

# 126 S. MILLEDGE AVE, Lease

126 S. MILLEDGE AVENUE, ATHENS, GA 30605



## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Available SF:	175-288 SF
Lease Rate:	\$650 - \$1,400/monthly
Lot Size:	0.9 Acres
Lot Frontage:	381.8 ft W Broad St 94.5 ft Milledge Ave
Year Built:	1907
Building Size:	5,602 SF
Zoning:	C-O
Market:	Athens
Submarket:	Athens Clarke County
Traffic Count:	24,300 W Broad St 14,400 Milledge Ave

### PROPERTY OVERVIEW

Three (3) office spaces available located on 2nd floor with staircase entry (no elevator). Office Suite J is 288 sq ft and is \$850.00 per month. Office Suite H is 175 sq ft and is \$650.00 per month. Office Suite G is 288 sq ft and is \$850.00 per month. Office suites G and H can be a combined space for \$1,400.00 per month. All utilities are included except telephone and internet. Additionally, the suites come with a large common area (reception area), kitchenette, and full bath. Fantastic window view of Athens. All suites have extra storage areas in the basement. Historic house with unique features and design. Located in a high profile location within minutes to shopping, restaurants, doctor offices, University of GA, downtown, etc. Plenty of parking available.

### LOCATION OVERVIEW

Located on corner of Milledge Ave & Broad St.

### PROPERTY HIGHLIGHTS

- Beautiful historic home.
- Located near shopping, restaurants, downtown Athens and UGA
- Best corner in Athens
- Ample parking available

