

The background is a solid blue color with a complex graphic overlay. On the left side, there are several concentric circular patterns. One prominent feature is a large circular scale with tick marks and numerical labels ranging from 140 to 260 in increments of 10. The numbers are oriented radially. There are also smaller circular elements, some with dashed lines and arrows, suggesting a technical or scientific theme.

155 WHIT DAVIS RD,
ATHENS, GA 30605

EXECUTIVE SUMMARY

**A 2+ ACRE PAD READY COMMERCIAL PROPERTY
LOCATED ACROSS THE STREET FROM WALMART
AND ONLY 5 MILES AWAY FROM DOWNTOWN
ATHENS/UGA.**

HIGHLIGHTS

- **2.06 ACRES COMMERCIAL NEIGHBORHOOD ZONED**
- **LEVEL LOT WITH EXCELLENT VISIBILITY**
- **DRIVE THRU ACCESSIBLE**
- **3 MILES FROM ATHENS-BEN EPPS AIRPORT**
- **5 MILES FROM DOWNTOWN ATHENS**
- **NEXT DOOR TO SOUTHEAST CLARKE PARK**

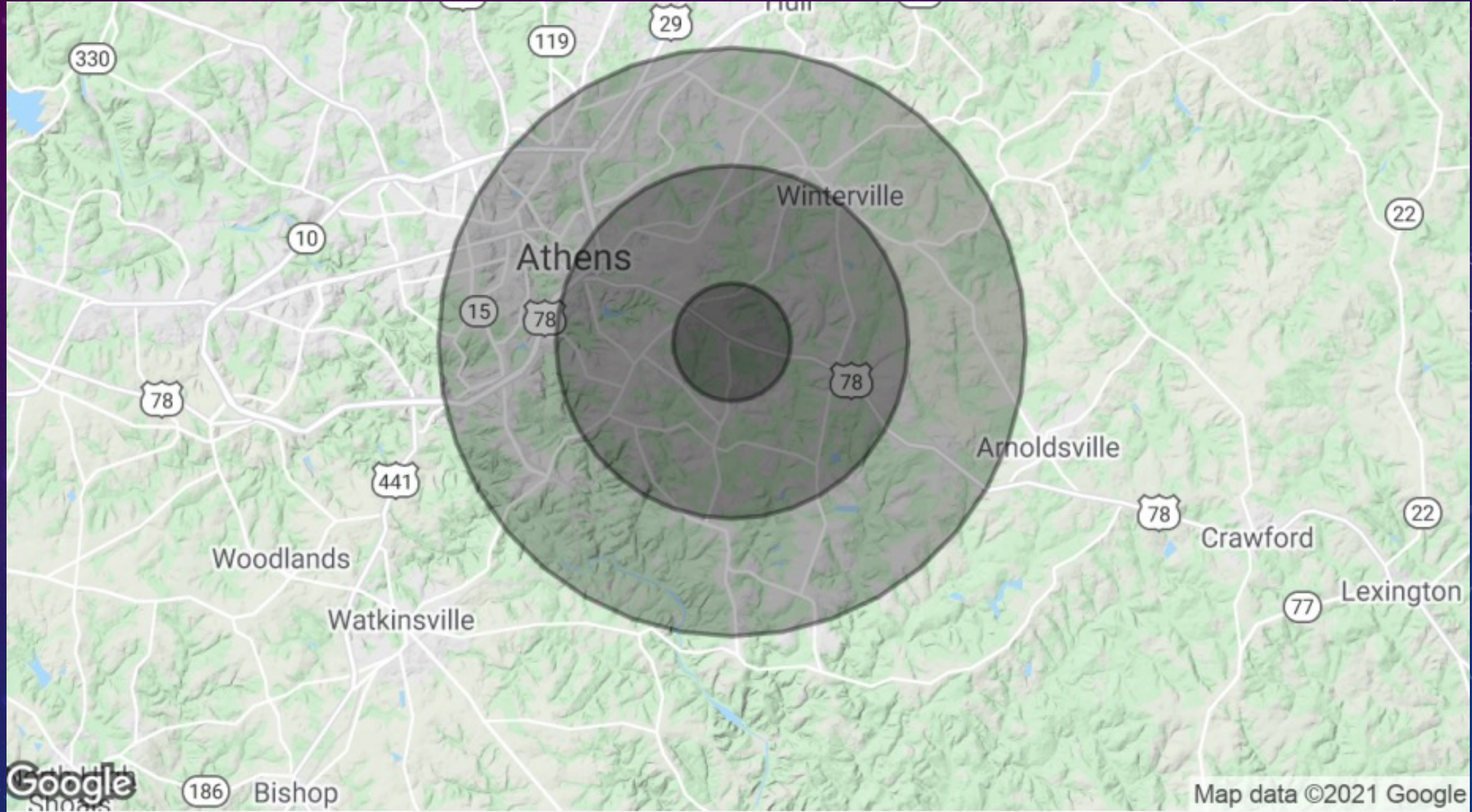
Photos



Additional Photos



Demographics



-1 Mile – 3 Miles – 5 Miles

Subject Property:

