

SIX MILE STATION

COMING SOON TO
WINTERVILLE



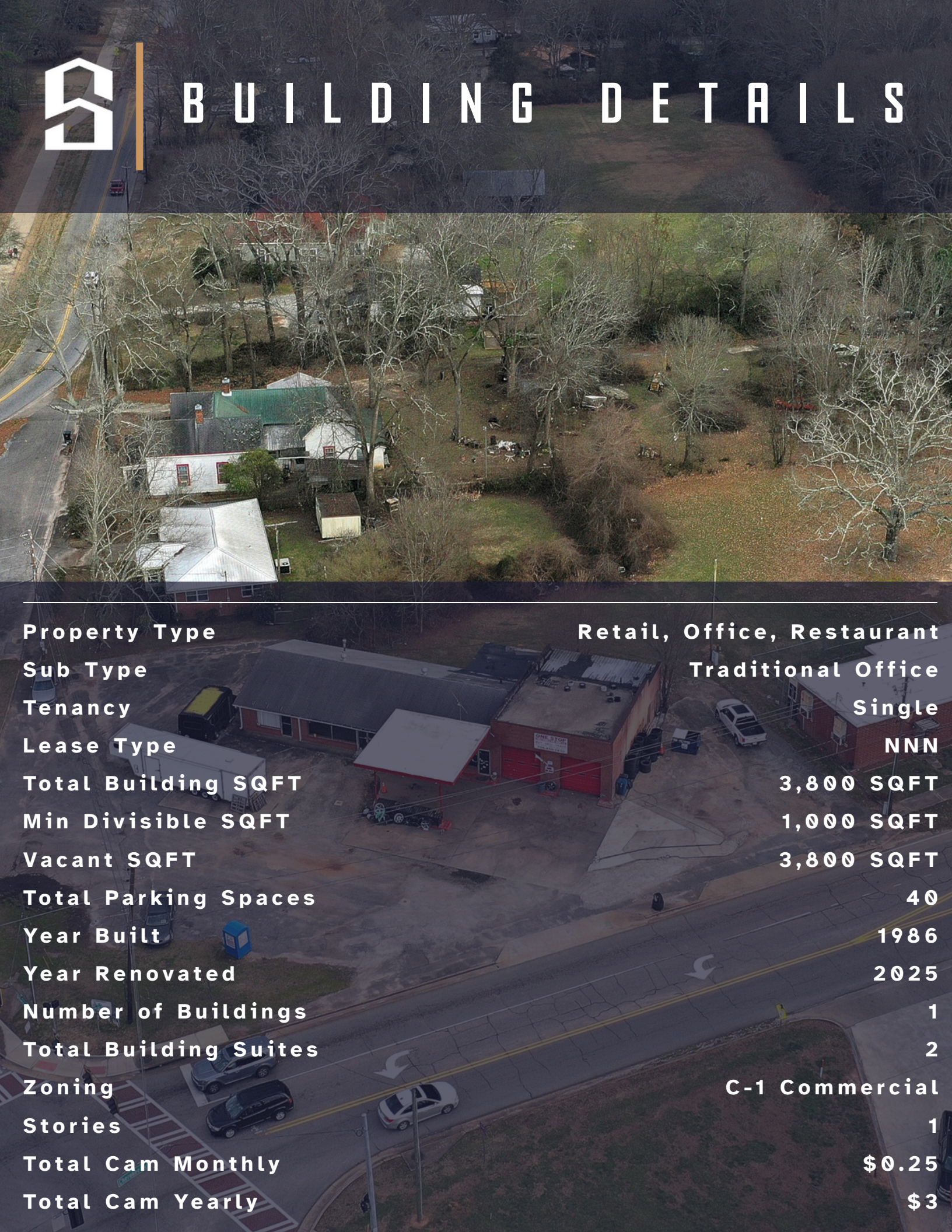
FOR LEASE



301 Athens Rd,
Winterville, GA 30683



BUILDING DETAILS

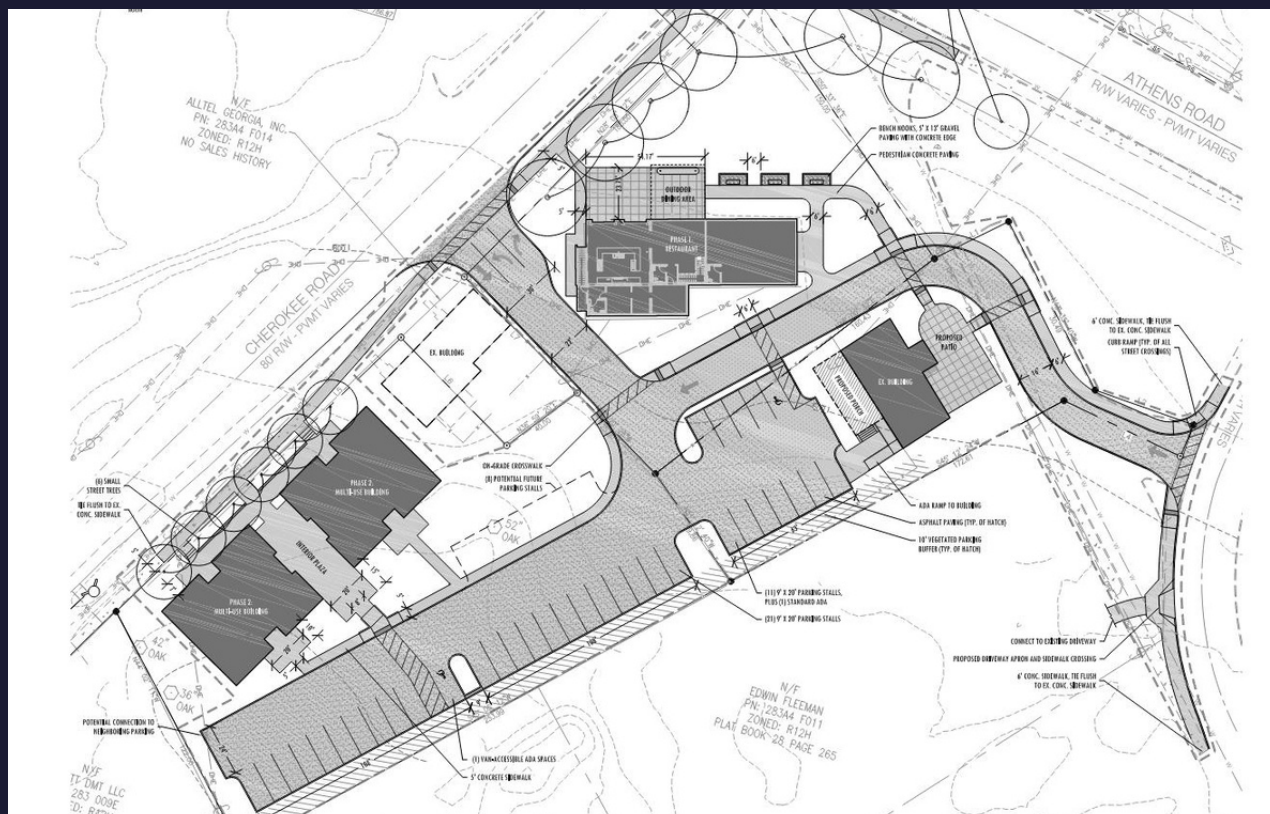


Property Type	Retail, Office, Restaurant
Sub Type	Traditional Office
Tenancy	Single
Lease Type	NNN
Total Building SQFT	3,800 SQFT
Min Divisible SQFT	1,000 SQFT
Vacant SQFT	3,800 SQFT
Total Parking Spaces	40
Year Built	1986
Year Renovated	2025
Number of Buildings	1
Total Building Suites	2
Zoning	C-1 Commercial
Stories	1
Total Cam Monthly	\$0.25
Total Cam Yearly	\$3