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

706.548.9300

grantwhitworth@gmail.com

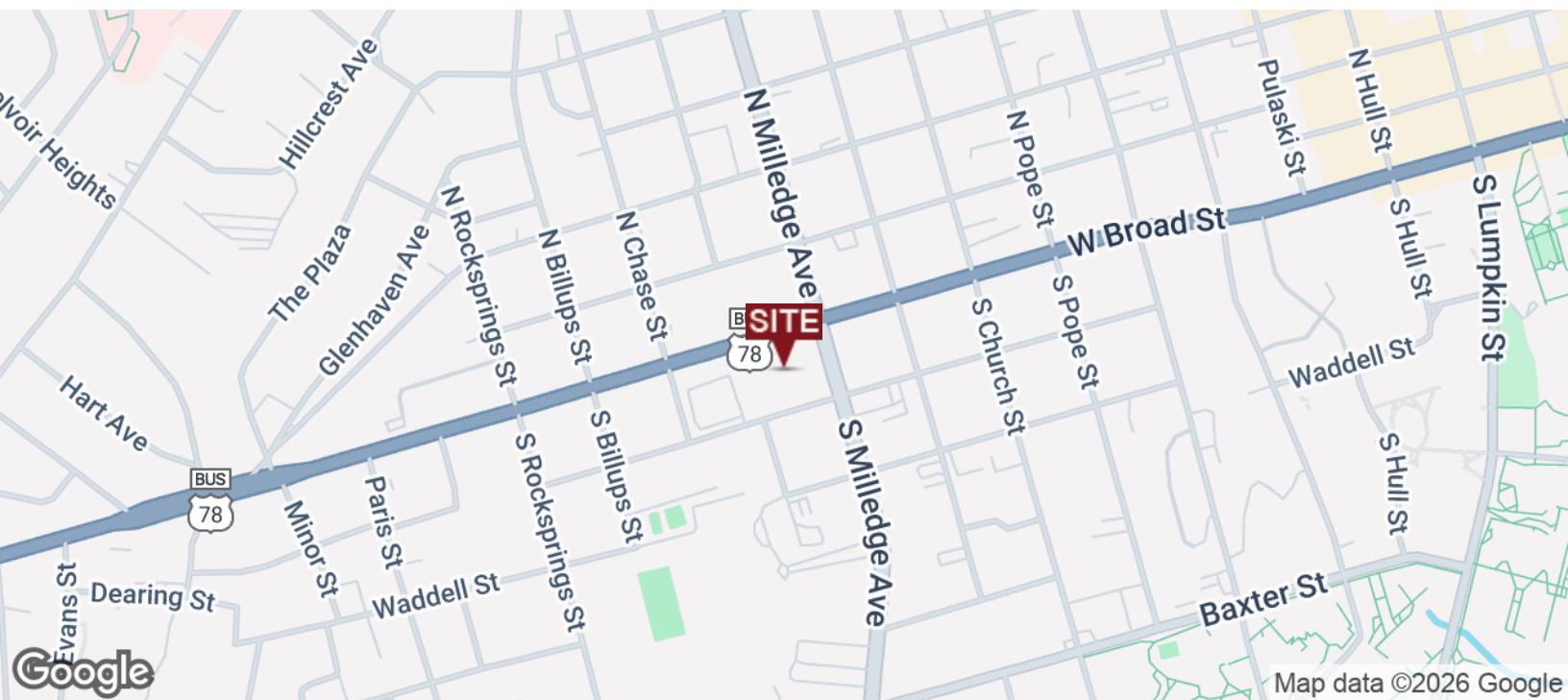
Revised: 1-7-2026

# 126 S. MILLEDGE AVE, Lease

126 S. MILLEDGE AVENUE, ATHENS, GA 30605

WHITWORTH  
LAND  
CORPORATION

## LOCATION MAP



GRANT WHITWORTH

706.548.9300

grantwhitworth@gmail.com

# 126 S. MILLEDGE AVE, Lease

126 S. MILLEDGE AVENUE, ATHENS, GA 30605

WHITWORTH  
LAND  
CORPORATION

## AERIAL MAP



GRANT WHITWORTH

706.548.9300

grantwhitworth@gmail.com

## 126 S. MILLEDGE AVE, Lease

126 S. MILLEDGE AVENUE, ATHENS, GA 30605

The logo for Whitworth Land Corporation. It features the word "WHITWORTH" in a bold, black, sans-serif font, with "LAND" in a larger, bold, black, sans-serif font inside an oval, and "CORPORATION" in a smaller, black, sans-serif font below it.

