

# SALE / LEASE

**1800 HOG MOUNTAIN RD 100 #101**  
1800 Hog Mountain Rd 100 #101 Watkinsville, GA 30677



## PROPERTY DESCRIPTION

This highly visible "front row" office features a nice sized waiting room with a reception enclave that could also serve as a fifth office. All of the offices are well sized and nicely trimmed out. In addition, there is one restroom as well as a small kitchenette. This office also has a second entrance facing the road should your business require two points of entry.

## LOCATION DESCRIPTION

Located in beautiful Legacy Office Park in Oconee County, this office is very proximate to Butlers Crossing Shopping Center as well as a number of private and public schools. The location is also very close to Hwy 316 as well as the city of Athens. Numerous eateries abound in the area.

## OFFERING SUMMARY

Sale Price:	\$295,000
Lease Rate:	\$17.00 SF/month (MG)
Number of Units:	1
Available SF:	1,170 SF
Lot Size:	0.02 Acres
Building Size:	1,170 SF

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

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

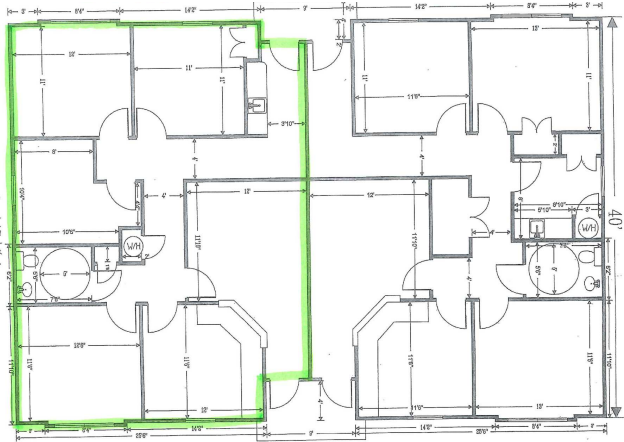


**COLDWELL BANKER  
COMMERCIAL**  
UPCHURCH REALTY



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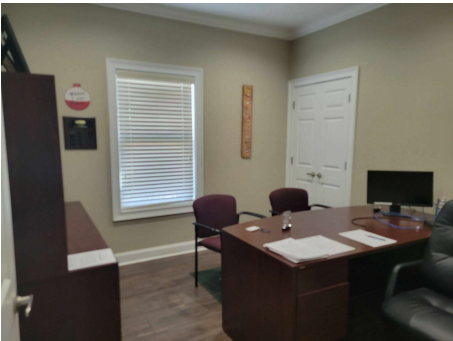
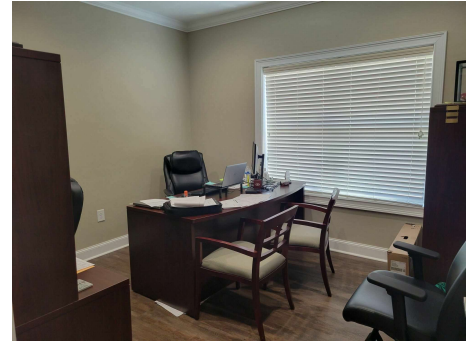
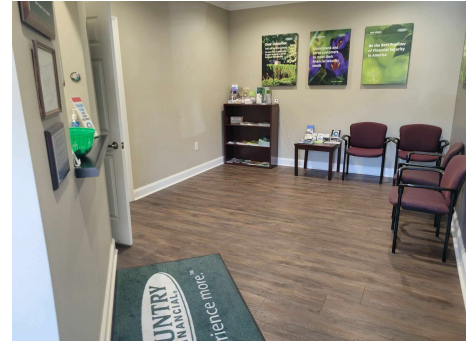
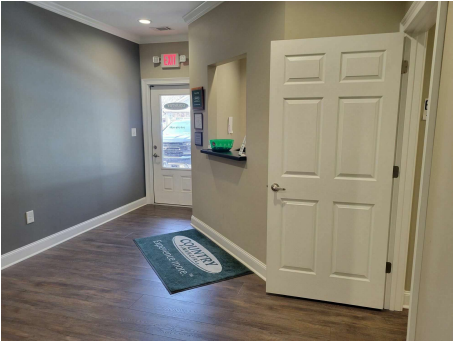


