

SALE

115 SYCAMORE DR
115 Sycamore Dr Athens, GA 30606



PROPERTY DESCRIPTION

On the market for purchase, 115 Sycamore Dr is a 3.5 story office building ready for its next user(s).

The ground floor layout consists of 5 private offices, 1 conference room, 1 kitchenette, as well as two storage rooms.

The main floor layout hosts 7 private offices

The third-floor layout has 7 private offices and 1 kitchenette.

Each floor has 2 single user restrooms, 6 restrooms in total.

There is a fourth attic level space that is one generous size storage room or office.

PROPERTY HIGHLIGHTS

- Prime location in west Athens
- Renovation/Investment Opportunity
- Multi-tenant layouts

LOCATION DESCRIPTION

Located just off W. Broad Street at an intersection with a traffic light sits 115 Sycamore Dr. The property is located among other office and retail tenants along this heavily trafficked corridor.

This property is approximately 2.5 miles from downtown Athens and the UGA campus distance as well as just over 2.5 miles from Athens' trendy Five Points neighborhood / shopping area.

Approximately 46,300 vehicles per day travel this section of W. Broad Street.

OFFERING SUMMARY

Sale Price:	\$990,000
Lot Size:	6,837 SF
Building Size:	6,837 SF

Roby Redwine
(706) 207-2942

Katie Reeves
(706) 254-3446

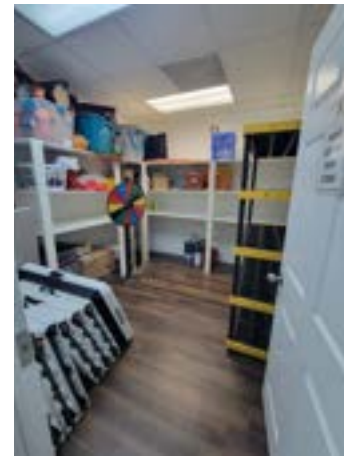
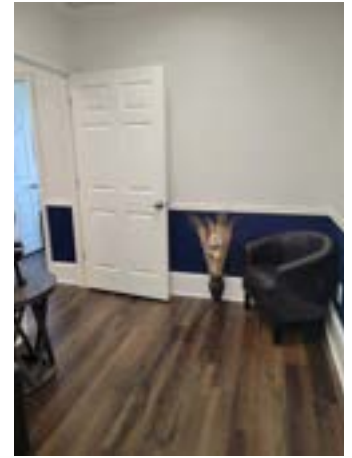


**COLDWELL BANKER
COMMERCIAL**
UPCHURCH REALTY

SALE

GROUND FLOOR

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MAIN FLOOR

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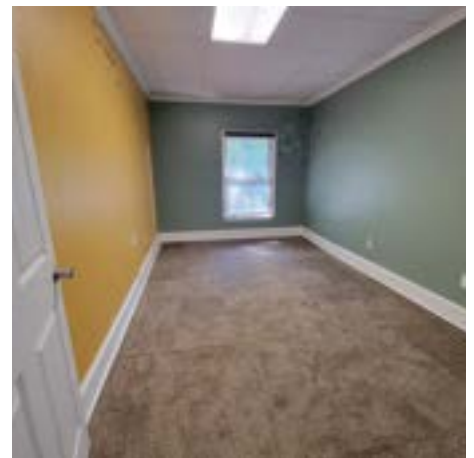


