

# SALE

## LAMPKIN BRANCH BUSINESS PARK

2180 Veterans Memorial Parkway Watkinsville, GA



### PROPERTY DESCRIPTION

Multiple parcels totaling +/- 7.6 Acres of commercial development lots are available for sale in the Lampkin Branch Business Park located in Watkinsville, Georgia. These properties are adjacent to Highway 441 and convenient to Highway 316 and Ga Loop-10. The sites are located adjacent to the newly developed QuickTrip travel center, and within one mile from the Presbyterian Village Senior Living Facility and the recently developed Oconee County Administrator building. Businesses in the Lampkin Branch Park include National EMS, Athens Dermatology Group, Activekidz Therapy, Georgia Elite Gymnastics, and Turner and Patat.

### PROPERTY HIGHLIGHTS

- \$250,000 (1030 Thomas Ave; 1.00 AC)
- \$200,000 (1070 Thomas Ave; 1.01 AC)
- \$250,000 per acre (2180 Veterans Memorial Pkwy ; 5.66 AC)
- All lots are zoned O-B-P.
- All utilities available.
- Located off of U.S. Highway 441 (GA freight corridor).

**Roby Redwine**  
(706) 207-2942

**Katie Reeves**  
(706) 254-3446



**COLDWELL BANKER  
COMMERCIAL**  
UPCHURCH REALTY



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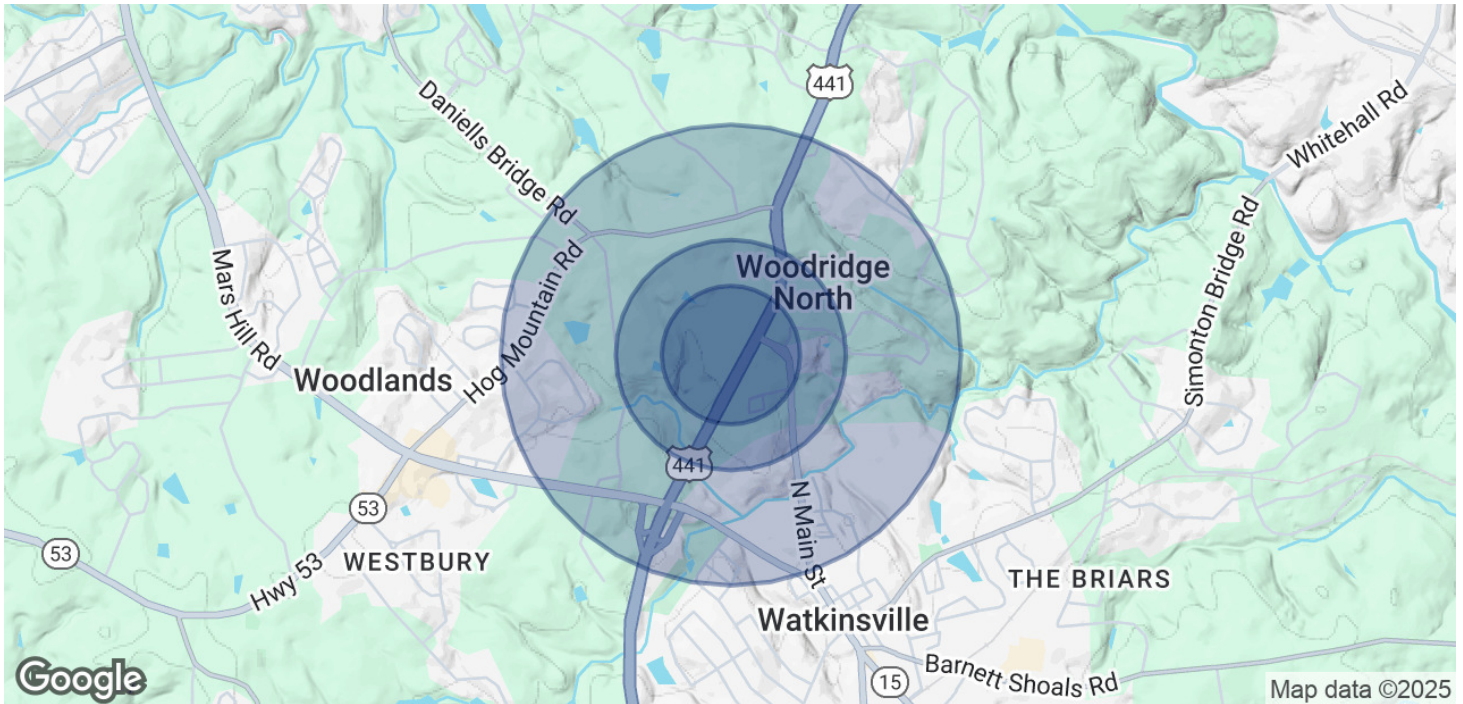
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### POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	69	188	1,527
Average Age	39	40	40
Average Age (Male)	37	39	39
Average Age (Female)	40	41	41

### HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	25	67	549
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$110,096	\$122,569	\$141,134
Average House Value	\$383,375	\$418,145	\$487,733

Demographics data derived from AlphaMap

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