155 Whit Davis Rd, Athens GA

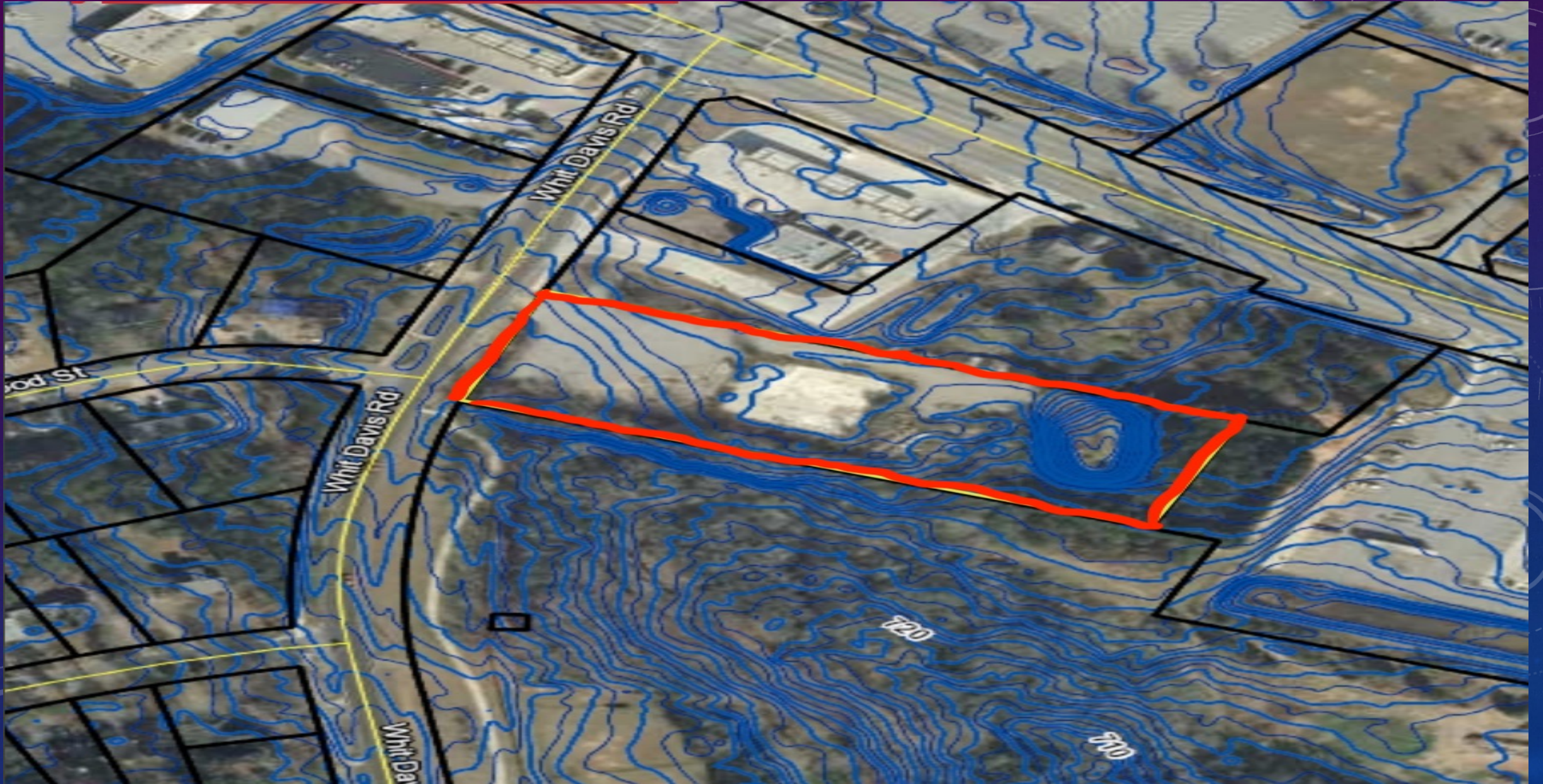
Population	1 Mile	3 Miles	5 Miles
Population	3,487	23,990	63,685
Median Age	29.5	30.8	27.7
Median Age (Male)	29	29.7	26.7
Median Age (Female)	29.9	31.8	28.7
Household	1 Mile	3 Miles	5 Miles
Households	1,476	9,811	21,815
Average Household Income	\$56,626	\$54,767	\$44,983

Traffic Counts



Collection Street	Cross Street -Direction	Traffic Volume	Distance from Property
US-78 & Lexington	Whit Davis Rd	21,900	0.0 Mi
US-78 & Lexington	Loys Farm	11,700	0.9 Mi
US-78 & Lexington	County Farm Rd	24,300	1.5 Mi
US-78 & Lexington	Morton Rd	9,330	2.0 Mi
US-78 & Lexington	Johnson Dr.	29,500	3.0 Mi
US-78 & Lexington	GA Inner Loop	32,500	3.2 Mi

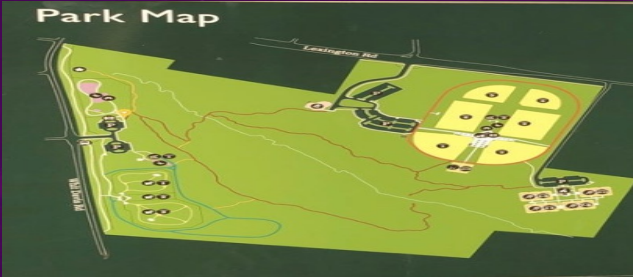
Topography



Retail Map



In The Area



1. **SouthEast Clarke Park:** Located in the Southeast side of Athens-Clarke County, Southeast Clarke Park is one of the most popular parks in Athens. It offers athletic fields, tennis, pickleball, 2 playgrounds, dog park, walking paths (paved and multi-surface), access to the Tennis Center, Skate Park, all in one location



2. **Athens-Ben Epps Airport:** Athens-Ben Epps Airport provides air travel services to Athens-Clarke County and Northeast Georgia.



3. **University of GA:** University of GA is ranked #48 in the National Universities and is considered the birthplace of higher education founded in 1785.



4. **Downtown Athens:** Downtown Athens sits just across Broad Street from the University of Georgia's historic North Campus. Restored Victorian-era buildings are full of creative energy day and night, with a vibrant collection of independent shops, restaurants, and live music venues.