

# 160 HAWTHORNE PARK

Athens, GA 30606



## OFFERING SUMMARY

Sale Price:	\$1,150,000
Building Size:	7,078 SF
Available SF:	4,684 SF
Lot Size:	25,967 SF
Number of Units:	3
Price / SF:	\$162.48
Year Built:	1988
Zoning:	C-O
Market:	Athens
Submarket:	Hawthorne Park
Parking Spaces:	27

## PROPERTY OVERVIEW

An exceptional opportunity in the heart of Athens, Georgia. This strategically located office building at 160 Hawthorne Park offers a great opportunity to establish or expand your business in the Classic City.

## PROPERTY HIGHLIGHTS

- CONVENIENT LOCATION NEAR PRINCE AVE AND LOOP 10
- 1.5 MILES FROM PIEDMONT ATHENS REGIONAL HOSPITAL
- LESS THAN 3 MILES FROM UGA

AUSTIN SUMNER PROPERTIES

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info@as-prop.com



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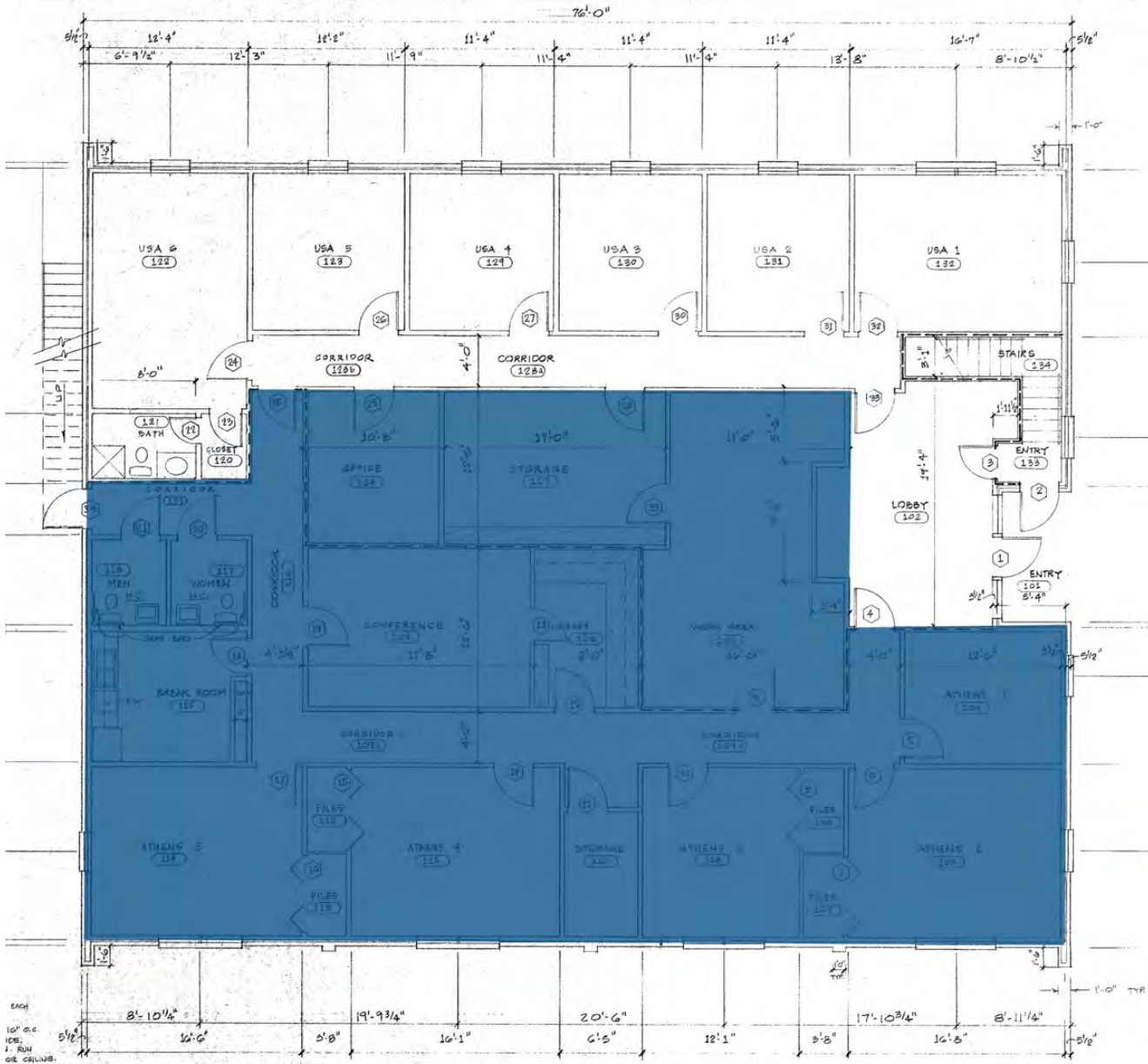
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**FLOOR PLAN**  
SCALE: 1/4" = 1'-0"