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THIRD FLOOR

115 Sycamore Dr Athens, GA 30606



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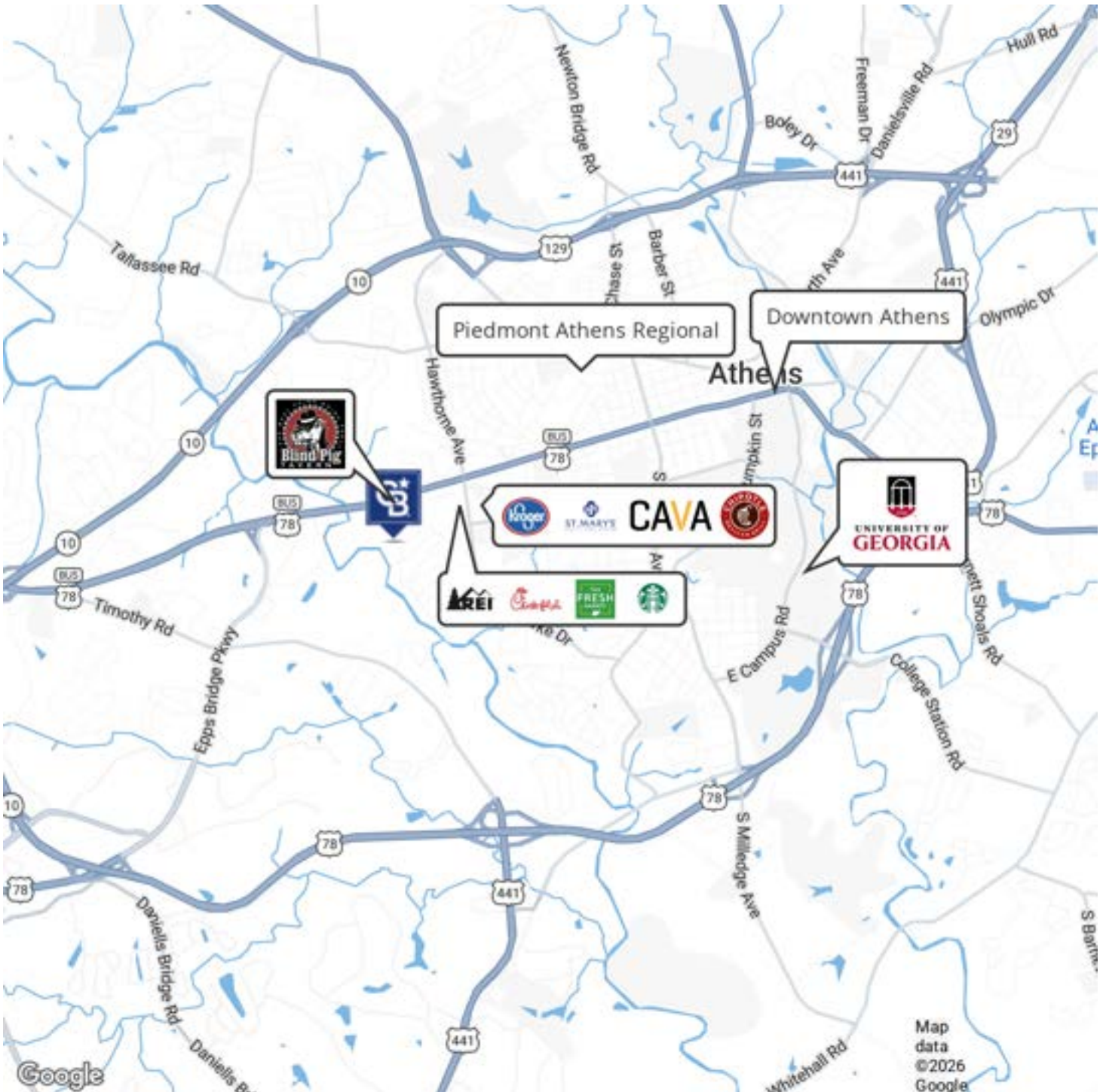
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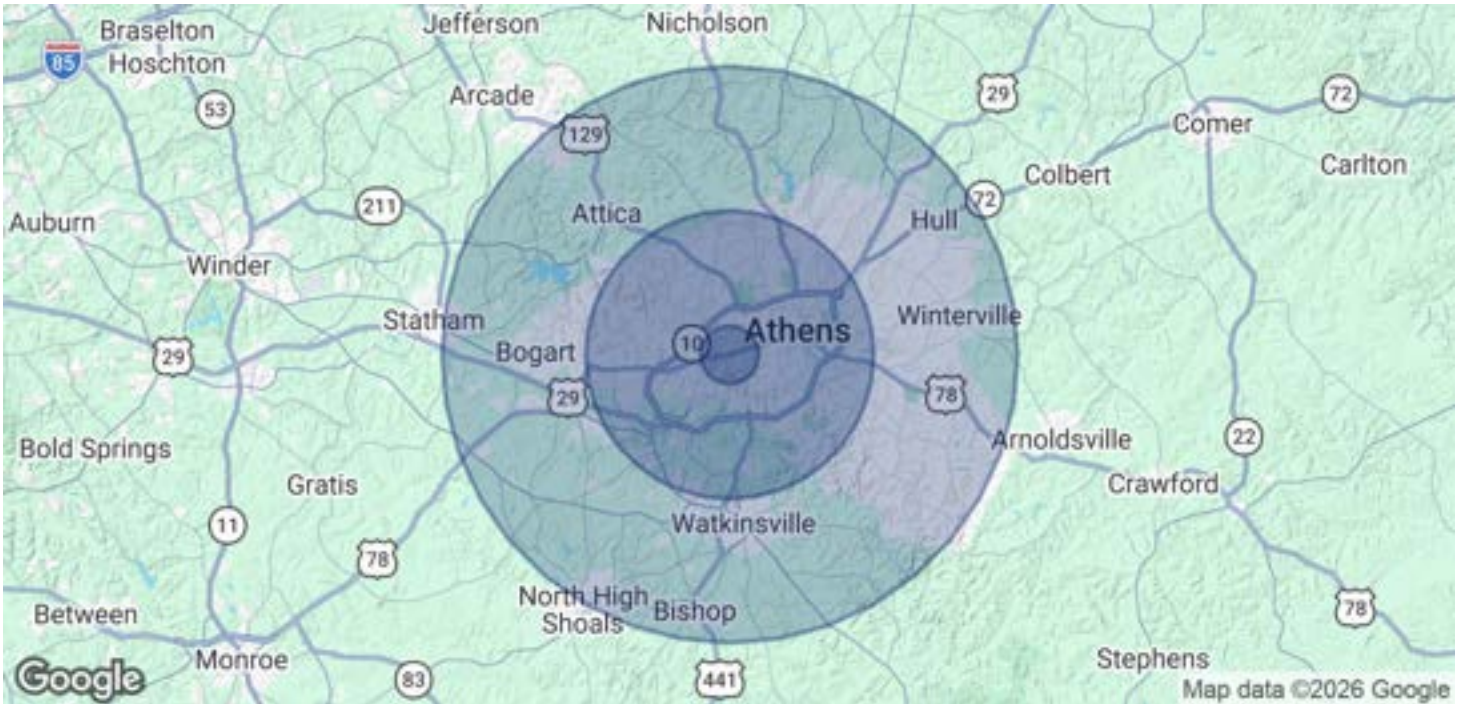
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	8,757	110,791	181,625
Average Age	33.4	33.2	35.7
Average Age (Male)	30.2	32.3	34.6
Average Age (Female)	34.9	34.1	36.7

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	4,314	45,535	72,759
# of Persons per HH	2	2.4	2.5
Average HH Income	\$71,291	\$84,251	\$92,105
Average House Value	\$295,272	\$371,788	\$350,344

2023 American Community Survey (ACS)

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