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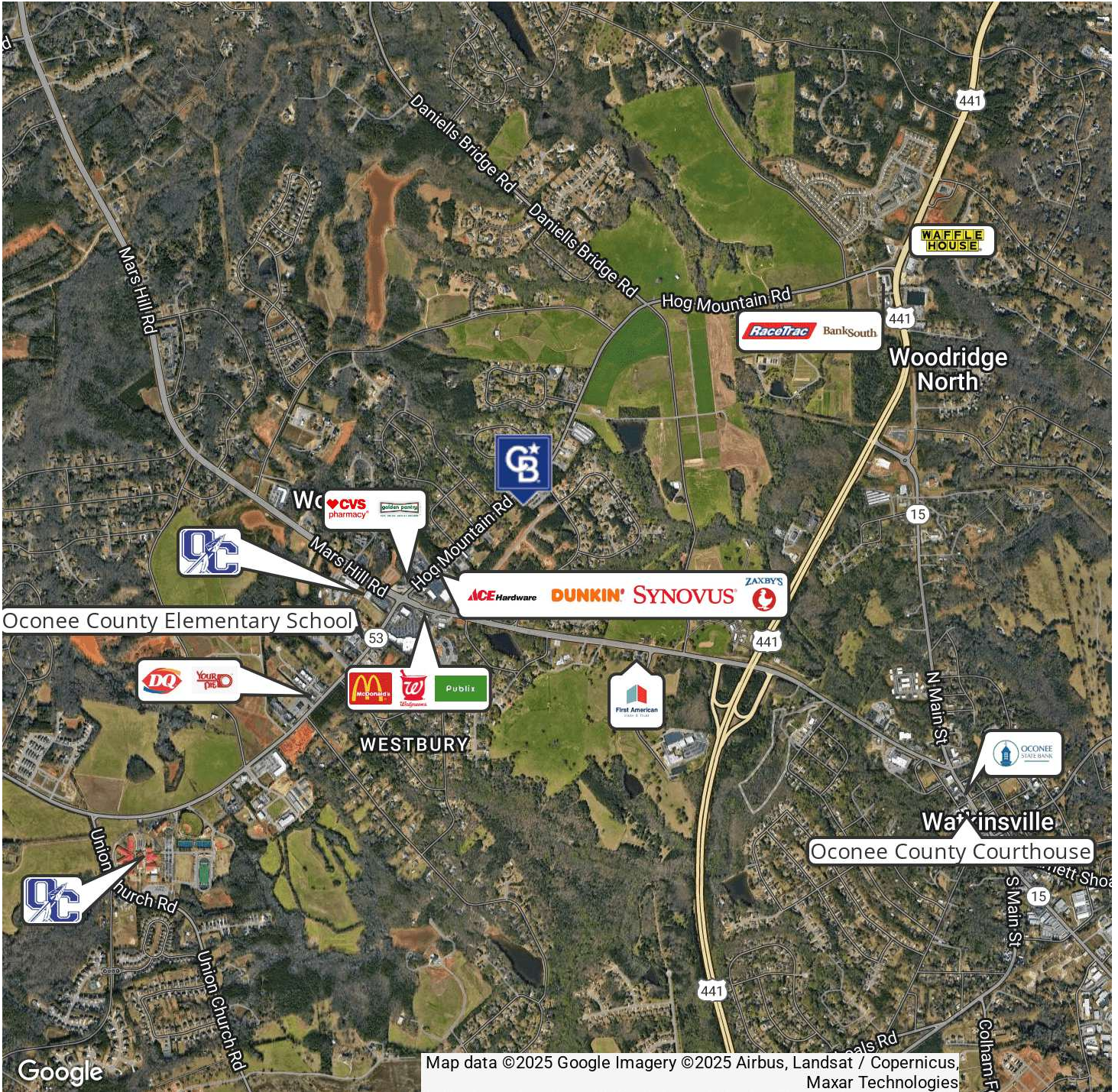


