

# LEASE

1068 BAXTER STREET

1068 Baxter Street Athens, GA 30606



## PROPERTY DESCRIPTION

This is a sublease opportunity in a standout building with high visibility on Baxter St. There are 18 months left on the Master Lease with the potential opportunity to grow your enterprise for years to come in this location.

The space is a well-balanced mixture of showroom retail as well as five beautiful offices. In addition, there is a very spacious conference room, a workstation with custom built-ins, as well as a kitchenette and two restrooms. Soaring ceiling heights ranging from 13'2" in the office area to 16'3" in the showroom area are an added bonus to the overall utility of the unit.

## LOCATION DESCRIPTION

This property is located amongst a number of boutique shops as well as well known Athens restaurants, offices and multi family. Located just 1.2 miles from the heart of UGA and 1.6 miles from downtown Athens, this section of Baxter St. has it all.

## OFFERING SUMMARY

Lease Rate:	\$18 SF/yr (NNN)
Available SF:	6,300 SF
Building Size:	9,152 SF

**Roby Redwine**  
(706) 207-2942

**Katie Reeves**  
(706) 254-3446

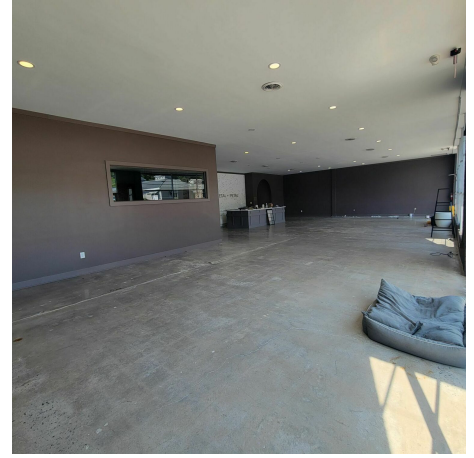
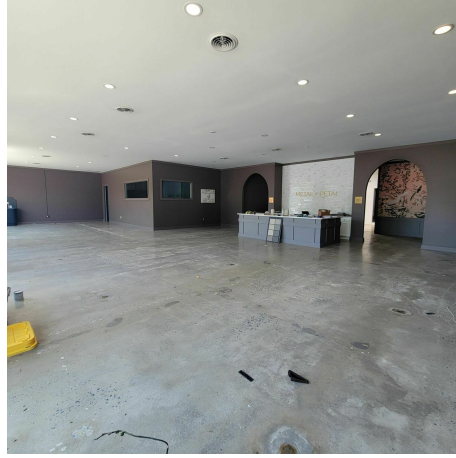


**COLDWELL BANKER  
COMMERCIAL**  
UPCHURCH REALTY

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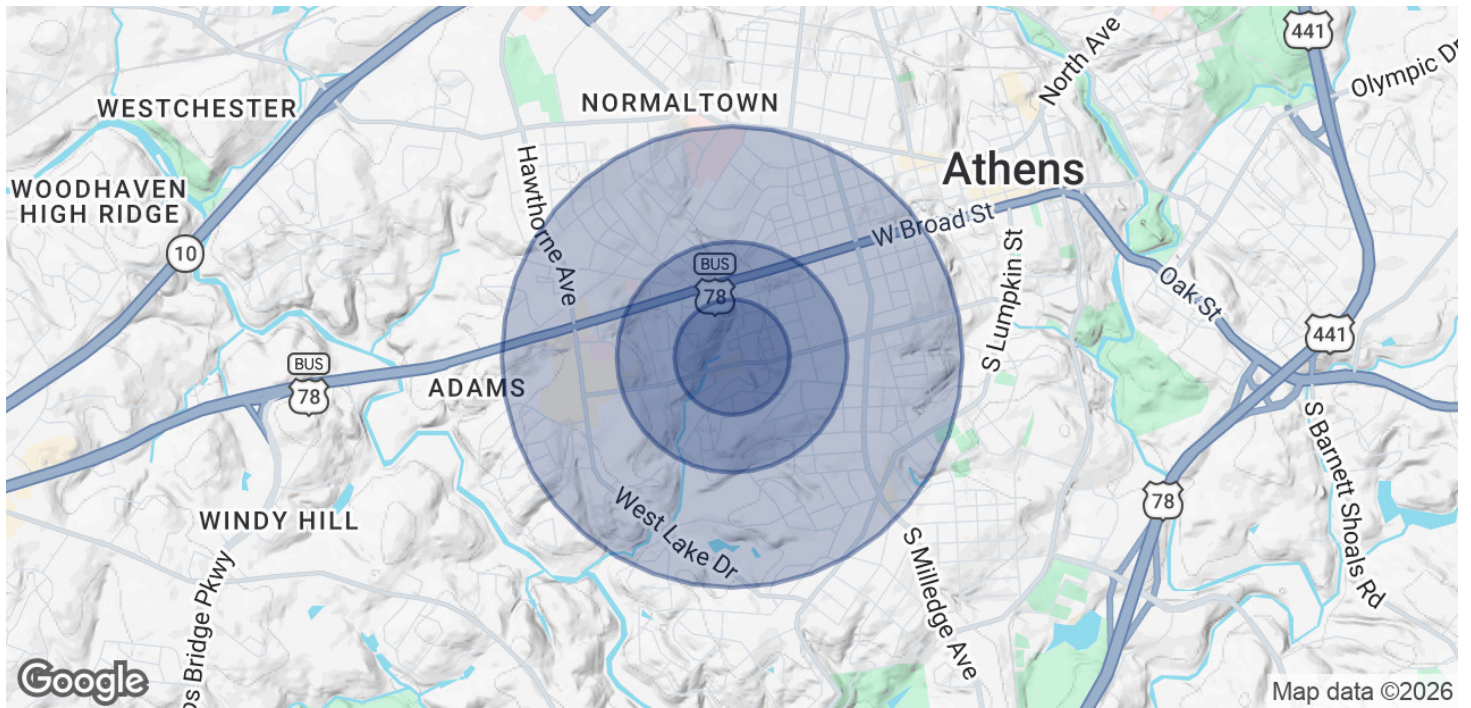


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	547	2,511	12,311
Average Age	28.9	30.6	29.6
Average Age (Male)	27.6	29.9	29.4
Average Age (Female)	35.7	34.9	31.1

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	272	1,172	5,316
# of Persons per HH	2	2.1	2.3
Average HH Income	\$53,602	\$72,964	\$82,907
Average House Value	\$475,281	\$561,210	\$525,209

2023 American Community Survey (ACS)

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