spanning more than 60 acres, Wire Park encompasses a revitalized industrial site with curated shops and restaurants, a public park, creative workspaces,

SUITE 230

Price:	\$479,000
Price / SF:	\$196.31/SF
Square Footage:	2,440
Suite Dimensions:	37'1" x 64'4"
Delivery:	Cold Dark Shell
Year Built / Renovated:	1960 / 2022
Zoning:	Mixed-Use Office (Watkinsville)
Condo Association Dues:	\$5,093 (Annual) - 2024

DELIVERY CONDITION

- Suite 230 is being sold "AS-IS, WHERE-IS" in a cold dark shell condition. All utilities are stubbed, concrete floors, power stubbed but no transformer or panel.

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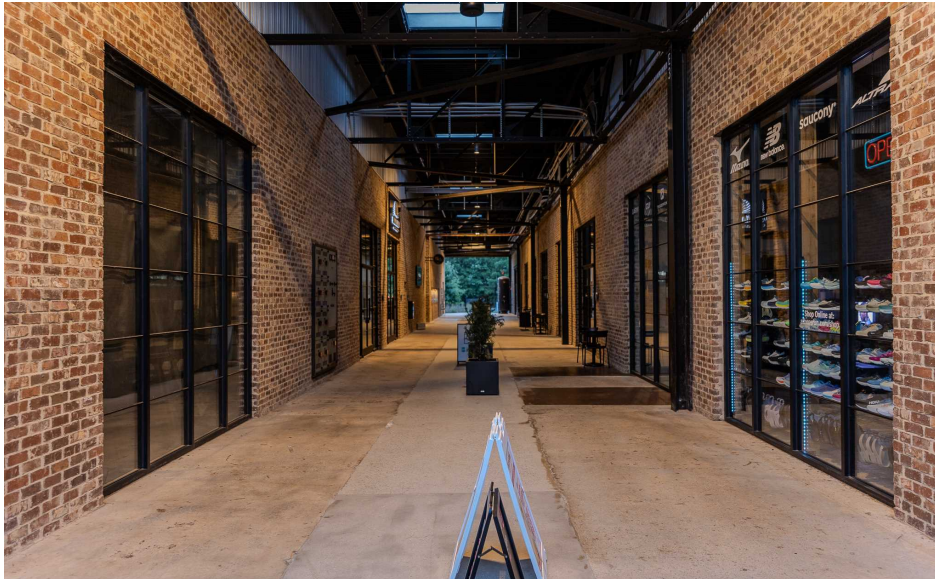
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PROPERTY PHOTOS

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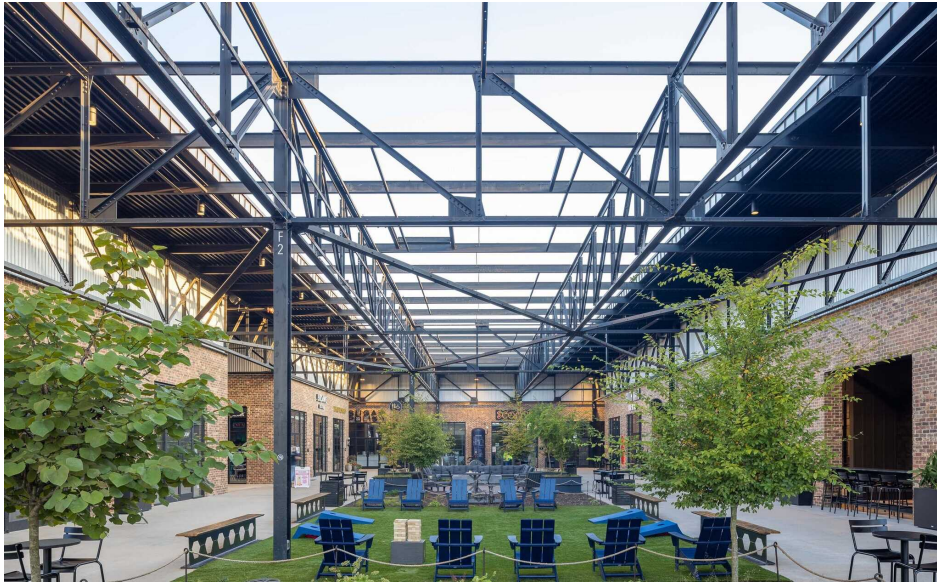
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DIRECTORY

