

FOR LEASE



921 HARMONY RD. UNITS 4 & 6 EATONTON, GA 31024

RETAIL/OFFICE SPACE AVAILABLE

\$15 PSF/YR NNN

\$2.00 PSF/YR TICAM



ATLAS
REAL ESTATE ADVISORS

EXECUTIVE SUMMARY

Position your business in the heart of the Lake Oconee growth corridor at 921 Harmony Road, ideally located just off Lake Oconee Parkway (Route 44)—halfway between Eatonton and Greensboro. This well-located commercial property offers excellent visibility, convenient access, and immediate proximity to one of the area's most significant new mixed-use developments.

Suite 4 – ±1,234 SF

Formerly occupied by a salon, this suite features a welcoming entryway, three private offices, a break room with kitchenette, and a private restroom. The flexible layout is well-suited for professional services, medical, wellness, or boutique retail users seeking a move-in-ready space.

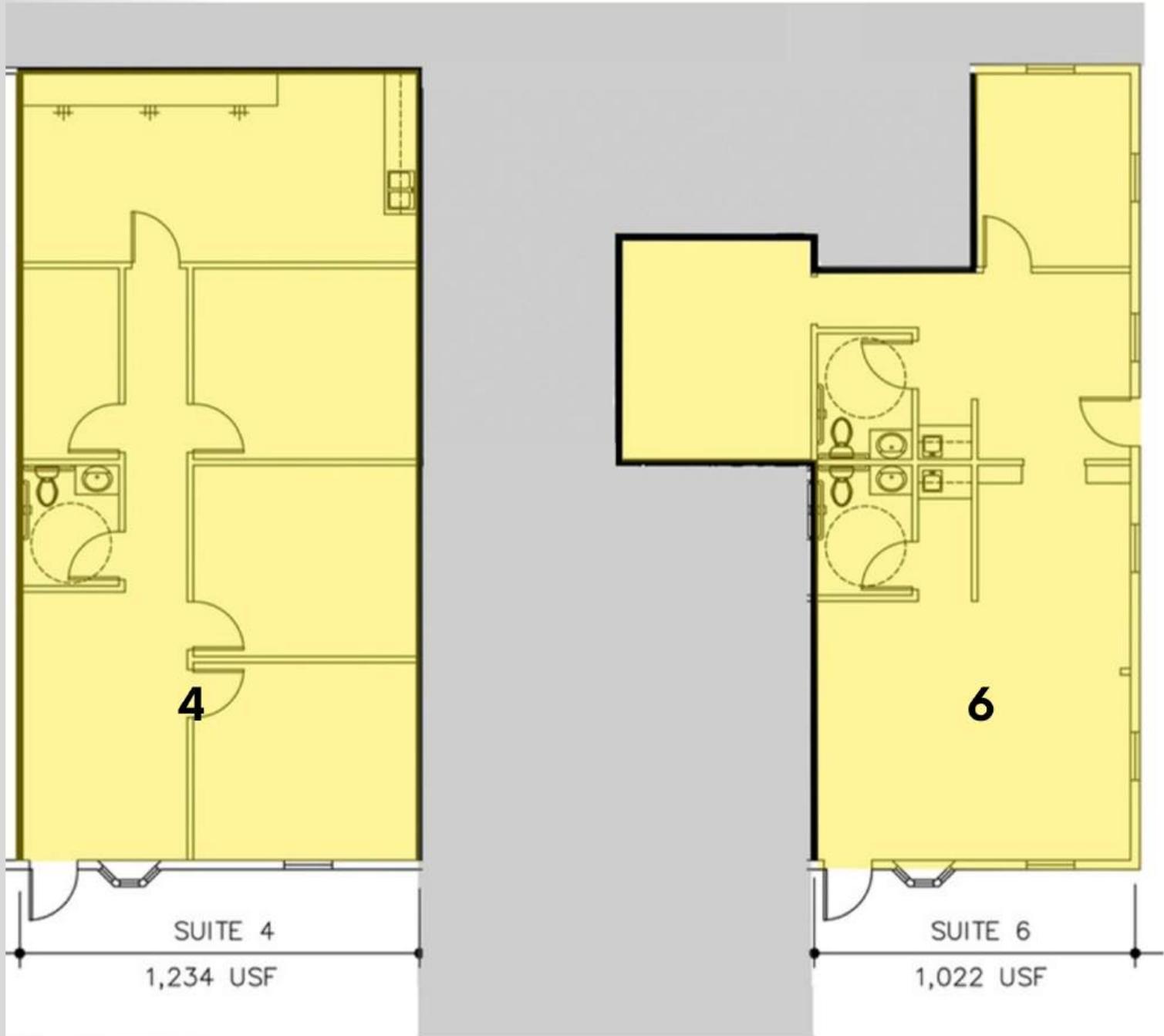
Suite 6 – ±1,022 SF

This efficiently designed suite includes two large offices, one smaller office, and two restrooms, making it ideal for retail, professional or service providers.

