

For Sale

# Land

7.78 Acres | \$282,776 / AC

1934 Lexington Road  
7.78 Acres  
Zoned C-G

## East Athens Development Opportunity

1934 Lexington Rd  
Athens, Georgia 30605

### Property Highlights

- 7.78-Acre Corner Commercial Parcel
- Great Visibility With Traffic Count of 28,900 ADT
- Approximately 750' Frontage on Lexington Rd
- Zoned C- G With All Utilities Available
- Open Parcel With Relatively Level Topo

### Property Description

Fantastic 7.78 development opportunity! These two parcels have 750' of frontage on Lexington Rd and 370' of frontage on Indiana Avenue, offering incredible exposure and accessibility. Whether you're a developer or an investor, this is an excellent opportunity you don't want to miss.

With relatively level terrain, excellent visibility, and a traffic count of 28,900 cars, it's an ideal location for a new commercial/mixed-use development. This property is just two miles from downtown Athens and the University of Georgia and is under half a mile from Highway 78 & Loop 10 interchange. This area continues to see steady growth with several new multi-family developments, including The Haven of Athens and the new 1,000-bedroom Atlas Athens development. In addition, the new Loop Interchange at Lexington Road is scheduled to be completed in 2025.

This property is zoned Commercial General, allowing for a wide range of commercial uses, and has all utilities available. Currently, on the property, there is an existing 6,600 SF commercial building, two small residential houses, and an ice machine which provide approximately \$5,175 rent per month.

### OFFERING SUMMARY

<b>Sale Price</b>	\$2,200,000
<b>Lot Size</b>	7.78 Acres

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
<b>1 Mile</b>	5,899	\$36,856
<b>5 Miles</b>	96,302	\$58,534
<b>10 Miles</b>	166,818	\$68,137