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WIRE PARK DIRECTORY

 Occupied  Available



THE MARKETPLACE

- SUITE 104 Southern Prospect
- SUITE 106 The Bunny Hive
- SUITE 107 Radiant Salon + Boutique
- SUITE 108 1000 Faces and More
- SUITE 112 Athens Running Company
- SUITE 114 Birdawg Boutique
- SUITE 116 The Old Fashioned
- SUITE 120 Fit Body Boot Camp
- SUITE 121 ATM
- SUITE 122 Soco Nutrition
- SUITE 123 Golden Pantry Market
- SUITE 124 Wool Gang Bakery & Grooming
- SUITE 125 Maya's Boutique
- SUITE 126 Lotus Yoga
- SUITE 128 Sugar Polish Nail Bar
- SUITE 130 Scoops
- SUITE 132 Thrive Aesthetics & Wellness
- SUITE 138 Mackay Dental
- SUITE 140 South Main Brewing Company
- SUITE 160 LALO'S Tacos & Cantina

THE GRID

- SUITE 142 Pita Street Mediterranean Grill
- SUITE 144 Double Barrel Barbecue
- SUITE 146 Mama's Boy
- SUITE 148 Original Hot Dog Factory
- SUITE 150 AVAILABLE
- SUITE 152 AVAILABLE
- SUITE 154 Gekko Kitchen
- SUITE 156 South Main Brewing Company
- SUITE 158 The Greenhouse

THE SUITES

- SUITE 100 A AT LEASE
- SUITE 100 B Movement Mortgage
- SUITE 100 C AVAILABLE
- SUITE 100 D Urgent Care
- SUITE 100 E AVAILABLE
- SUITE 100 F Ballroom
- SUITE 100 G LOI NEGOTIATIONS
- SUITE 100 H LOI NEGOTIATIONS
- SUITE 100 I AVAILABLE
- SUITE 100 J AVAILABLE

COMMERCIAL OFFICE SPACE

- SUITE 200 The Yard
- SUITE 210 Barnett Southern
- SUITE 220 Give Back Real Estate
- SUITE 230 AVAILABLE**
- SUITE 240 AVAILABLE
- SUITE 250 Gibbs Capital
- SUITE 260 Golden Pantry Offices
- SUITE 270 South Main Brewing Offices
- SUITE 280 AVAILABLE
- SUITE 290 Connect Ministries
- SUITE 300 Your Pie Dough Making Facility
- SUITE 305 Best Level Basketball
- SUITE 310 All Bright Electric
- SUITE 320 SPG
- SUITE 330 330 Cowork
- SUITE 340 Budget Blinds / Inspired Closets