- **Property Highlights:**
- Prime frontage along Harmony Road.
- Monument sign exposure included.
- Situated across from the new Publix @ Lake Country Village mixed-use development.
- Surrounded by a strong demographic base & consistent demand for service-oriented and retail businesses.
- Potential tenant improvement allowance/build-out assistance, subject to acceptable lease terms.



FLOOR PLANS



SITE PLAN









UNIT 6



LOCATION

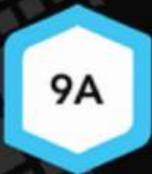
921 Harmony Rd. is situated just off of Lake Oconee Parkway, also known as Route 44, halfway between Eatonton and Greensboro. It is surrounded by a population that includes retirees, second-home owners, and families, creating a consistent demand for retail and service based businesses.



LOCATION

921 Harmony is situated across from the new Lake Country Village, a sprawling mixed-use development with plans for a hotel, conference center, retail shops, restaurants and single-family homes currently under construction.





Silver & Gold

Ring of 5 miles



TAPESTRY
SEGMENTATION
esri.com/tapestry

DOMINANT TAPESTRY SEGMENT



4,177 households are *Silver & Gold*

73.9% of households are in this segment

Silver & Gold: *Senior Styles* LifeMode

Almost the oldest senior market, Silver and Gold is the most affluent senior market. The affluence of Silver and Gold has afforded the opportunity to retire to sunnier climates that feature exclusive communities and vacation homes...

[Learn more...](#)

ABOUT THIS SEGMENT



Primarily retired, but many still active in the labor force. Self-employment is the highest across all Tapestry markets.



Partial to luxury cars or SUVs - highest demand market for convertibles. Generous supporters of charitable organizations.



Pursue the luxuries that well-funded retirement affords. Enjoy an active social life - travel, hobbies, and sports (especially golf).



Active seniors that maintain a regular exercise regimen and pay attention to healthier eating habits.



Connected, but primarily to get news and track investments, more likely to own an e-reader or tablet than a smartphone.

ABOUT THIS AREA

Household Type:
Single Family/Seasonal

Employment:
Retired; Prof; Svcs

Median Age:
61.1

Median Household Income:
\$128,460

Education:
60.0% College degree (2+ years)



KEY FACTS FOR THIS AREA

Click facts to 'Explore for more' details

12,311

Population

5,649

Households

2.17

Avg Size Household

269

Wealth Index

85

Housing Affordability

32

Diversity Index

\$609,580

Median Home Value

2.32%

Forecasted Annual Growth Rate



Key Demographic Indicators

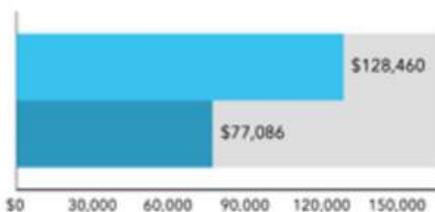
Ring of 5 miles



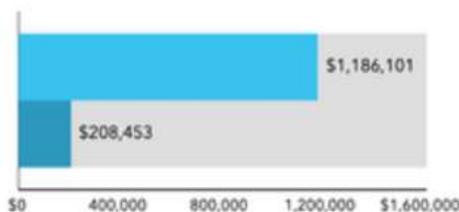
INCOME AND NET WORTH

Net worth measures total household assets (homes, vehicles, investments, etc.) less any debts, secured (e.g. mortgages) or unsecured (credit cards) for this area.

