

FOR LEASE/FOR SALE



1550 OGLETHORPE AVE. ATHENS, GA 30606

3,711 SF RESTAURANT/BAR SPACE

FOR SALE \$850,000

FOR LEASE \$8,000/MO FULLY EQUIPPED



ATLAS
REAL ESTATE ADVISORS

EXECUTIVE SUMMARY

1550 Oglethorpe Road, Athens, GA, is a **±3,711 SF freestanding building** built in 1968 positioned along a high-traffic commercial corridor just off Loop 10 (Exit 15) on a 0.25-acre parcel with 78' of frontage along Oglethorpe Avenue.

Renovated in 2021, it is currently configured as a **neighborhood restaurant and bar** featuring a spacious dining area, dedicated prep and grill kitchens, a private office, and a separate bar/lounge area offers an experience that sets the property apart in today's competitive hospitality market. The 900 SF **rooftop patio** offers additional seating and creates an immediate "cool factor," offering open-air dining ideal for sunset cocktails, private events, and high-energy weekend traffic. Perfect for those IG accounts! With its ambiance and visual appeal, this asset offers a blend of **revenue potential and restaurant differentiation** for an operator looking to capitalize on something unique. This location offers strong visibility, convenient access, and proximity to established office and neighborhood commercial users that generate **consistent drive-by traffic**.

1550 Oglethorpe Ave. is a versatile investment opportunity as a turnkey restaurant or as a creative redevelopment project for professional office, medical, showroom, or retail use.

Property Highlights:

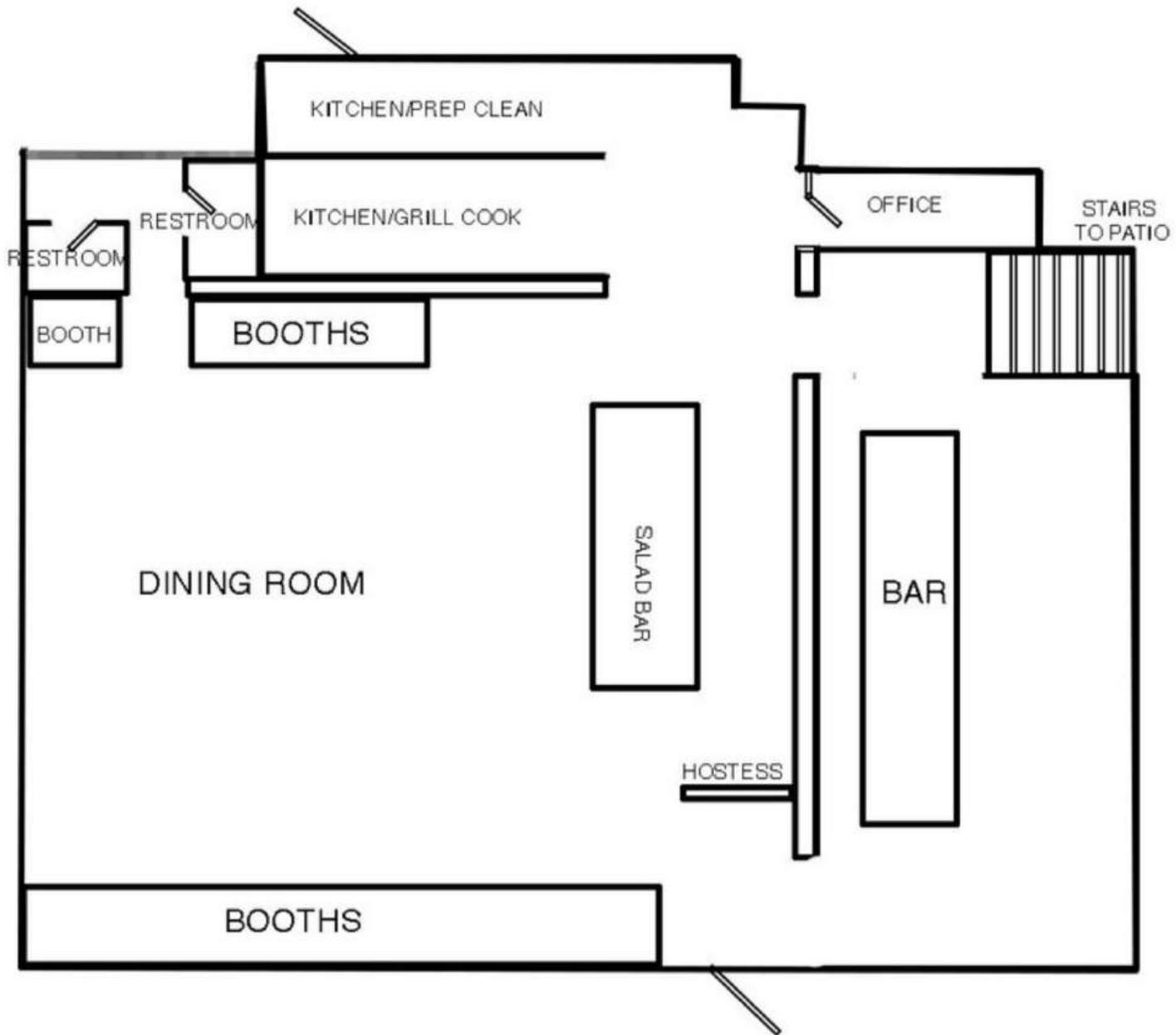
- 3,711 SF
- Turnkey Restaurant/Creative Redevelopment Opportunity
- 0.25 acre lot with
- 20 parking spaces
- 78' frontage on Oglethorpe Ave.

