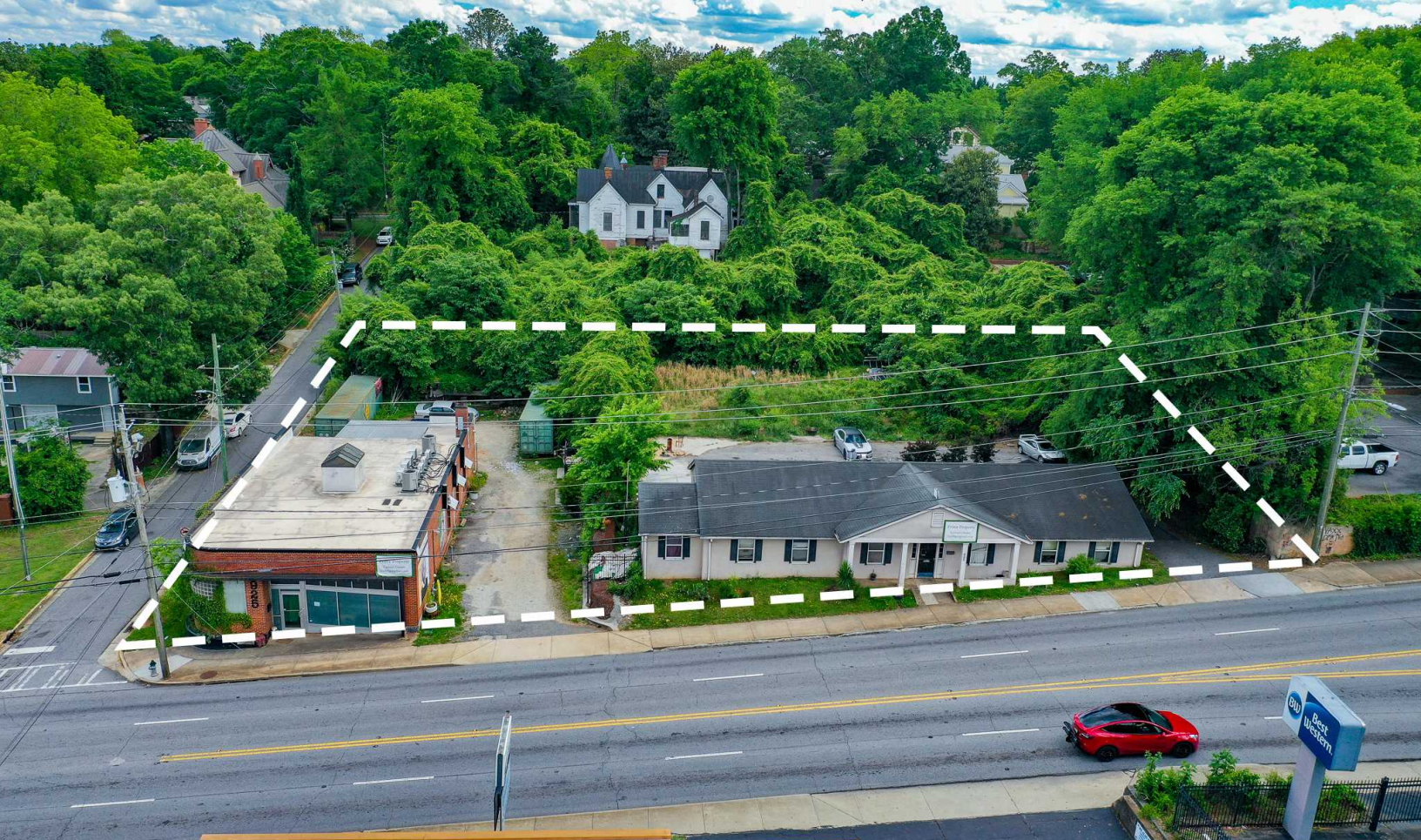




Redevelopment or Adaptive Reuse



**925 - 985 WEST BROAD
STREET, ATHENS, GA 30601**

FOR SALE

\$2,200,000

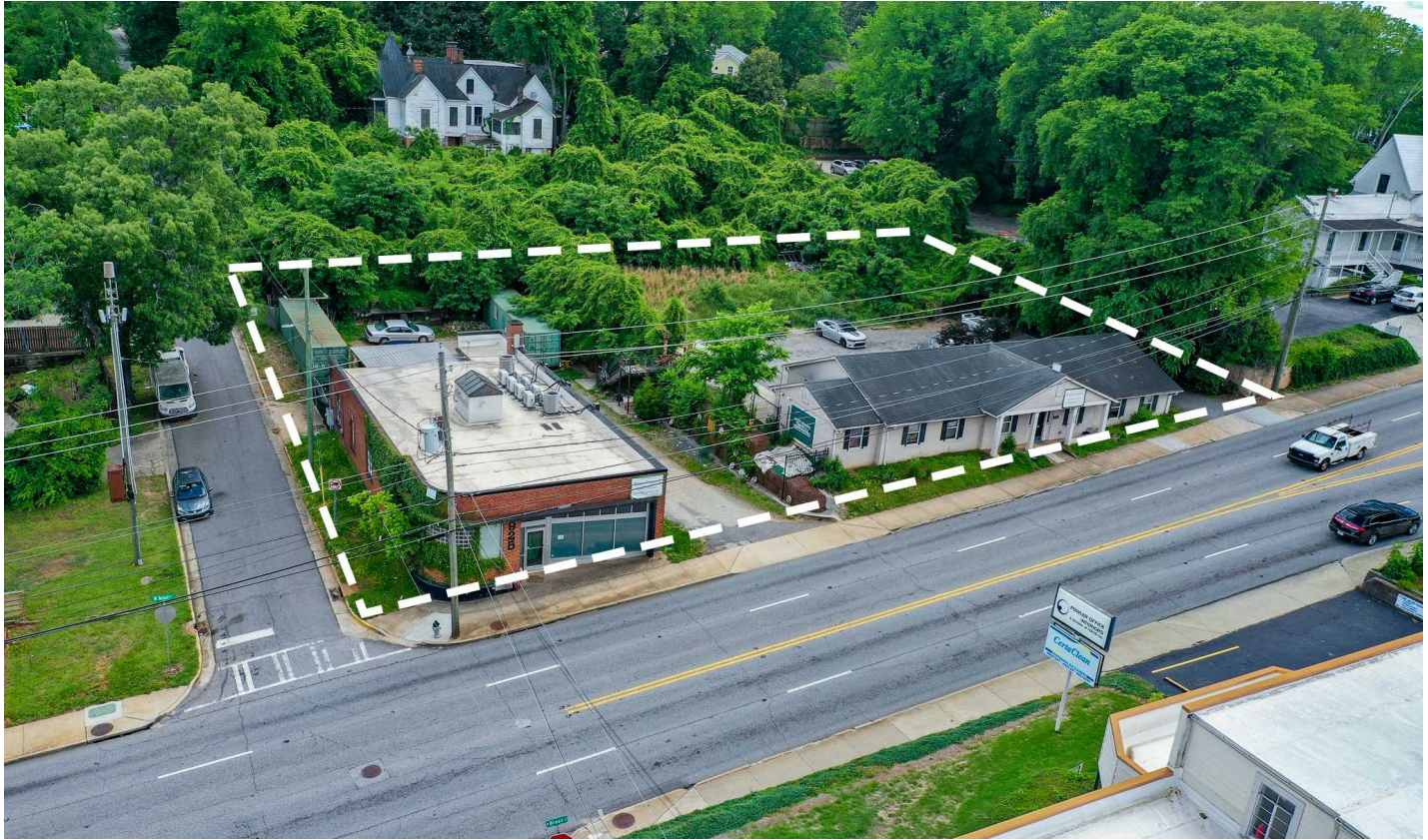
W Broad Opportunity

Price:	\$2,200,000
Total Buildings SF:	5,792
Number of Buildings:	Two (2)
Lot Size:	0.61 Acres
Frontage:	197 ft. (W Broad)
Zoning:	C-G (Commercial General)
Market:	Downtown Athens
APN:	171A3-K001-02-09

Unlock the Potential of W. Broad Street - Just steps away from downtown Athens and the University of Georgia, this highly visible 0.61-acre site offers a rare opportunity to redevelop or reimagine two existing buildings in one of the City's most active corridors.

PROPERTY DESCRIPTION

925 WEST BROAD STREET | ATHENS, GA 30601



Redevelopment or Adaptive Reuse Opportunity | W Broad Street

Strategically located just outside the commercial business district of downtown Athens, this rare 0.61-acre assemblage offers a prime opportunity for redevelopment or adaptive reuse. Positioned along W Broad Street with ± 197 feet of road frontage, the property boasts high visibility, strong traffic counts, and excellent walkability—just minutes from downtown Athens, S. Milledge Avenue, and the University of Georgia.

