

SALE / LEASE

2053 LEXINGTON ROAD
2053 Lexington Road Athens, GA 30605



PROPERTY DESCRIPTION

The property contains an open lobby/reception area as well as two offices with ample storage. There are two restrooms, one of which is a county approved handicap accessible restroom just off the lobby /reception area as well as a kitchen. The striped parking pad is unmatched for a building this size which sits atop a very generous sized lot. The property also has two points of ingress/egress from both Mabry Dr and Lexington Road.

LOCATION DESCRIPTION

Dynamic east Athens location less than one mile from the Ga. 10 and two miles from downtown Athens on four-lane Lexington Road.

This section of Lexington Road hosts approximately 28,100 cars per day according to GDOT and also hosts an Athens-Clarke County transit bus stop for easy accessibility to those who use local transit. The property sits near the Athens-Ben Epps Airport and runway, multiple multi-family developments and several retailers.

OFFERING SUMMARY

| | |
|----------------|--------------------|
| Sale Price: | \$220,000 |
| Lease Rate: | \$15.00 SF/yr (MG) |
| Available SF: | 936 SF |
| Building Size: | 936 SF |

| DEMOGRAPHICS | 0.3 MILES | 0.5 MILES | 1 MILE |
|-------------------|-----------|-----------|----------|
| Total Households | 143 | 263 | 2,840 |
| Total Population | 329 | 595 | 6,193 |
| Average HH Income | \$69,579 | \$71,784 | \$59,273 |

Roby Redwine
706 207 2942

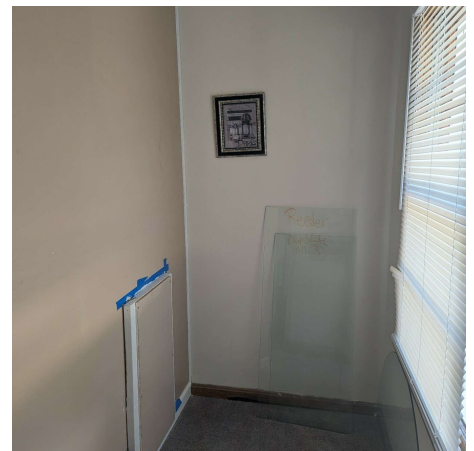
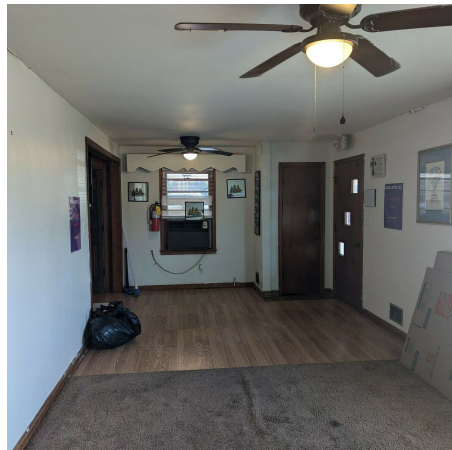
Katie Reeves
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**COLDWELL BANKER
COMMERCIAL**
UPCHURCH REALTY