Offering:

- **For Sale**
 - **FFE included:** \$850,000
- **For Lease**
 - **FFE Included:** \$8,000/MO, plus Taxes, Insurance & Utilities
 - **Vacant-No FFE:** \$6,500/MO, plus Taxes, Insurance & Utilities

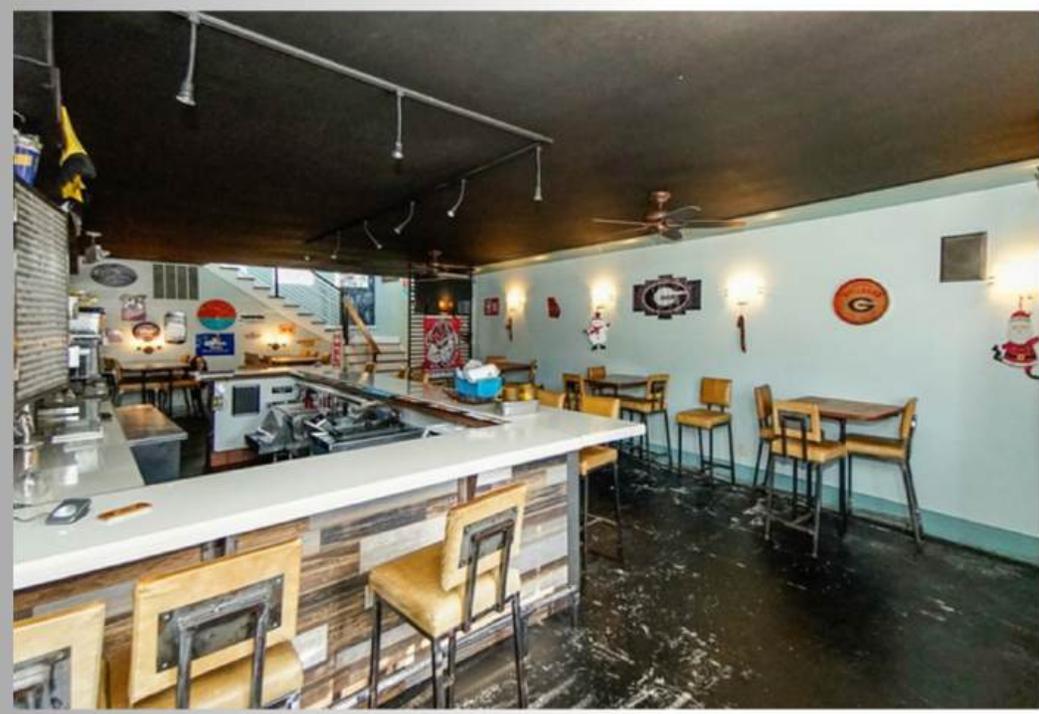


FLOOR PLAN

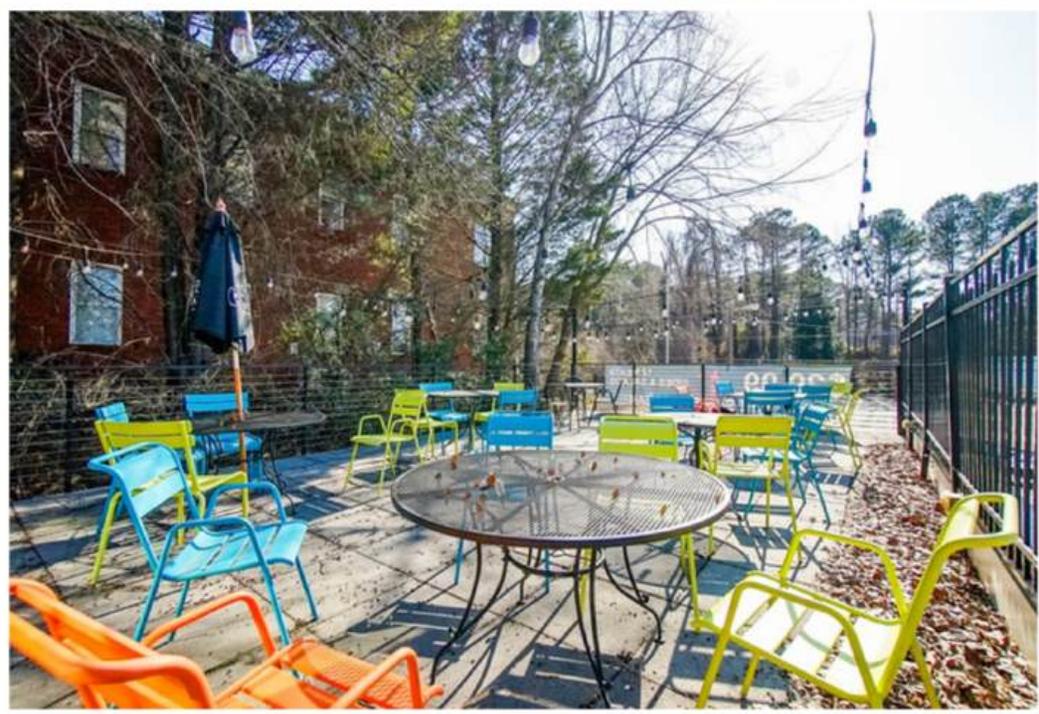


*Floorplan is for reference only and not drawn to scale

GALLERY



GALLERY



LOCATION

Oglethorpe Avenue connects directly to the Georgia State Route 10 Loop ("Loop 10") and central Athens, allowing the property to capture both destination traffic and steady neighborhood patronage. With convenient beltway access and close proximity to the University of Georgia, as well as nearby healthcare and professional offices, the site offers strong visibility, accessibility, and a diverse customer base.