MEDIAN HOUSEHOLD INCOME



MEDIAN NET WORTH



Bars show comparison to

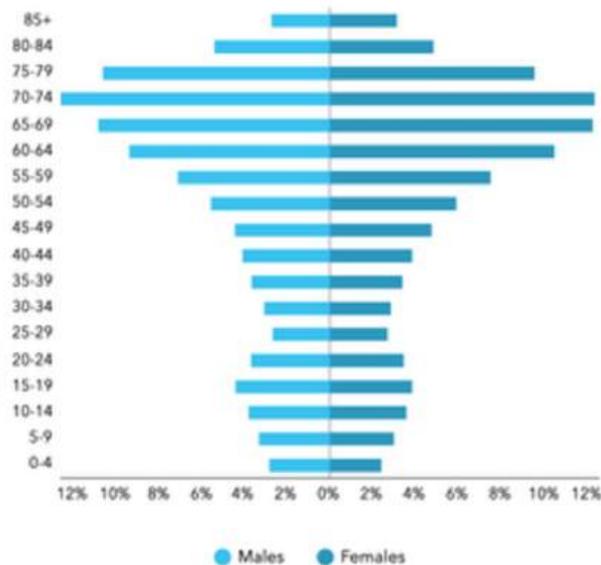
Georgia

Bars show comparison to

Georgia

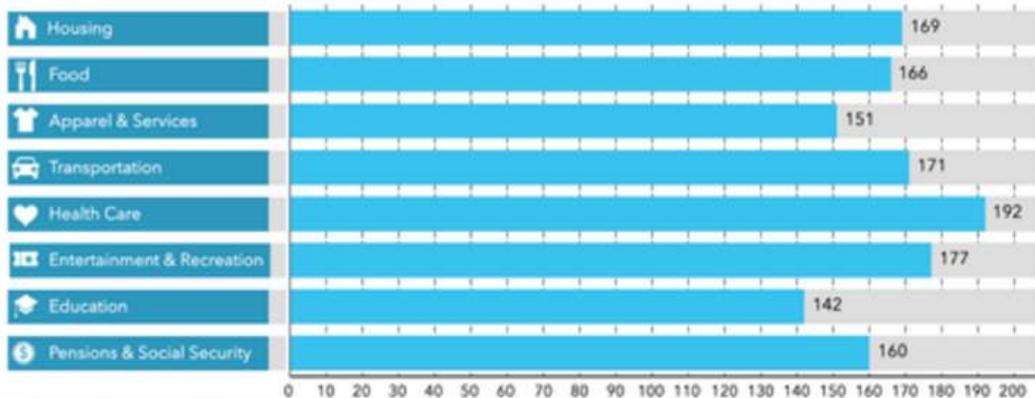
AGE BY SEX

Median Age: 61.1



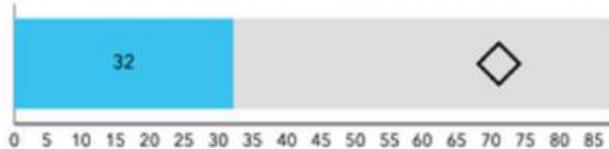
AVERAGE HOUSEHOLD BUDGET INDEX

The index compares the average amount spent in this market's household budgets for housing, food, apparel, etc., to the average amount spent by all US households. An index of 100 is average. An index of 120 shows that average spending by consumers in this market is 20 percent above the national average.



DIVERSITY

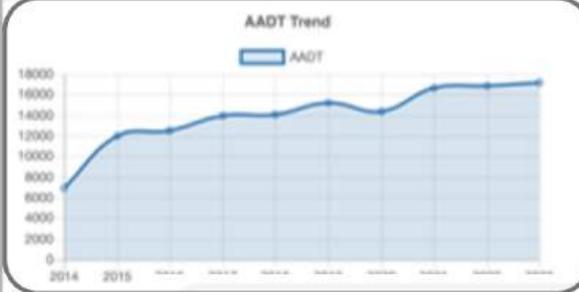
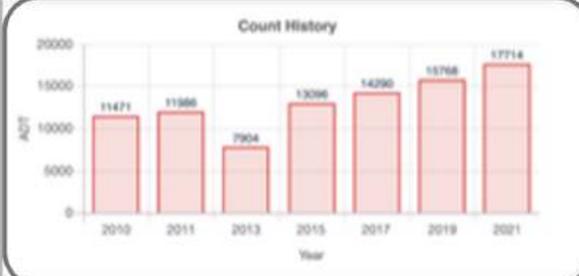
The Diversity Index summarizes racial and ethnic diversity. The index shows the likelihood that two persons, chosen at random from the same area, belong to different race or ethnic groups. The index ranges from 0 (no diversity) to 100 (complete diversity).