Zoned C-G (Commercial General) and designated as “Main Street Business” in the Future Land Use Map, the site includes two existing buildings totaling $\pm 5,792$ SF. Originally constructed in 1950 and 1960 with subsequent major renovations (2003, 1979, and 2019), the buildings were designed for office use and feature private offices, restrooms, reception areas, and support spaces.

This site is located within a Level One Corridor under the Athens-Clarke County development code, providing flexible options for commercial, mixed-use, or institutional redevelopment—subject to compliance with updated development standards including setbacks, density, FAR, and stormwater requirements.

Additional features include: all available utilities; two (2) ingress/egress access drives; non-historical designation.

Whether you pursue a complete redevelopment or a retrofit of the existing improvements, this property offers an exceptional opportunity in a high-demand Athens market.

MARKS COMMERCIAL REALTY, INC.
1865 W. Broad Street, Suite A
Athens, Georgia 30606

DANIEL MARKS, CCIM
Managing Broker
O: (762) 999-0800
C: (770) 722-9618
dmarks@markscr.com
324862, Georgia

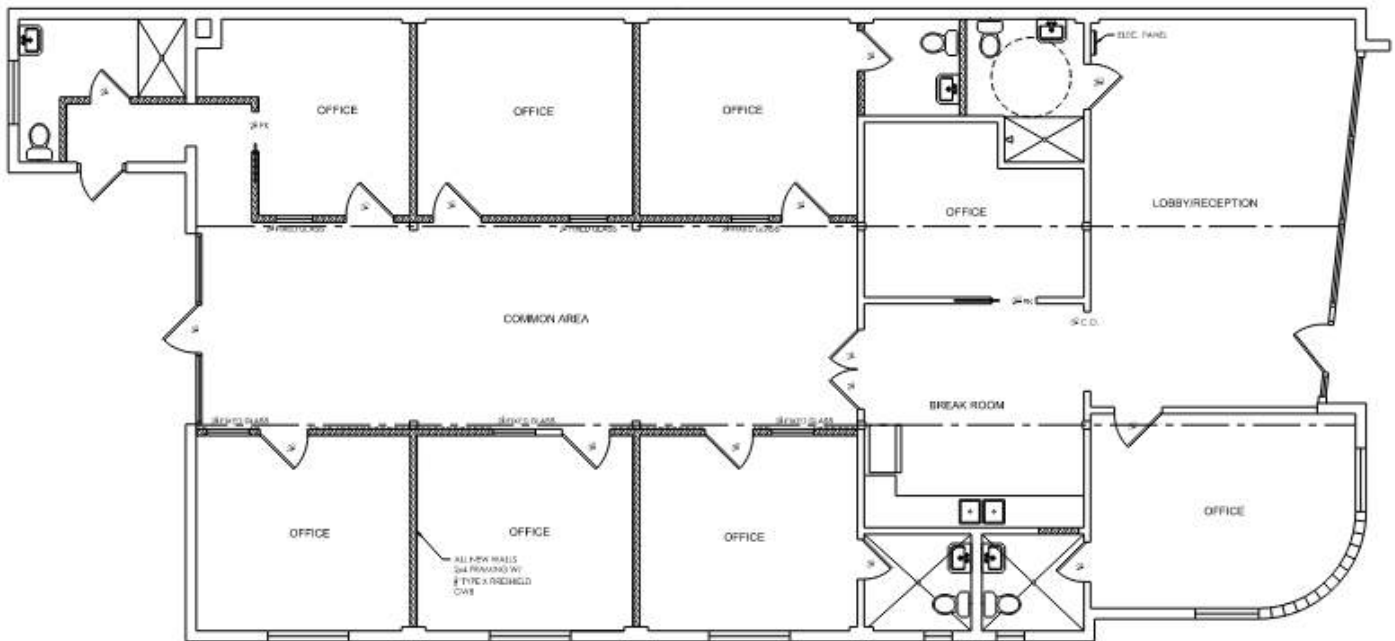
BRETT DELOACH
Vice President
O: (912) 614-3379
bdeLoach@markscr.com
406740, Georgia