For more information

**Brian Elrod, CCIM**

O: 706.553.1000 | C: 678.859.6110  
brian@naielrod.com

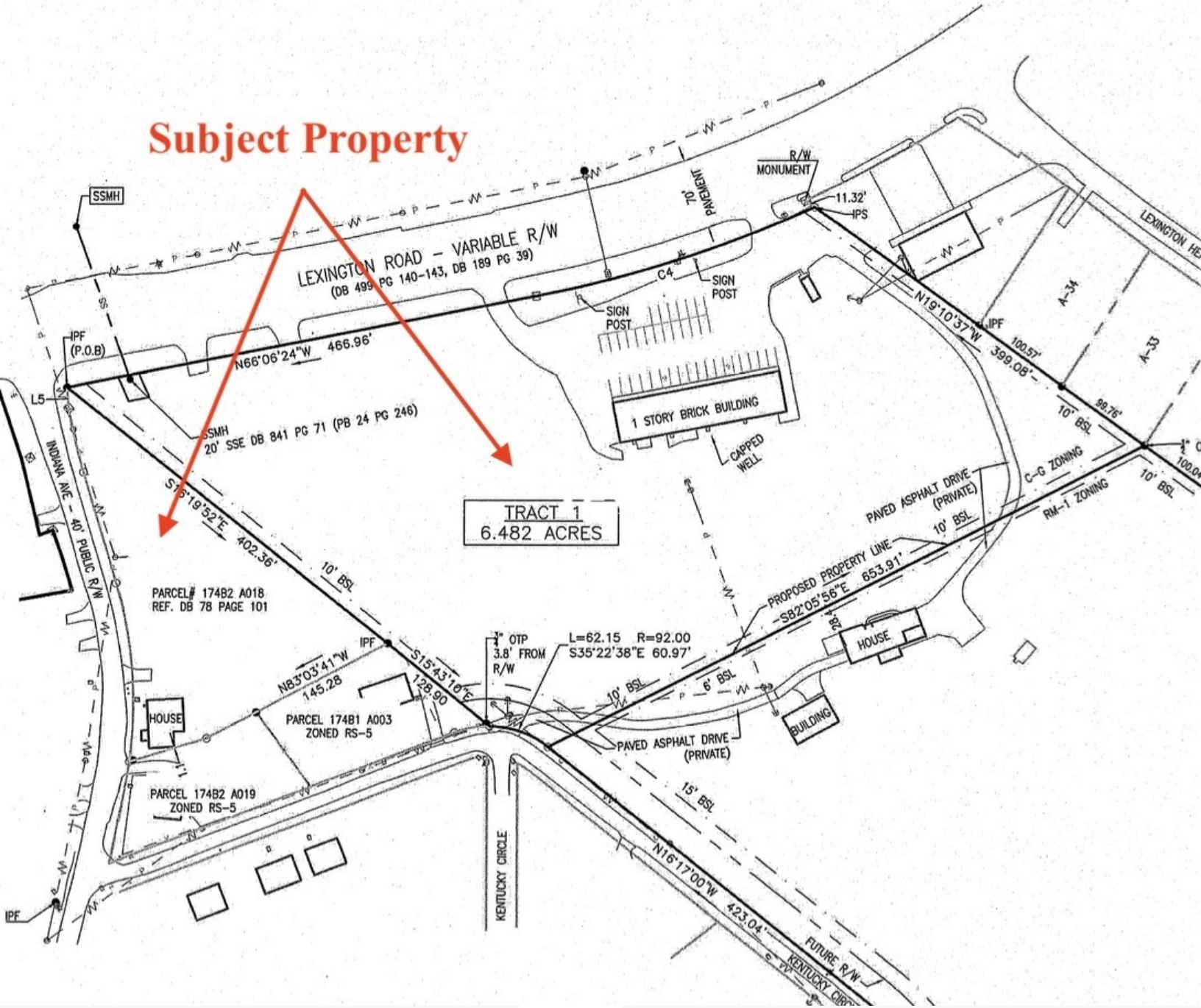
**Daniel Bennett, CCIM**

O: 706.553.1000 | C: 706.340.6066  
daniel@naielrod.com

# Additional Photos



# Subject Property

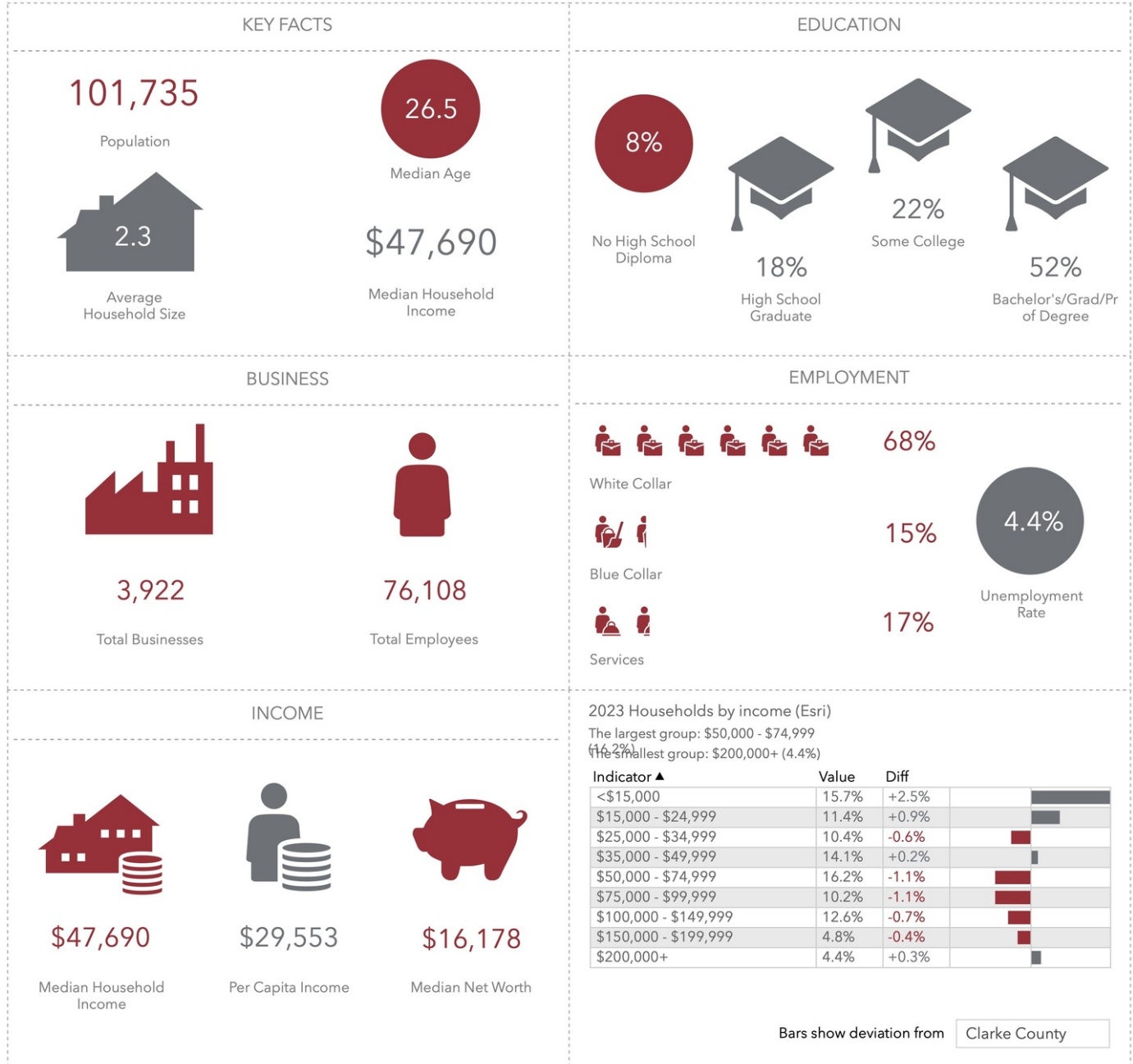


# Demographics- 5 Mile Radius

## NAI Global Primary (Esri 2023)

1934 Lexington Rd, Athens, Georgia, 30605 (5 miles)  
 1934 Lexington Rd, Athens, Georgia, 30605  
 Ring of 5 miles

Prepared by Esri  
 Latitude: 33.94436  
 Longitude: -83.34492



This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2023, 2028.

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# Location Maps