THIS KEY REPRESENTS THE LOCATION OF WALLS FOR EACH SPACE. SEE FINISH SCHEDULE.

Highlighted Space current occupied by Padgett Business Services

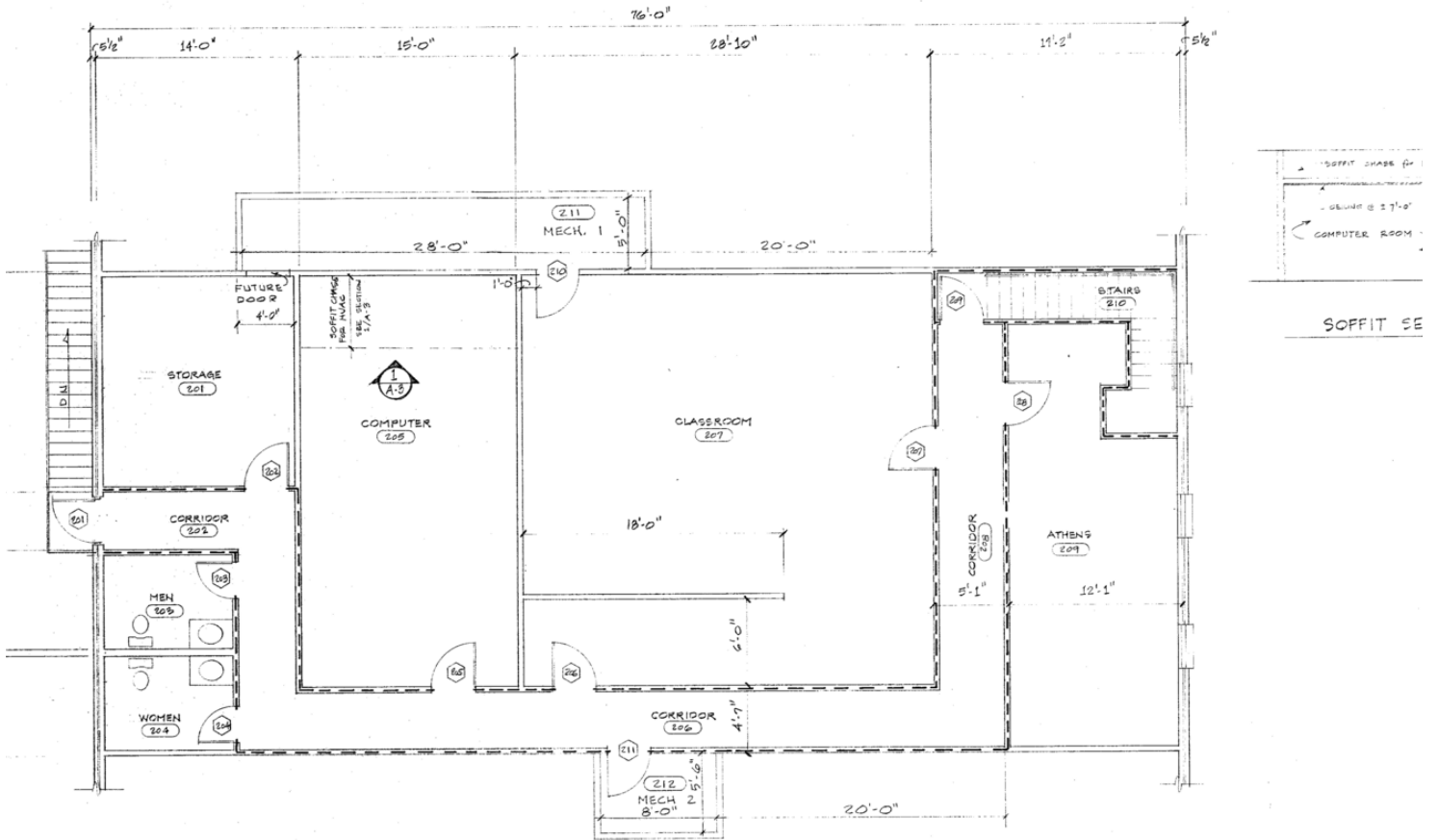
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1/2" x 4" STUD @ 12" O.C. W/  
 OYR BD. BOTH SIDES - FILL W/ FIBERGLASS INSULATION  
 C.V. 1/2" OYR BD. EACH