RENOVATION CONCEPTUAL DRAWINGS







SUBJECT AERIAL

NOTABLE NEARBY LOCATIONS:

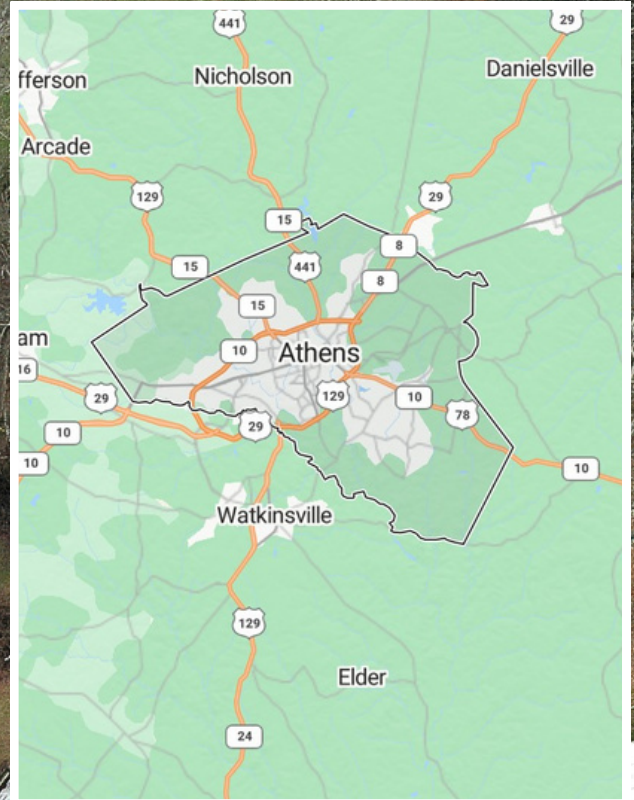
- DOWNTOWN ATHENS
- UNIVERSITY OF GEORGIA
- ATHENA STUDIOS
- FIREFLY TRAIL
- ATHENS TECHNICAL COLLEGE
- LITTLE CITY DINER
- PEACH PIT
- GOLDEN PANTRY
- DOLLAR GENERAL
- ATHENS-BEN EPPS AIRPORT
- KROGER SHOPPING CENTER





CLARKE COUNTY

- CLARKE COUNTY, GEORGIA—ANCHORED BY THE VIBRANT CITY OF ATHENS—IS A DYNAMIC ECONOMIC HUB WITH A RICH BLEND OF EDUCATION, INNOVATION, AND CULTURE.
- HOME TO THE UNIVERSITY OF GEORGIA, THE COUNTY BENEFITS FROM A HIGHLY SKILLED AND EDUCATED WORKFORCE, A STEADY INFLUX OF YOUNG TALENT, AND A SPIRIT OF ENTREPRENEURSHIP.
- THE COUNTY'S ECONOMIC CLIMATE IS BOLSTERED BY STRONG INFRASTRUCTURE, COLLABORATIVE PUBLIC-PRIVATE INITIATIVES, AND AN INCLUSIVE, FORWARD-LOOKING COMMUNITY.



FOOD SERVICE
OCCUPATIONS

9.8%

SALES
SERVICES

7.96%

MANAGEMENT
OCCUPATIONS

9.78%

TOP 6 JOB
GROUPS OF
TOTAL
WORKFORCE

OFFICE
ADMINISTRATION

8.94%

EDUCATION
SERVICES

13.5%

PRODUCTION
OCCUPATIONS

4.86%



POPULATION DATA

2023 POPULATION

1 mile
6,320

3 miles
26,848

5 miles
84,550

2023 MEDIAN HOUSEHOLD INCOME

1 mile
\$86,473

3 miles
\$64,797

5 miles
\$52,786

2023 MEDIAN AGE

1 mile
42.1

3 miles
38.1

5 miles
29.7



NORTH ELEVATION
(1/4" = 1'-0")



STIRLING
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