FLOOR PLANS

925 WEST BROAD STREET | ATHENS, GA 30601



925 W Broad Floor Plan



PROPOSED FLOOR PLAN

3009 GSF

SCALE: $\frac{1}{4}'' = 1'-0''$

985 W Broad Floor Plan



PROPOSED FLOOR PLAN

SCALE: $\frac{1}{4}'' = 1'-0''$

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PROPERTY PHOTOS

925 WEST BROAD STREET | ATHENS, GA 30601



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LOCAL AERIAL

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NEIGHBORHOOD AERIAL

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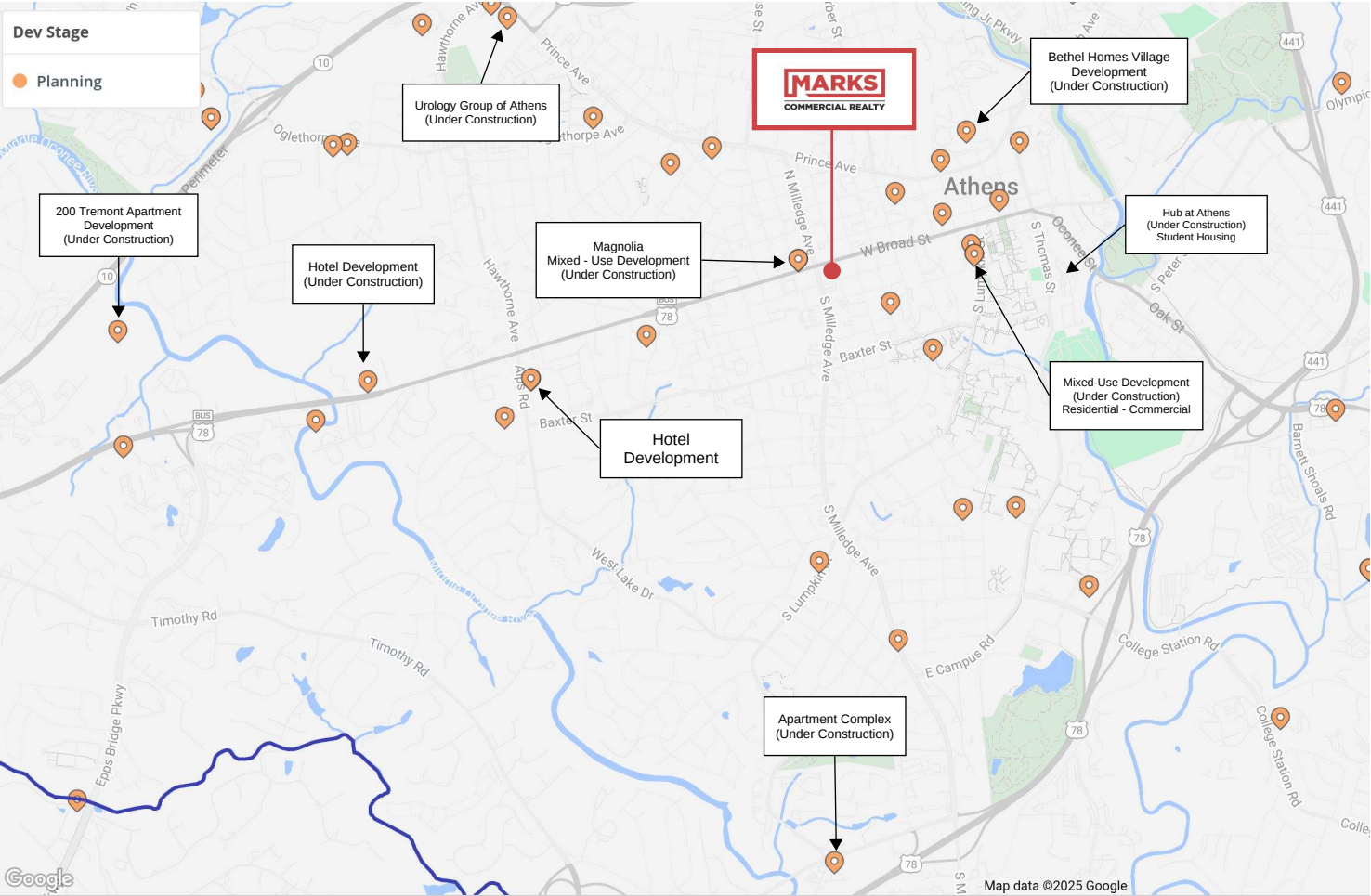
Local Planned Developments

May 1, 2024 - Apr 30, 2025



Planned Development

Clarke
County • Georgia



Data provided by Placer Labs Inc. (www.placer.ai)