**2<sup>ND</sup> FLOOR PLAN**  
 SCALE: 1/4" = 1'-0"

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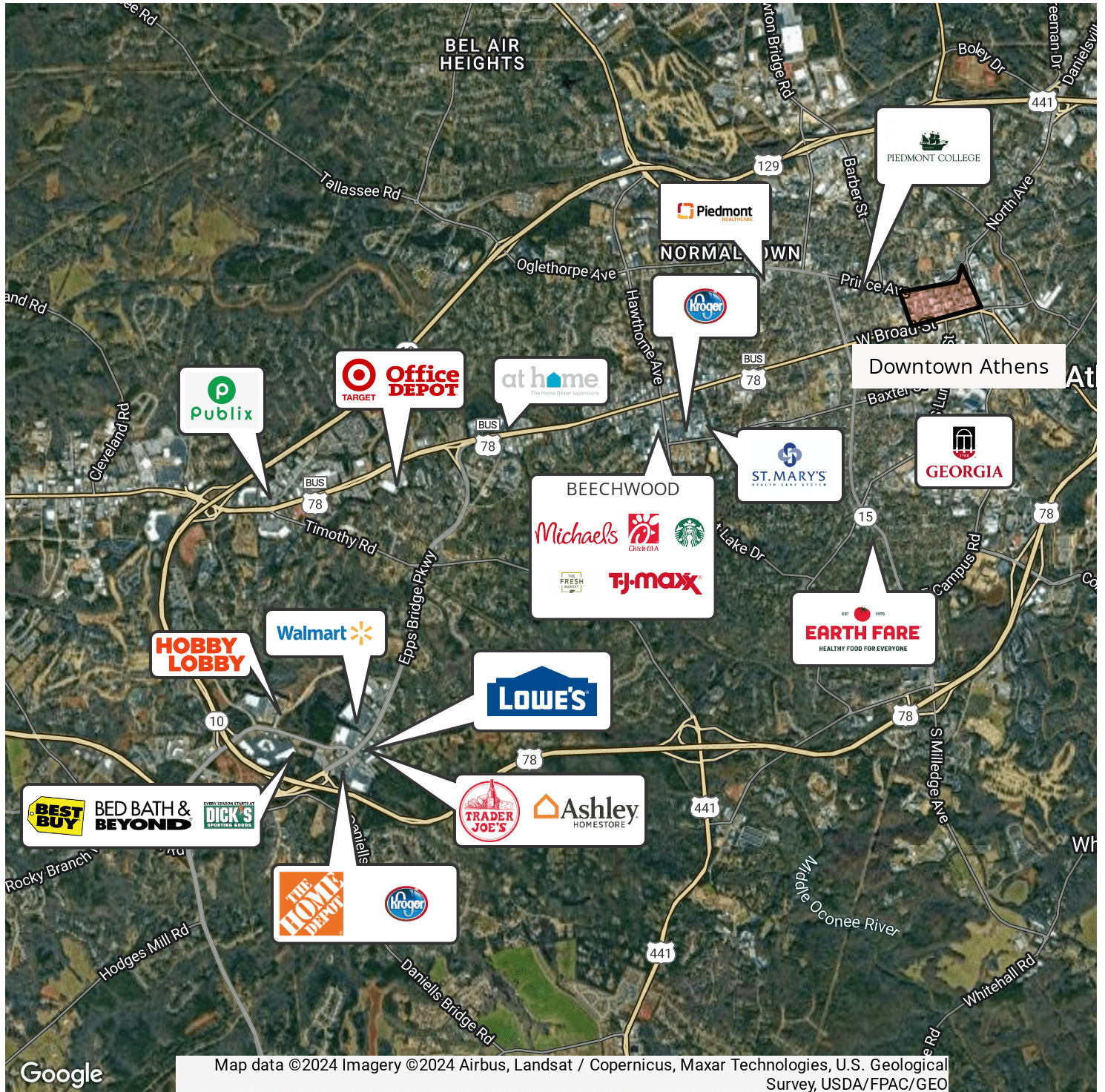
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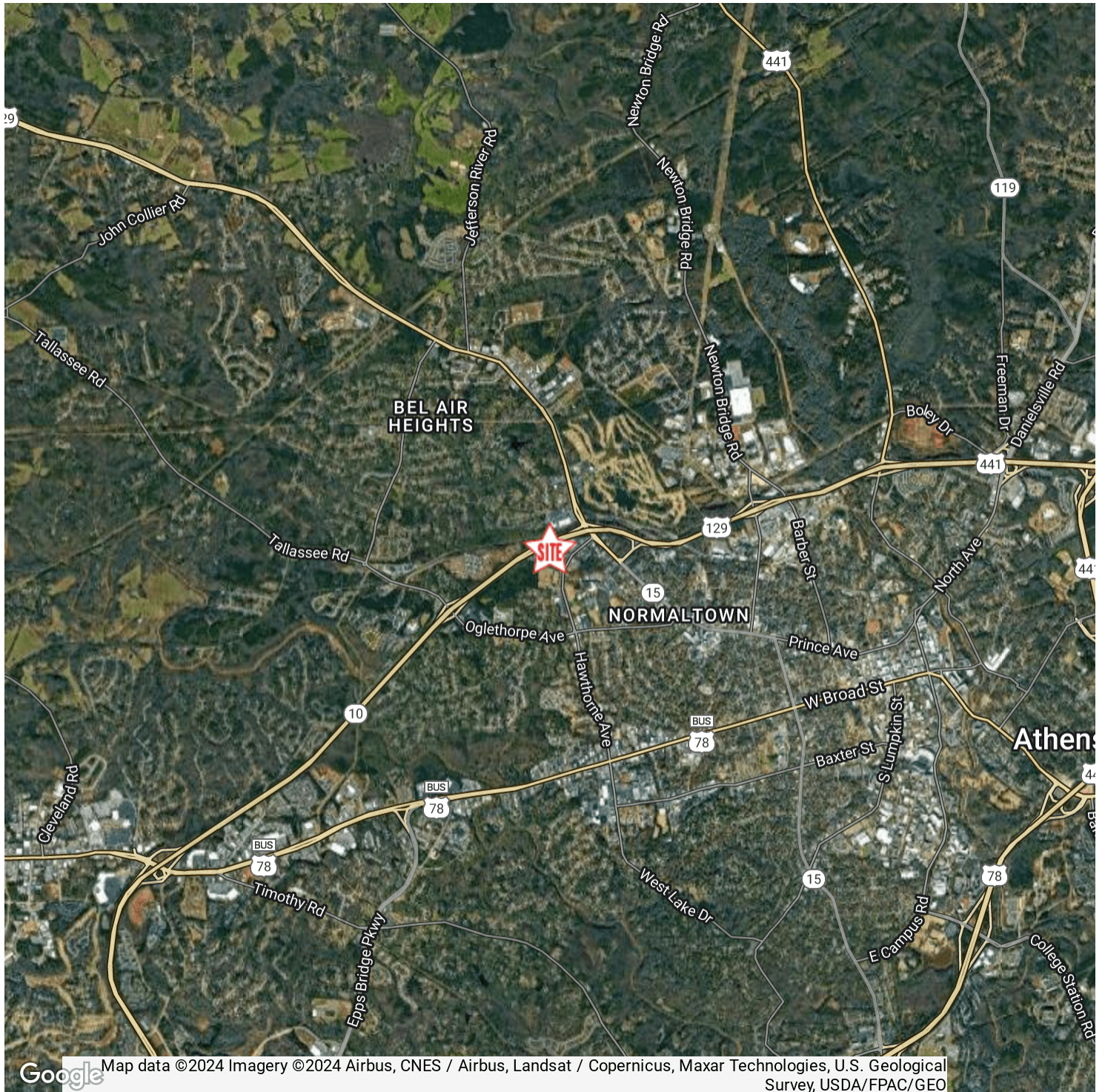