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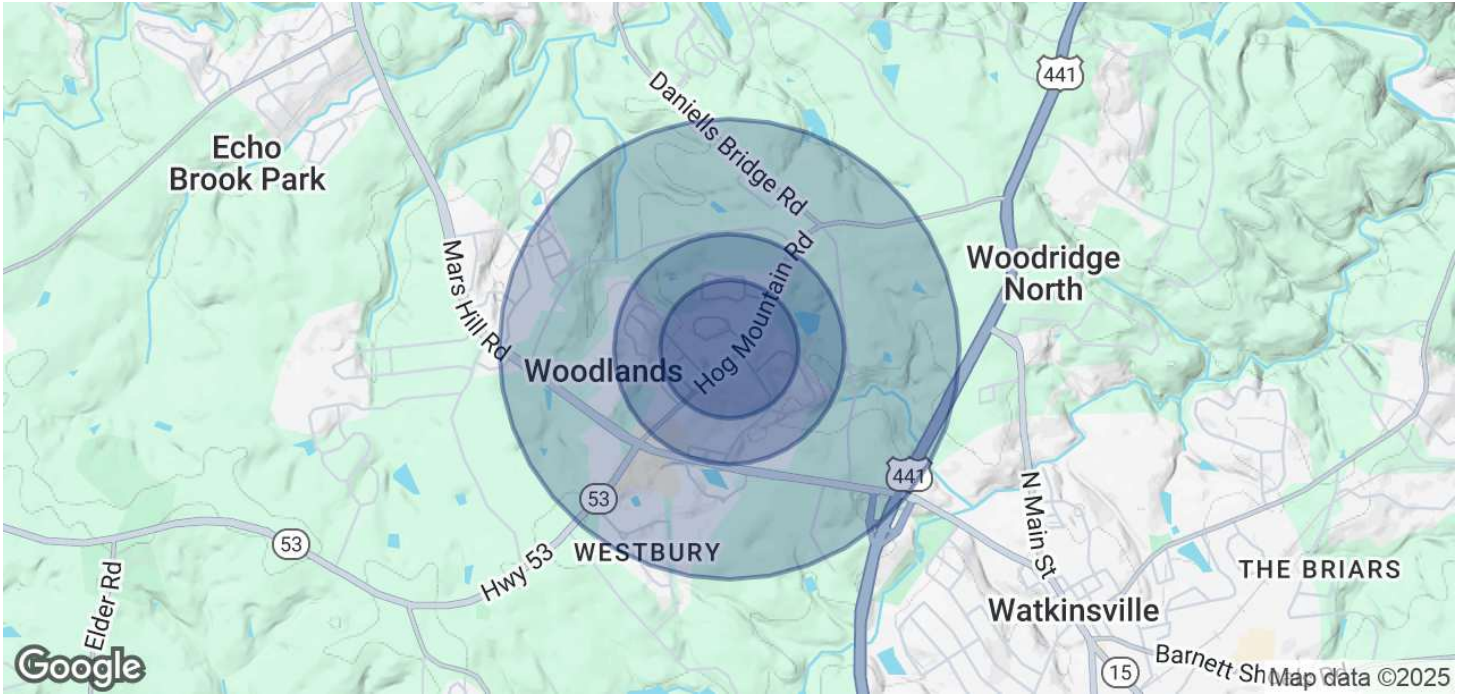


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	192	718	1,770
Average Age	40	40	40
Average Age (Male)	38	38	38
Average Age (Female)	41	41	42
HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	66	246	610
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$138,898	\$139,077	\$140,514
Average House Value	\$498,091	\$496,851	\$496,254

Demographics data derived from AlphaMap

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