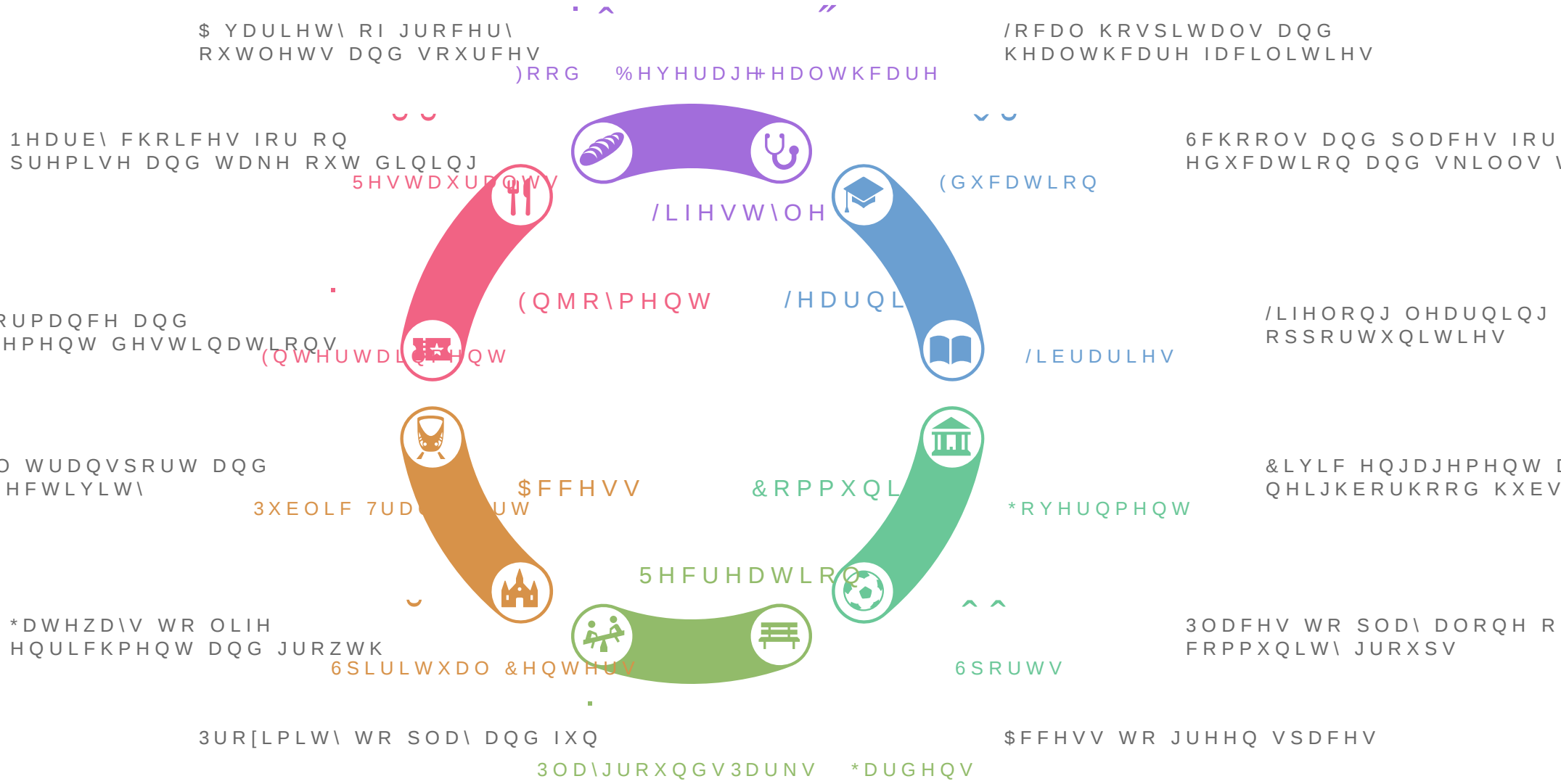


:KDW V LQ 0\ &RPPXQLW\"