LOCATION

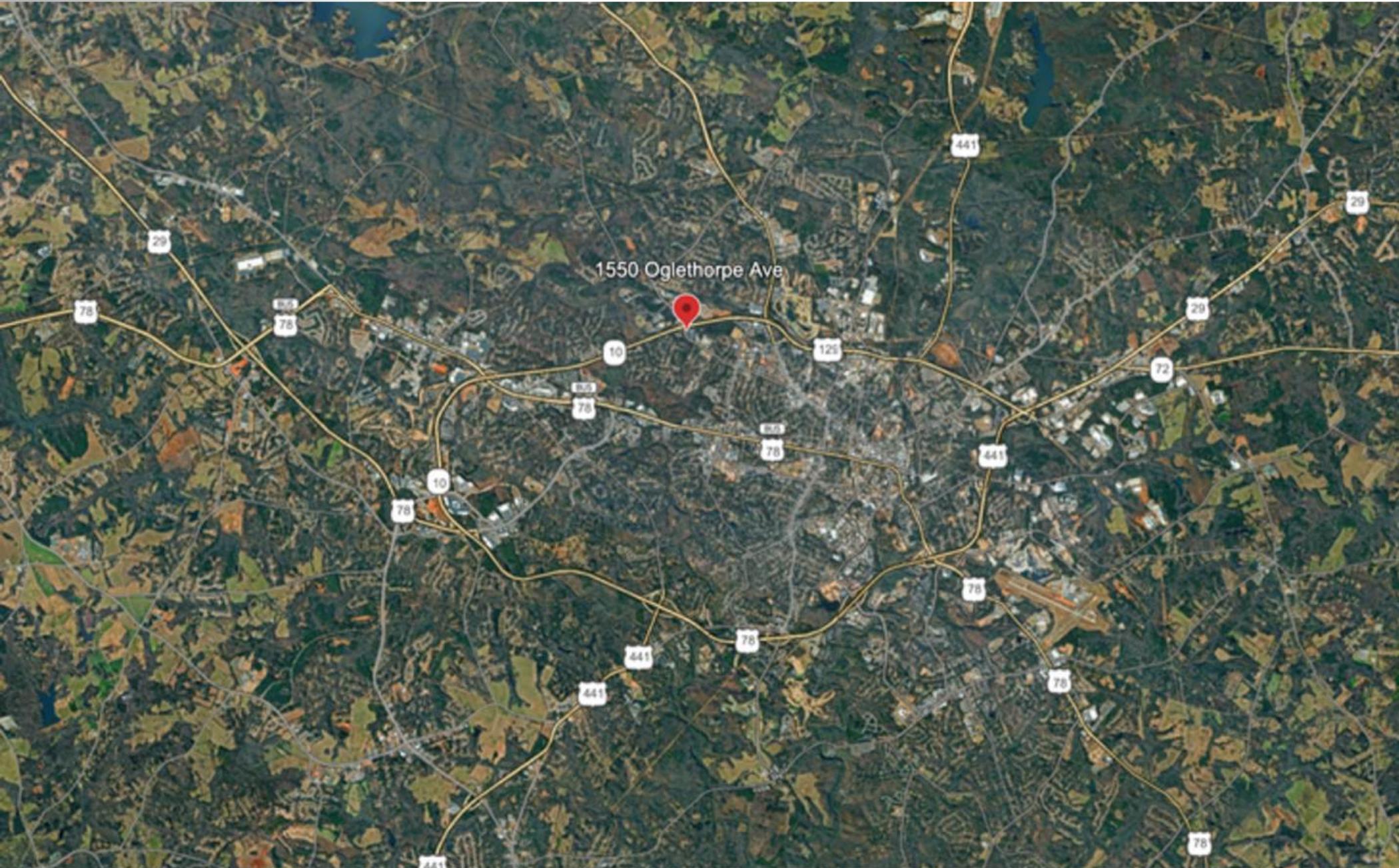
The Oglethorpe Avenue corridor continues to draw investor and small business interest due to its strategic position between established neighborhoods and Athens' primary commercial districts. Its proximity to the University of Georgia, Downtown Athens, and the Georgia State Route 10 Loop makes it a natural target for infill and redevelopment.

Recent reinvestment, adaptive reuse of existing properties, and steady demand for neighborhood-serving retail and dining support continued commercial revitalization and long-term value growth along the corridor.



LOCATION

1550 Oglethorpe Ave. is just minutes outside of downtown Athens and is making it easily reachable from all major highway approaches into Athens like Hwy 441, Hwy 78 & route 29.