Dots show comparison to

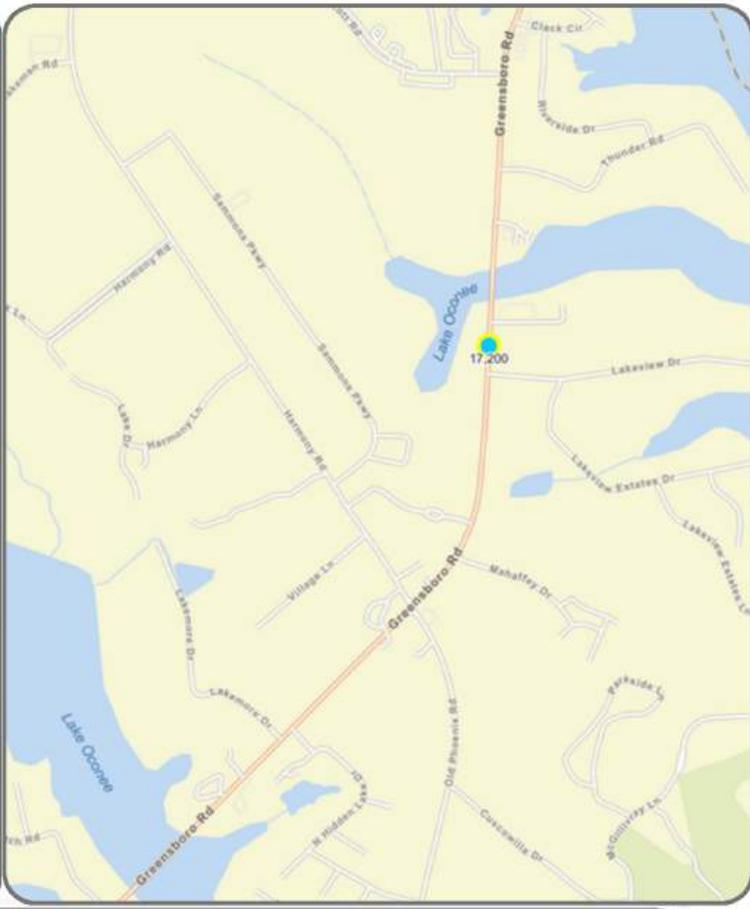
Georgia

TRAFFIC DATA



Vehicle Classification 2021

Classification	Percentage
1. Motorcycles 2 axes, 2 or 3 wheels.	0.23%
2. Passenger cars 2 axes. Can have 1- or 2-axis trailers.	60.40%
3. Pickups, panels, vans 2-axis, 4-tire single units. Can have 1- or 2-axis trailers.	28.72%
4. Buses 2- or 3-axis, full length.	0.43%
5. Single-unit trucks 2-axis, 6-tire, (dual rear tires), single-unit trucks.	6.72%
6. Single-unit trucks 3-axis, single-unit trucks.	0.89%
7. Single-unit trucks 4 or more axis, single-unit trucks.	0.03%
8. Single-trailer trucks 3- or 4-axis, single-trailer trucks.	1.46%
9. Single-trailer trucks 5-axis, single-trailer trucks.	1.07%
10. Single-trailer trucks 6 or more axis, single-trailer trucks.	0.03%
11. Multi-trailer trucks 5 or less axis, multi-trailer trucks.	0%
12. Multi-trailer trucks 6-axis, multi-trailer trucks.	0.01%
13. Multi-trailer trucks 7 or more axis, multi-trailer trucks.	0.01%



Count History

Year	Month	Count type	Duration	Count	ADT
2021	August	Class	48 hours	35,427	17,714
2019	April	Class	48 hours	31,537	15,768
2017	August	Class	48 hours	28,581	14,290
2015	October	Class	48 hours	26,192	13,096
2013	September	Volume	48 hours	15,808	7,904
2011	August	Class	48 hours	23,972	11,966
2010	October	Class	48 hours	22,942	11,471

Annual Statistics

Data Item	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Statistics type	-	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Estimated
AADT	6,980	12,000	12,500	14,000	14,100	15,200	14,400	16,700	16,900	17,200
SU AADT	329	869	905	1,252	1,258	1,057	1,002	1,347	1,361	1,386
CU AADT	248	629	655	672	675	914	866	428	432	440
K-Factor	0.080	0.087	0.087	0.085	0.085	0.085	0.085	0.086	0.086	0.086
D-Factor	-	1.00	1.00	1.00	1.00	0.800	0.800	0.520	0.520	0.520
Future AADT	-	-	12,700	20,500	22,700	25,700	25,700	36,800	41,300	36,500

ABOUT ATLAS

Atlas provides a full range of solutions, including brokerage, property management and investment services, allowing us to assist clients at any stage of the real estate life cycle. With over 75 years of industry experience across the globe in all asset classes, our team strives to deliver strategic insights and maximize returns for our clients.

BROKERAGE

Atlas represents buyers, sellers, landlords and tenants in commercial real estate transactions. From local business owners and investors to national franchises and corporate entities, Atlas brokers specialize in acquisitions, dispositions, site selection, leasing, and portfolio analysis.

Our team holds advanced certifications that exceed industry standards. Our marketing strategy and vast network of industry contacts make us well-positioned to deliver superior results for our clients in the commercial real estate brokerage space.

MANAGEMENT

Atlas provides commercial property management, asset management and project management services. Our team focus is providing oversight of and adding value to our clients investments. We work closely with owners to ensure that our management services are consistent with their goals and objectives.

We coordinate maintenance and repairs, 24/7 emergency service, rent collection, tenant communication, financial reporting, CAM reconciliation, budgeting, lease administration and more on behalf of our managed property owners.

INVESTMENT

Atlas principals are seasoned commercial real estate investors and have a history of successful projects across various asset types in both up and down market cycles.

Partnerships, joint ventures, and company-sponsored funds give accredited investor clients access to investments that are hand-selected by Atlas professionals.

If you want exposure to commercial real estate as a passive investment, partnering with Atlas is a solution designed for a more hands-off experience guided by industry experts.

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