3ODFHV WKDW PDNH \RXU OLIH ULFKHU DQG FRPPXQLW\ EHWWHU

&ODUNH &RXQW\ *\$

&ODUNH &RXQW\ *\$



(FRQRPLF 'HYHORSPHQW 3UR~OH

&ODUNH &RXQW\ *\$
*HRJUDSK\, &RXQW\



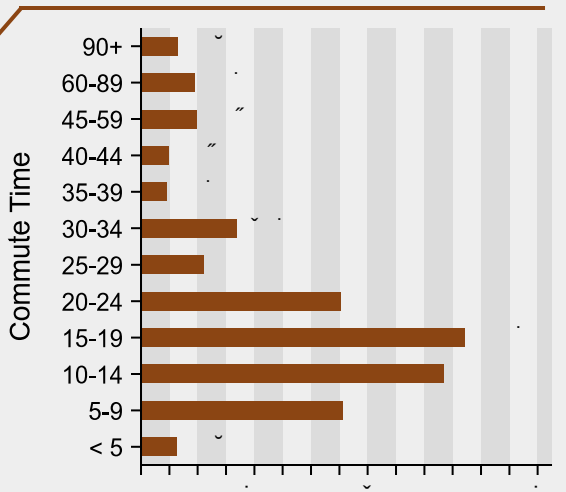
/DERU)RUFH E\ ,QG XVWU\



6HU YLFHV %OXH &ROODUKLWH &ROODU

(PSOR\PHQW

&RPPXWH 7LPH, 0LQX



3HUFHQW RI &RPPXWHU

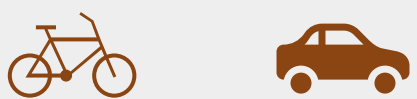
7UDQVSRUWDWLRQ W\

:RUNIRUFH
2YHU YLHZ

%XVLQHVVHV



7RRN 3XEOLF &DUSRROHG :DONHG WR :RUN
7UDQVSRUWDWLRQ

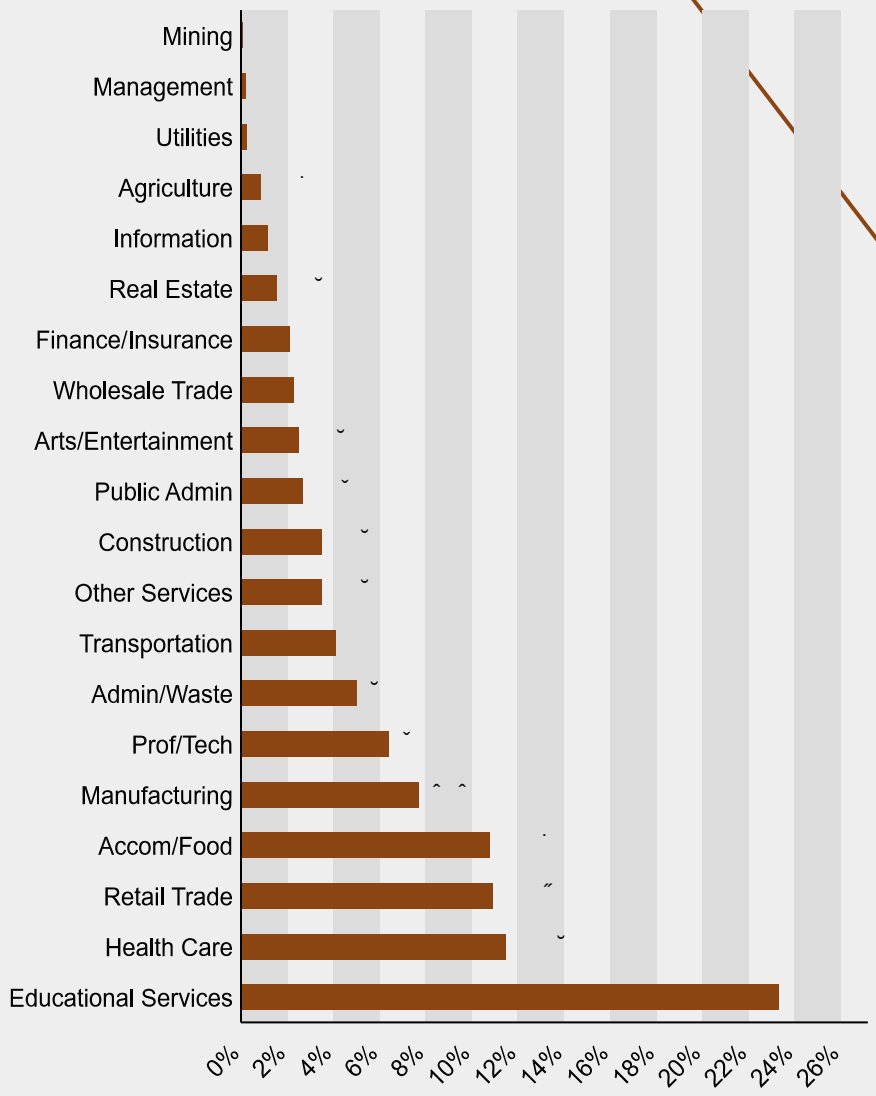


%LNH WR :RUN 'URYH \$ORQH WR :RUN



7RWDO %XVLQHVV7RWDO (PSOR\HHV

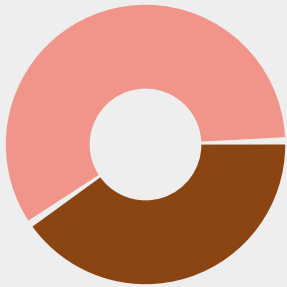
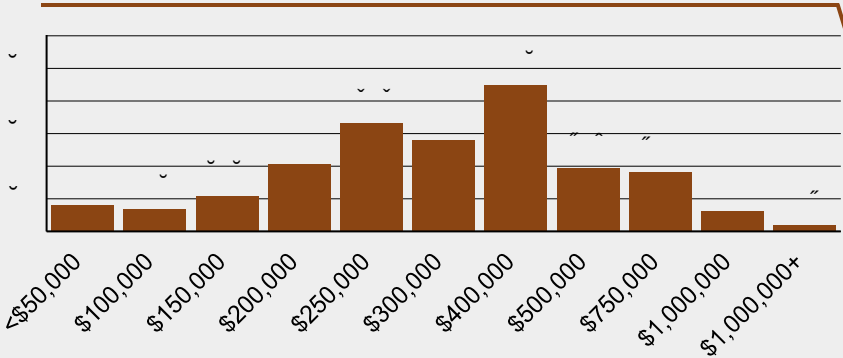
Industry



