

Beacon Pointe Office Park

1060 Garland Dr, Bldg 1000 Bogart, Georgia 30622

Property Description

Three custom office buildings boasting high-end interior finishes and brick, stack stone exteriors are coming to Oconee County. Building 1000 will be approximately 1,769 SF and feature offices, a conference room, restrooms & a kitchenette. This office is in a prime location as Oconee County continues to be a fast-growing, thriving area for business with quick access to Athens and Atlanta. Seller is a licensed real estate broker in the state of Georgia.

Location Overview

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Property Highlights

- · Custom Office Building For Sale
- High-End Interior Finishes Throughout
- Brick, Stack Stoned Exterior
- Just minutes away from Highway 316 and Highway 78

| OFFERING SUMMARY | |
|------------------|-----------|
| Sale Price | \$450,000 |
| Building Size | 1,769 SF |

For more information Brian Elrod, CCIM

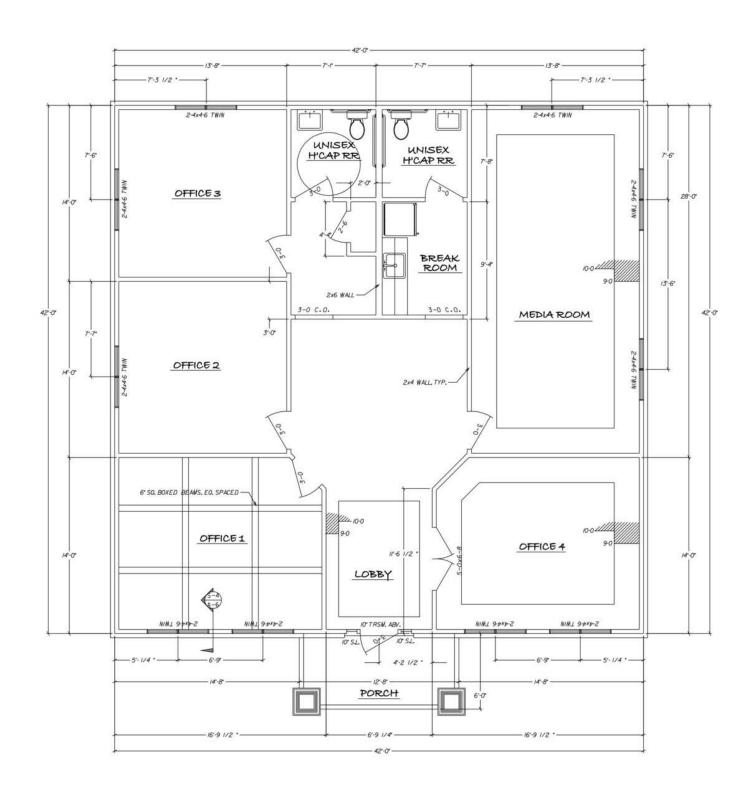
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3 Mile Demographics

Custom Template (Esri 2023)

1041 Talus St, Bogart, Georgia, 30622 (3 miles) 1041 Talus St, Bogart, Georgia, 30622 Ring of 3 miles

Prepared by Esri Latitude: 33.91834 Longitude: -83.55283

KEY FACTS EDUCATION 10,569 38.6 Population Median Age \$112,347 3.0 Some College No High School Diploma 16% Median Household Average Household Size High School Bachelor's/Grad/Pr Income Graduate of Degree **EMPLOYMENT BUSINESS** 72% White Collar 0.8% 22% Blue Collar 253 2,249 Unemployment Rate 6% Total Businesses Total Employees Services 2023 Households By Income (Esri) INCOME The largest group: \$100,000 - \$149,999 (24.2%) The smallest group: <\$15,000 (2.0%) Indicator A Diff Value <\$15,000 2.0% -0.8% \$15,000 - \$24,999 2.2% -0.9% \$25,000 - \$34,999 5.1% +0.9% +0.4% \$35,000 - \$49,999 8.8% \$50,000 - \$74,999 -0.1% 16.0% \$75,000 - \$99,999 7.5% -2.2% \$100,000 - \$149,999 24.2% +1.0% \$112,347 \$45,903 \$320,749 \$150,000 - \$199,999 20.3% +5.0% \$200,000+ 13.8% -3.4% Median Household Median Net Worth Per Capita Income Income 13219 (Oconee County) Bars show deviation from

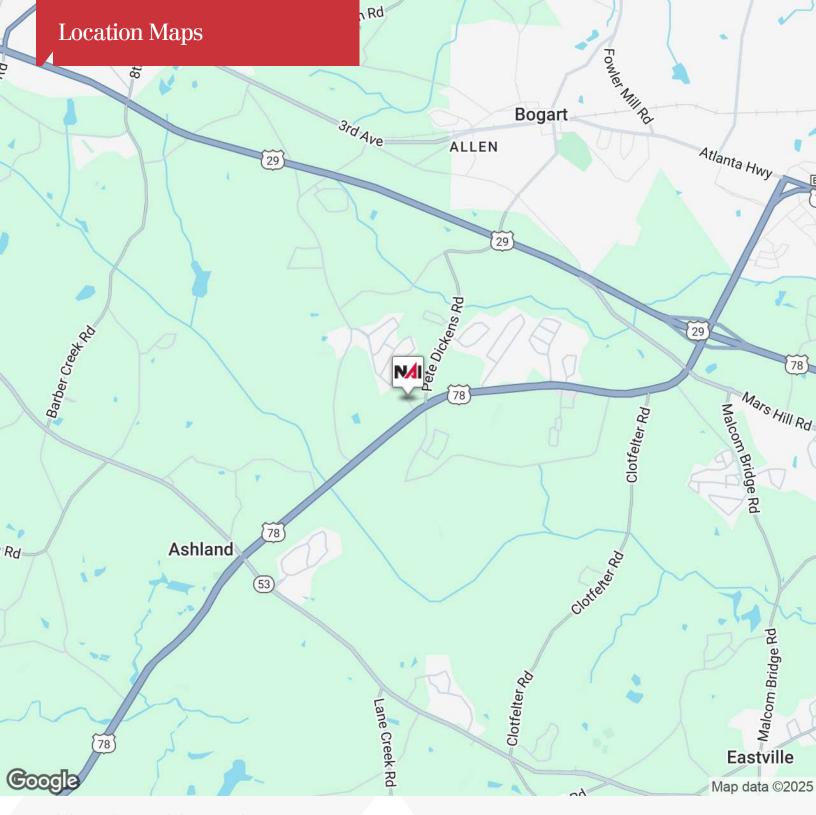
This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

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LOCATION DESCRIPTION

Located on Highway 78 just minutes away from Hwy 53 and Hwy 316, this property is convenient to both Athens and Atlanta. Downtown Atlanta is less than 60 miles away and downtown Athens and The University of Georgia is only 12 miles from the property. This property is minutes to The Georgia Club, Lane Creek Golf Club, and Oconee County Parks. There are 7 are schools within a 5-minute radius and the shopping and dining in the Epps Bridge area is only 10 minutes away.