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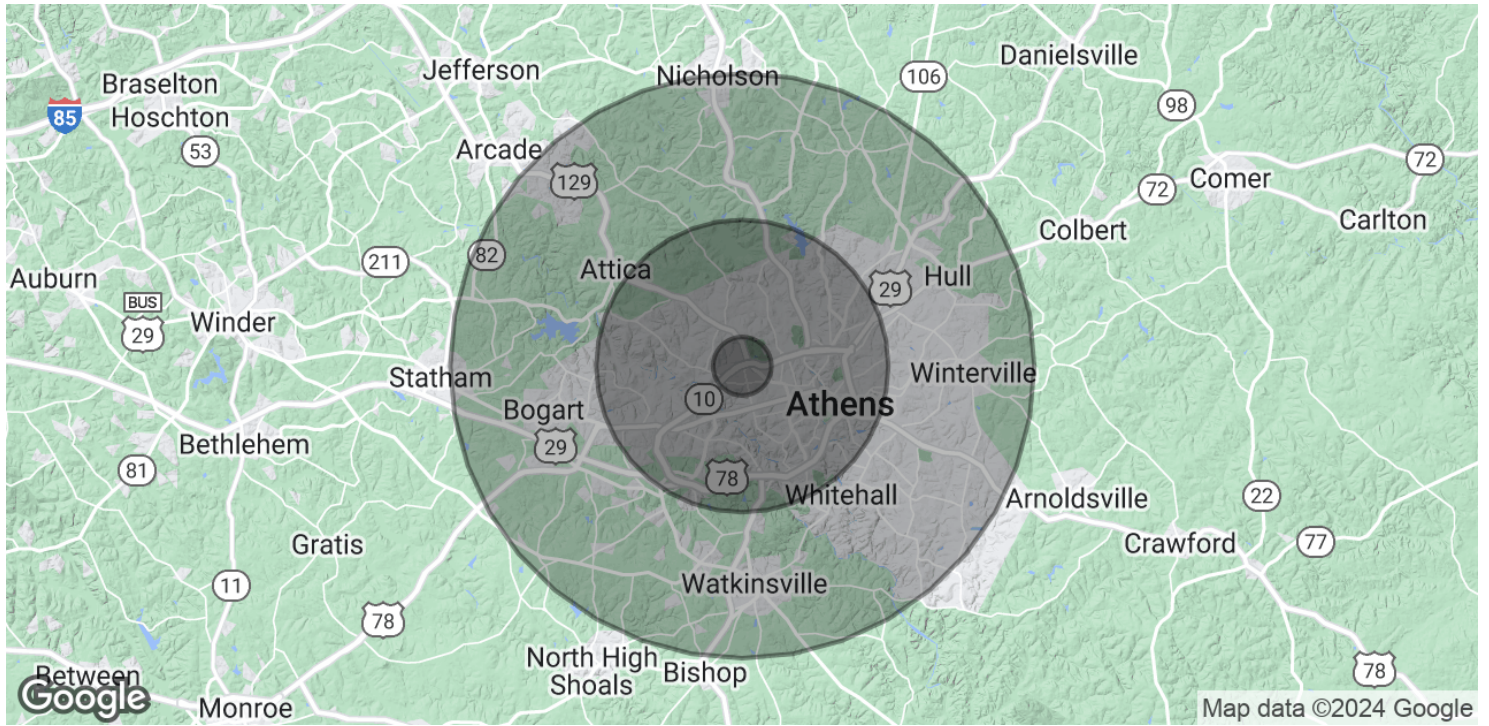
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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	4,750	98,474	176,355
Average Age	37.9	31.8	34.4
Average Age (Male)	38.0	30.6	33.3
Average Age (Female)	38.7	33.6	36.2

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	2,277	40,586	72,577
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$65,993	\$62,896	\$70,361
Average House Value	\$164,226	\$194,636	\$197,355

\* Demographic data derived from 2020 ACS - US Census