DEMOGRAPHICS

Area Profile

1550 Oglethorpe Ave, Athens, Georgia, 30606 | Rings: 5 mile radii



41,588
Households



28.0 ↓
Median Age
29.3% lower than **United States.**



\$58.0K ↓
Median HH Income
29.0% lower than **United States.**



\$344.2K ↓
Median Home Value
7.1% lower than **United States.**



\$5.94
Home Value to Income Ratio
Median home value divided by median household income

Area Demographics

Variables	5 miles
2025 Total Population	104,511
2025 Total Households	41,588
2030 Total Households	43,030
2025 Median Age	28.0
2025 Average Household Income	\$87,447
2030 Average Household Income	\$97,828

Food & Beverage Market



\$133,147,314
2025 Food/Nonalcoholic Beverages at Rest./Other



5,551
2025 Spent \$201+ at Family Restrn/SteakHse /30 Days



19,640
2025 Social Media: Follow Chefs/Restaurants



43,560
2025 Take-Out/Drive-Thru/Curbside Fast Food/6 Mo



\$9,620,854
2025 Alcoholic Bevs Away from Home



Tapestry

Top 5 segments by household count



Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), Esri-MRI-Simmons (2025). © 2026 Esri

TRAFFIC DATA

0000059_0169 - 059-0169 - UPH 059-0003-0

County: CLARKE
 Route number: 00047600
 LRS section: 0592047600
 Functional class: 4U - Minor Arterial (Urban)
 Coordinates: 33.96265178, -83.42425495

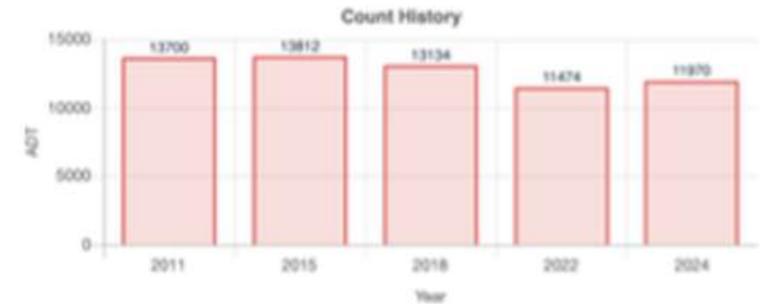


Site Data



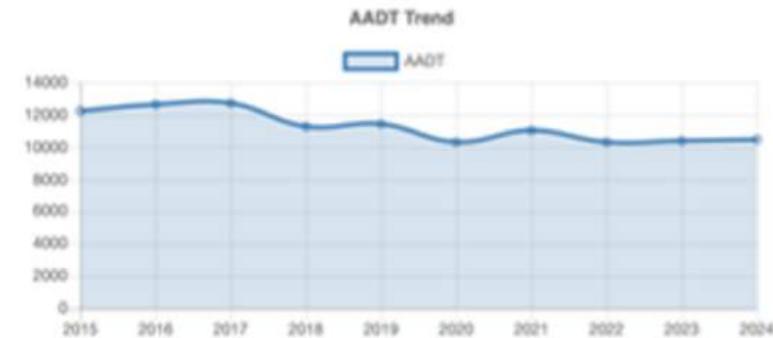
Count History

Year	Month	Count type	Duration	ADT	Count
2024	February	Volume	48 hours	11,970	23,939
2022	July	Volume	48 hours	11,474	22,947
2018	August	Volume	48 hours	13,134	26,268
2015	March	Volume	48 hours	13,812	27,624
2011	February	Class	48 hours	13,700	27,401



Annual Statistics

Data Item	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Statistics type	Actual	Estimated	Estimated	Actual	Estimated	Estimated	Estimated	Actual	Estimated	Actual
AAOT	12,200	12,600	12,700	11,300	11,400	10,300	11,000	10,300	10,400	10,900
SU AADT	256	263	-	-	-	-	-	-	-	-
CU AADT	14	14	-	-	-	-	-	-	-	-
K-Factor	0.097	0.097	-	0.091	0.091	0.091	0.091	0.094	0.094	0.088
D-Factor	0.500	0.500	-	0.550	0.550	0.550	0.550	0.640	0.640	0.530
Future AADT	-	14,200	16,000	14,200	14,400	14,400	13,900	13,000	13,100	13,200



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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