Updated 7.17.24

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CONCEPTUAL FLOOR PLAN

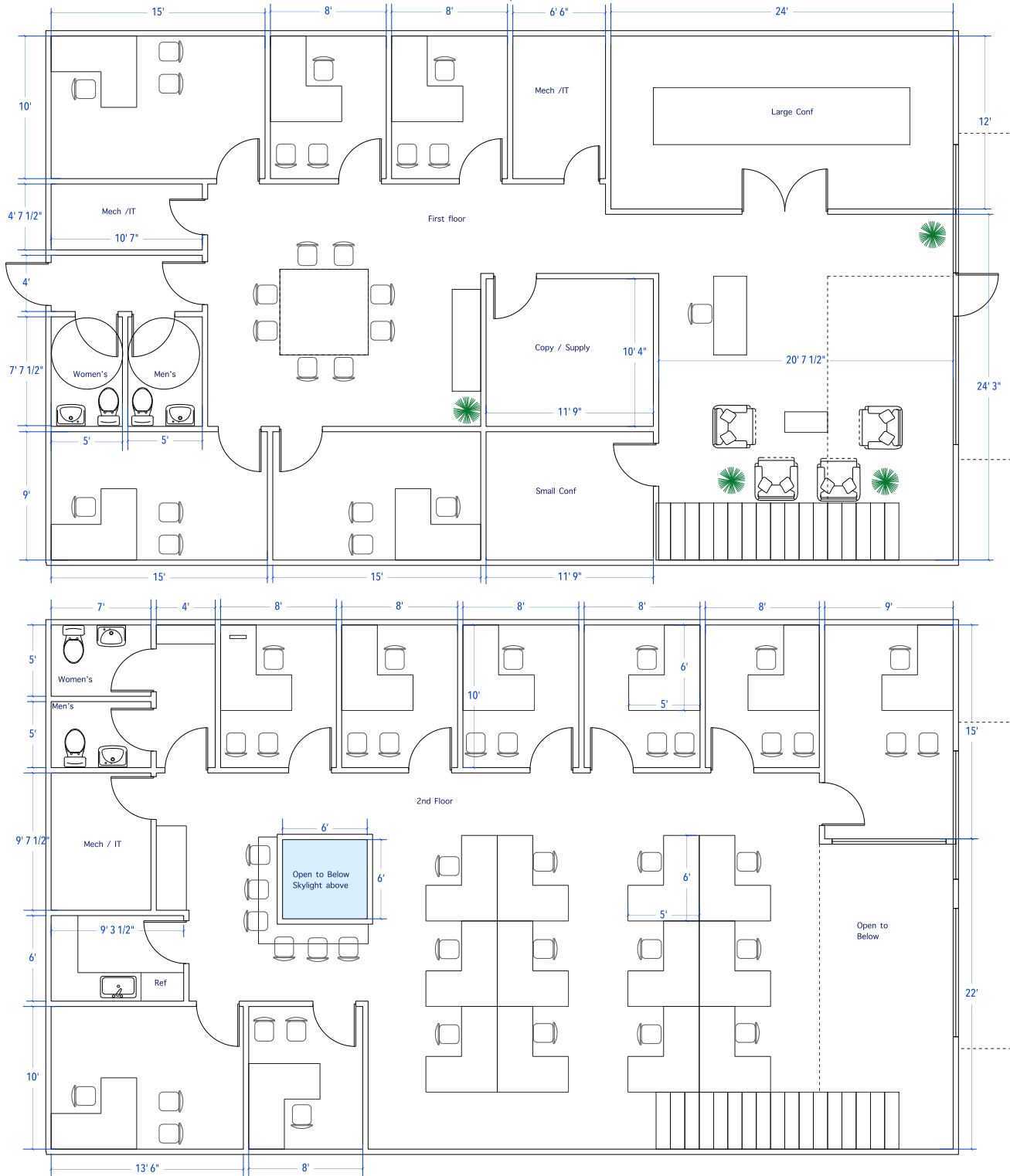
1725 ELECTRIC AVENUE

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SUITE 230 2-STORY CONCEPT PLAN

1ST FLOOR - 2,440 SF
2ND FLOOR - 2,240 SF
TOTAL - 4,680 SF



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WIRE PARK RESIDENTIAL

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THE FLATS WIRE PARK

- (60) APARTMENT UNITS
- 4th QTR 24' DELIVERY



THE TOWNS AT WIRE PARK

- (21) TOWNHOMES UNITS
- 1ST QTR 25' DELIVERY

(46) SINGLE FAMILY HOMES
2025 DELIVERY

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NEIGHBORHOOD AERIAL

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LOCAL AERIAL

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DEMOGRAPHICS

1725 ELECTRIC AVENUE

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DEMOGRAPHIC PROFILE: OCONEE COUNTY

#1

BEST COUNTY TO LIVE IN
GEORGIA (Niche Media)

#2

BEST COUNTY FOR
FAMILIES IN AMERICA
(Niche Media)

#1

BEST PUBLIC SCHOOL
IN GEORGIA
(Niche Media)