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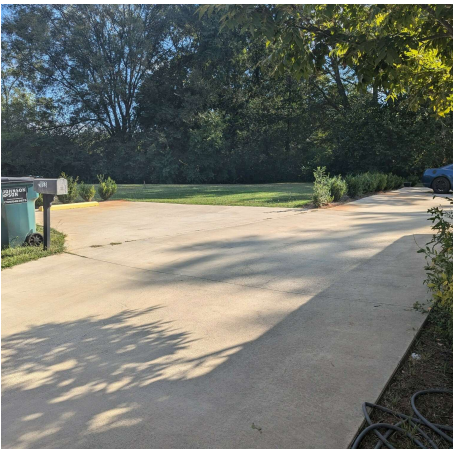
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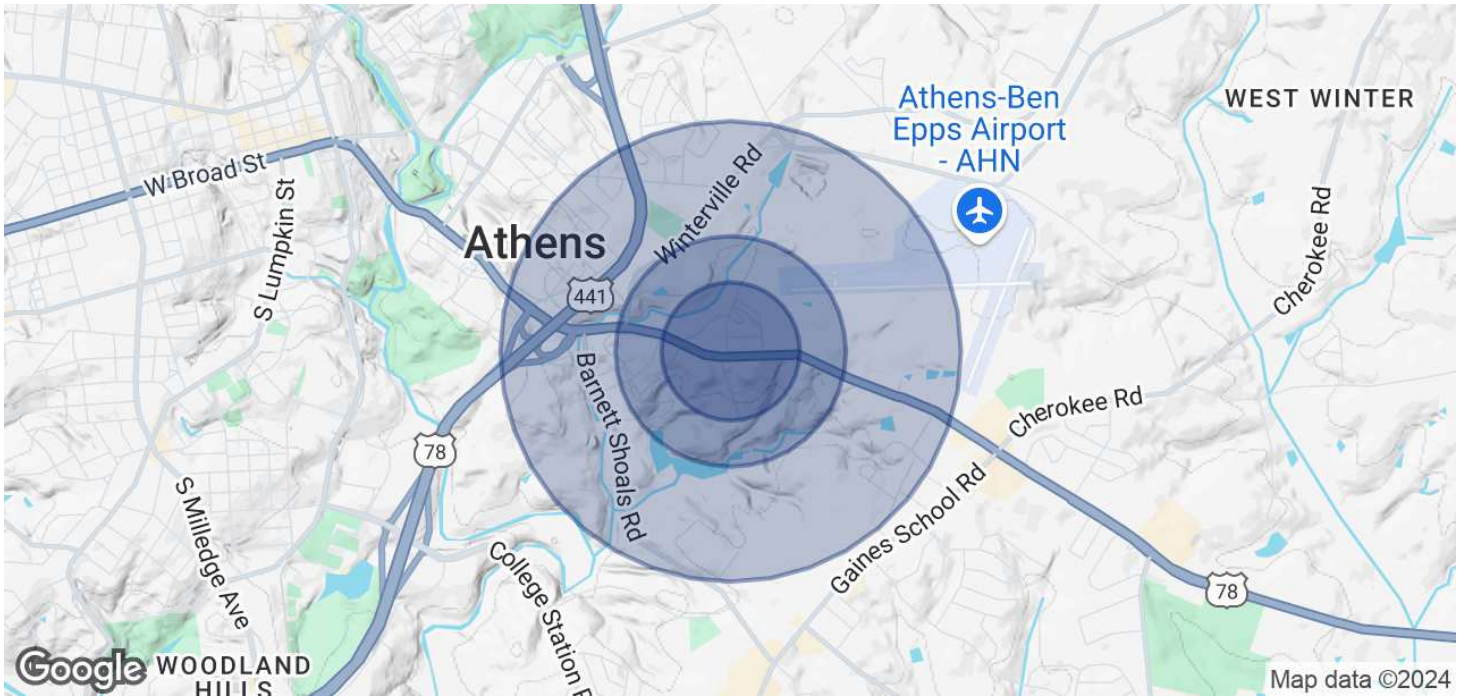
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| POPULATION | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|------------------|------------------|---------------|
| Total Population | 329 | 595 | 6,193 |
| Average Age | 37 | 37 | 33 |
| Average Age (Male) | 37 | 37 | 32 |
| Average Age (Female) | 38 | 38 | 34 |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE |
|--------------------------------|------------------|------------------|---------------|
| Total Households | 143 | 263 | 2,840 |
| # of Persons per HH | 2.3 | 2.3 | 2.2 |
| Average HH Income | \$69,579 | \$71,784 | \$59,273 |
| Average House Value | \$264,641 | \$274,723 | \$266,188 |

Demographics data derived from AlphaMap

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