## RETAILER MAP



## GRANT WHITWORTH

706.548.9300

grantwhitworth@gmail.com

# 126 S. MILLEDGE AVE, Lease

126 S. MILLEDGE AVENUE, ATHENS, GA 30605

WHITWORTH  
LAND  
CORPORATION

## ADDITIONAL PHOTOS

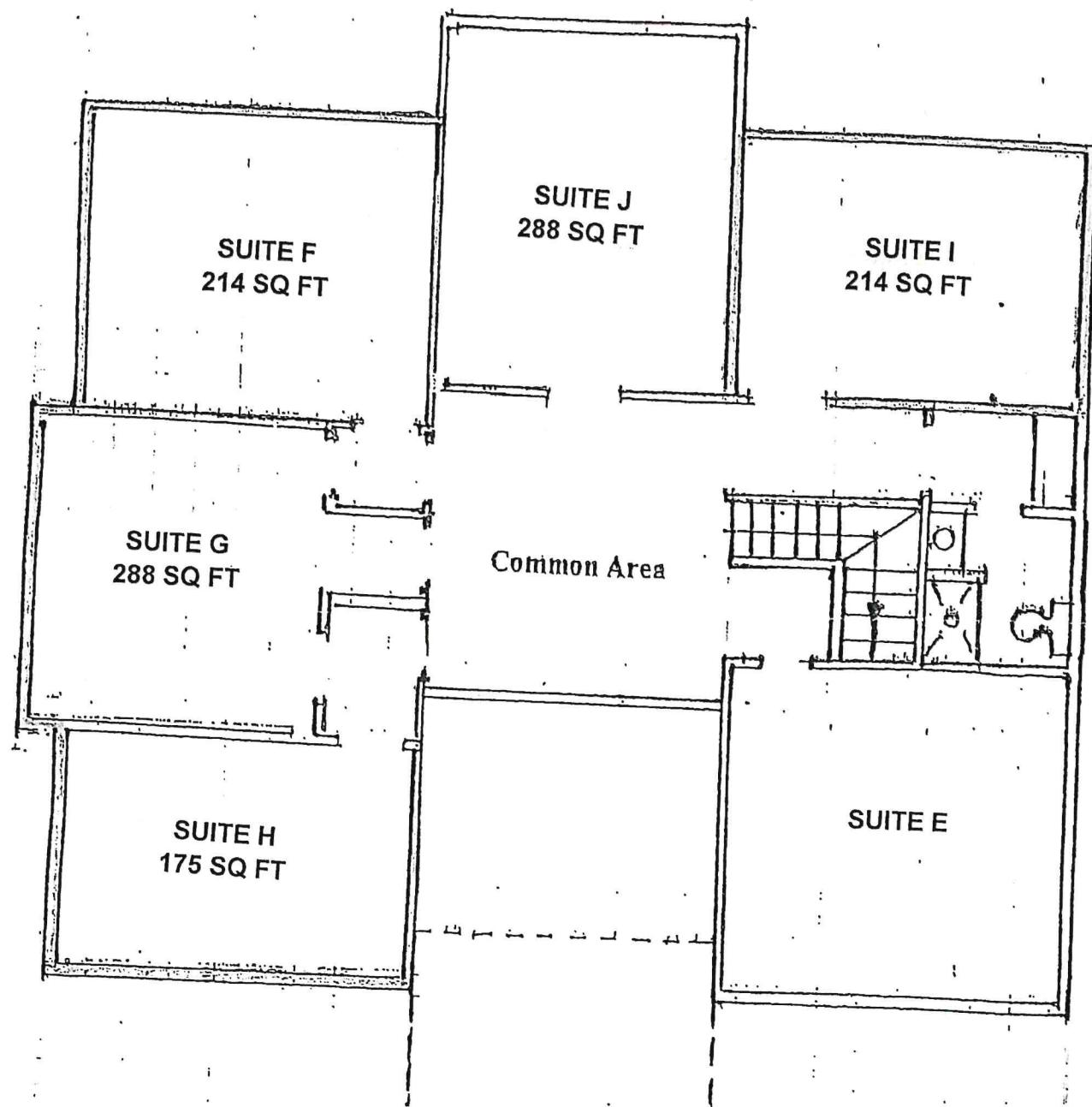


### GRANT WHITWORTH

706.548.9300

grantwhitworth@gmail.com

126 S MILLEDGE AVE  
2<sup>nd</sup> FLOOR

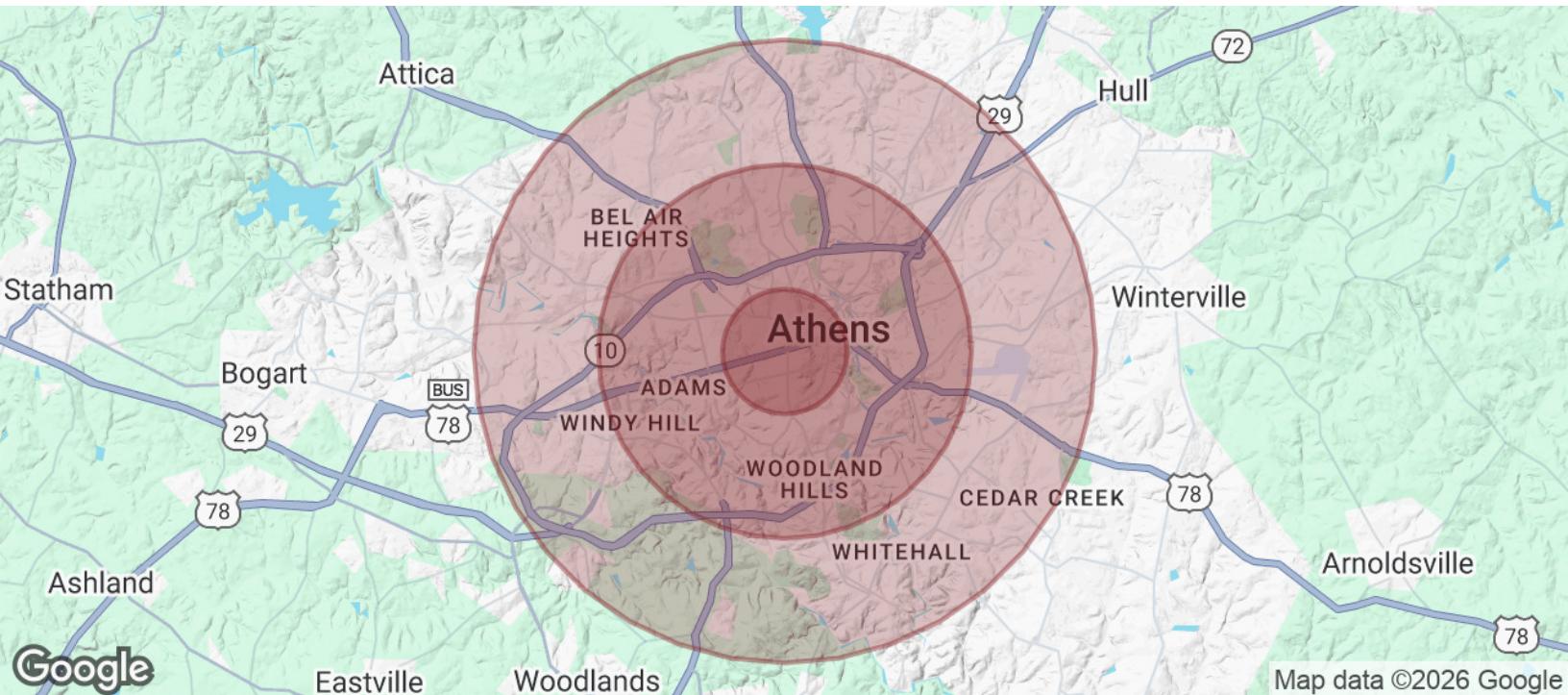


# 126 S. MILLEDGE AVE, Lease

126 S. MILLEDGE AVENUE, ATHENS, GA 30605



## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,101	65,840	105,073
Average age	24.1	26.3	27.8
Average age (Male)	24.5	26.0	27.3
Average age (Female)	23.8	26.8	28.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,630	22,512	37,481
# of persons per HH	3.0	2.9	2.8
Average HH income	\$37,221	\$43,022	\$49,609
Average house value	\$158,616	\$228,176	\$193,901

\* Demographic data derived from 2020 ACS - US Census

GRANT WHITWORTH

706.548.9300

grantwhitworth@gmail.com