\$114,587

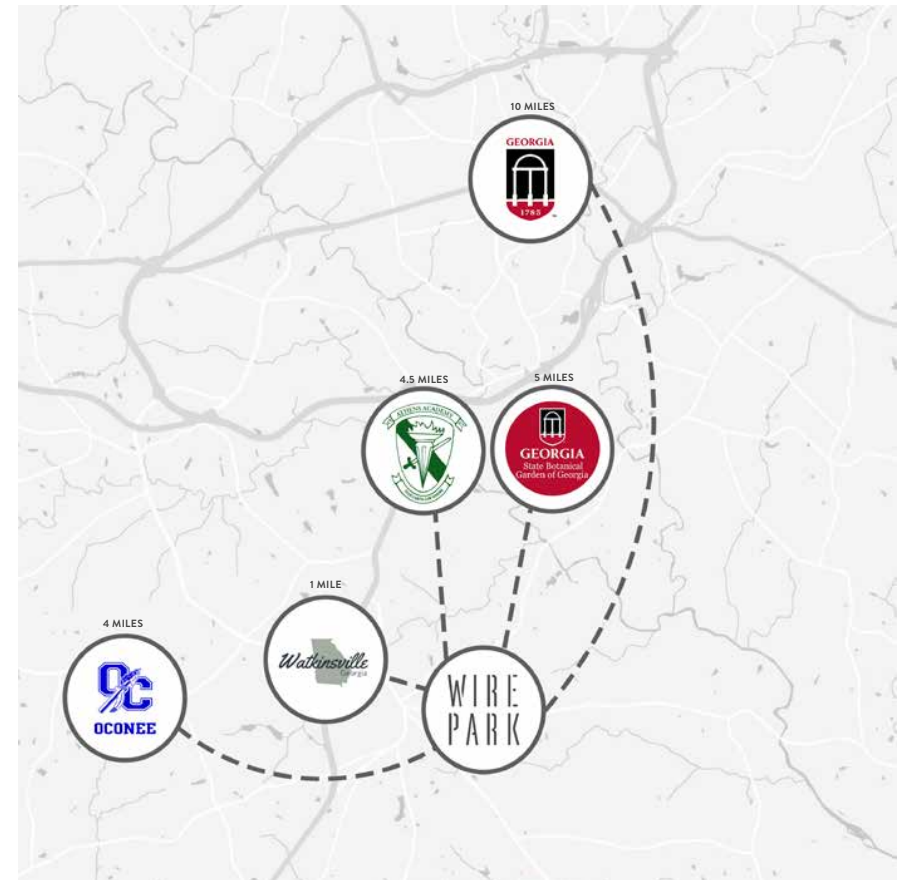
AVERAGE HOUSEHOLD
INCOME (Esri)

#1

BEST COUNTY TO BUY
A HOUSE IN GEORGIA
(Niche Media)

270,436

POPULATION
WITHIN 30 MINUTES
OF WIRE PARK (Esri)



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EVENTS

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EVENTS AT WIRE PARK*

28-ACRE RUN CLUB

Explore the grounds of Wire Park at our weekly guided run club. All levels are welcome.

Saturdays / 10-11AM / Public greenspace

KIDS CONNECTION

Preschoolers are invited to join us in the Marketplace Courtyard for crafts, games, and more.

Wednesdays / 10AM - 12PM / Marketplace Courtyard

FRIDAY NIGHT MOVIES IN THE MARKETPLACE

Come for dinner and stay for family-friendly movies in our open-air Marketplace Courtyard.

August 6 | *The Sandlot*
August 13 | *The Secret Life of Pets*
August 20 | *The Goonies*
August 27 | *Despicable Me*

Fridays / 7PM / Marketplace Courtyard

LITS & KNITS

Bring a project or learn how to knit. All levels welcome.

Wednesdays / 6-7PM / Oconee Library

BOCCE BALL

Enjoy bocce ball in the lawn followed by social hour at The Grid. Register at WirePark.net

Mondays / 6-7PM / The Lawn

FAMILY BINGO

Grab dinner from The Grid and join us in the Marketplace Courtyard for family BINGO night and a chance to win prizes from our retailers and restaurants.

Sundays / 5:30PM / Marketplace Courtyard

LIVE AT WIRE PARK

This weekly music series will feature live tunes and family fun.

Saturdays / 6-10PM / The Lawn

TRIVIA NIGHT

Join us for weekly trivia at The Grid.

Wednesdays / 6-8PM / The Grid

TEEN BOOK CLUB

Open to all teens in grades 8-12.

Saturdays / 10-11AM / Oconee Library

CORNHOLE LEAGUE

Enjoy cornhole in the lawn followed by social hour at The Grid. Register at WirePark.net

Thursdays / 6-7PM / The Lawn

YOGA IN THE PARK

All levels are welcome to join us for complimentary 60-minute yoga class followed by social hour at The Grid.

Tuesdays / 5:30PM / The Lawn

*Sample selection of weekly events. Actual programming may vary.

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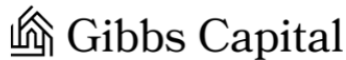
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WIRE PARK PARTNERS & TENANTS

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330 cowork



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