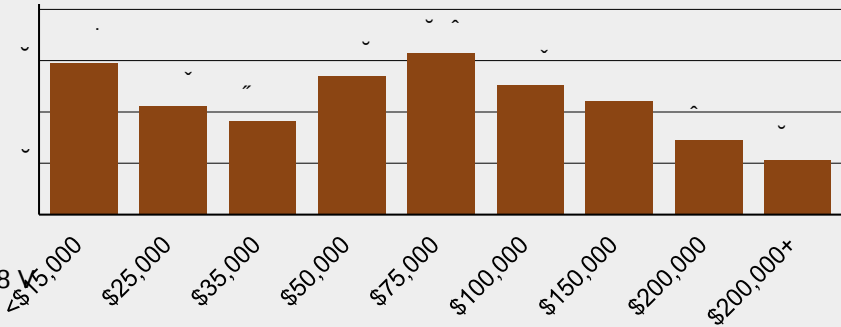
Percent in Labor Force

+RPH 2ZQHUVKLS

+RPH 9DOXH



+RXVHKROG ,QFRPH



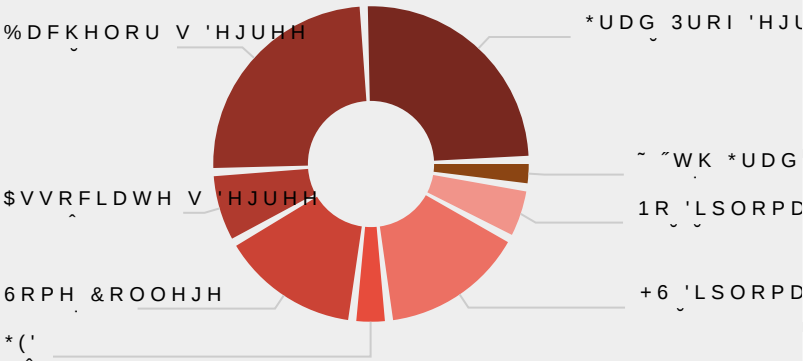
2ZQHU 2FFXSLHG5H8QWHU 2FFXSLHG +8

(GXFDWLRQDO \$WWDLQPHQW

&RPPXQLW\ 2YHUYLHZ

.H\)DFWV

7DSHVWU\ VHJPHQWV

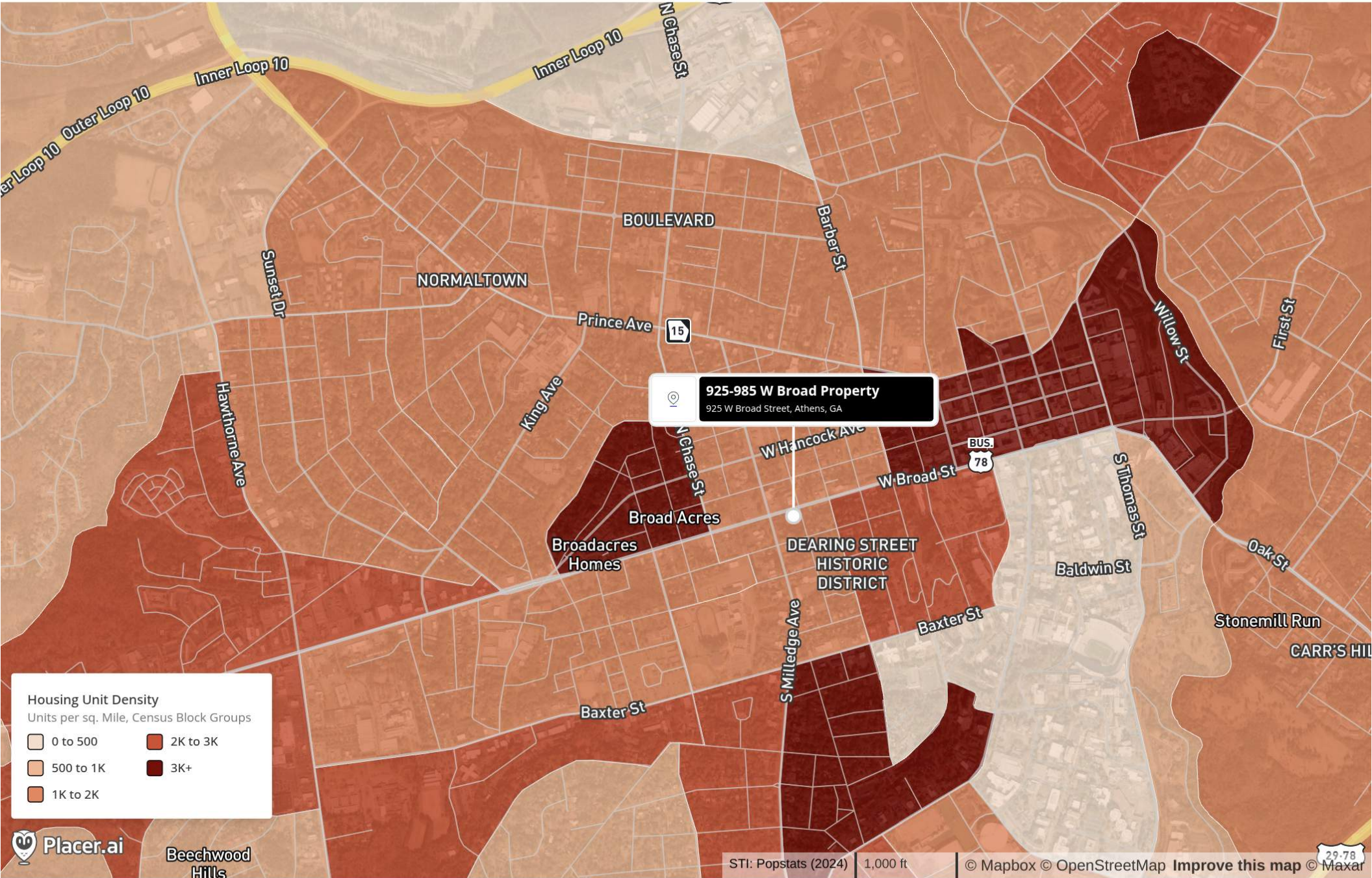


	'RUPV WR 'LSORPDV KRXVHKROGV	RI +RXVHKROGV	▼
	&ROOHJH 7RZQV KRXVHKROGV	RI +RXVHKROGV	▼
	,Q 6W\OH KRXVHKROGV	RI +RXVHKROGV	▼

7RWDO +RXVLQJ 8QLWV \$IIRUGDELOLW\	+RXVHKROG WHORZ WK ,QGH[3RYHUW\ /H
0HGLDQ \$JH	0HGLDQ 7RWDO 'LVS RVDEOH 3RSXODWLR ,QFRPH
:HDOWK ,QGH[	'LYHU VLW 7RWDO &ULF ,QGH[,QGH[

Housing Unit Density

Units Per Square Mile



Beechwood Hills



Population Density

Population Per Square Mile

