

100 PRINCE

100 Prince Ave, Athens, GA 30601



OFFERING SUMMARY

| | |
|------------------|-------------|
| Sale Price: | \$6,000,000 |
| Building Size: | 24,350 SF |
| Number of Units: | 6 |
| Price / SF: | \$246.41 |
| Cap Rate: | 5.54% |
| NOI: | \$332,548 |
| Year Built: | 2020 |
| Zoning: | C-D |

PROPERTY OVERVIEW

Discover an exceptional retail investment opportunity at 100 Prince. This impressive property features a 24,350 SF building, encompassing 6 units perfectly suited for retail or street retail businesses. Strategically zoned C-D and located in the thriving Athens area, this property offers immense potential for retail investors seeking a prime commercial location. With ample space and a diverse range of units, 100 Prince presents a lucrative investment opportunity in a bustling commercial hub. Take advantage of this versatile property's prime location and make your mark in the dynamic retail landscape of Athens.

AUSTIN SUMNER PROPERTIES

706.353.1039

brokerage@as-prop.com



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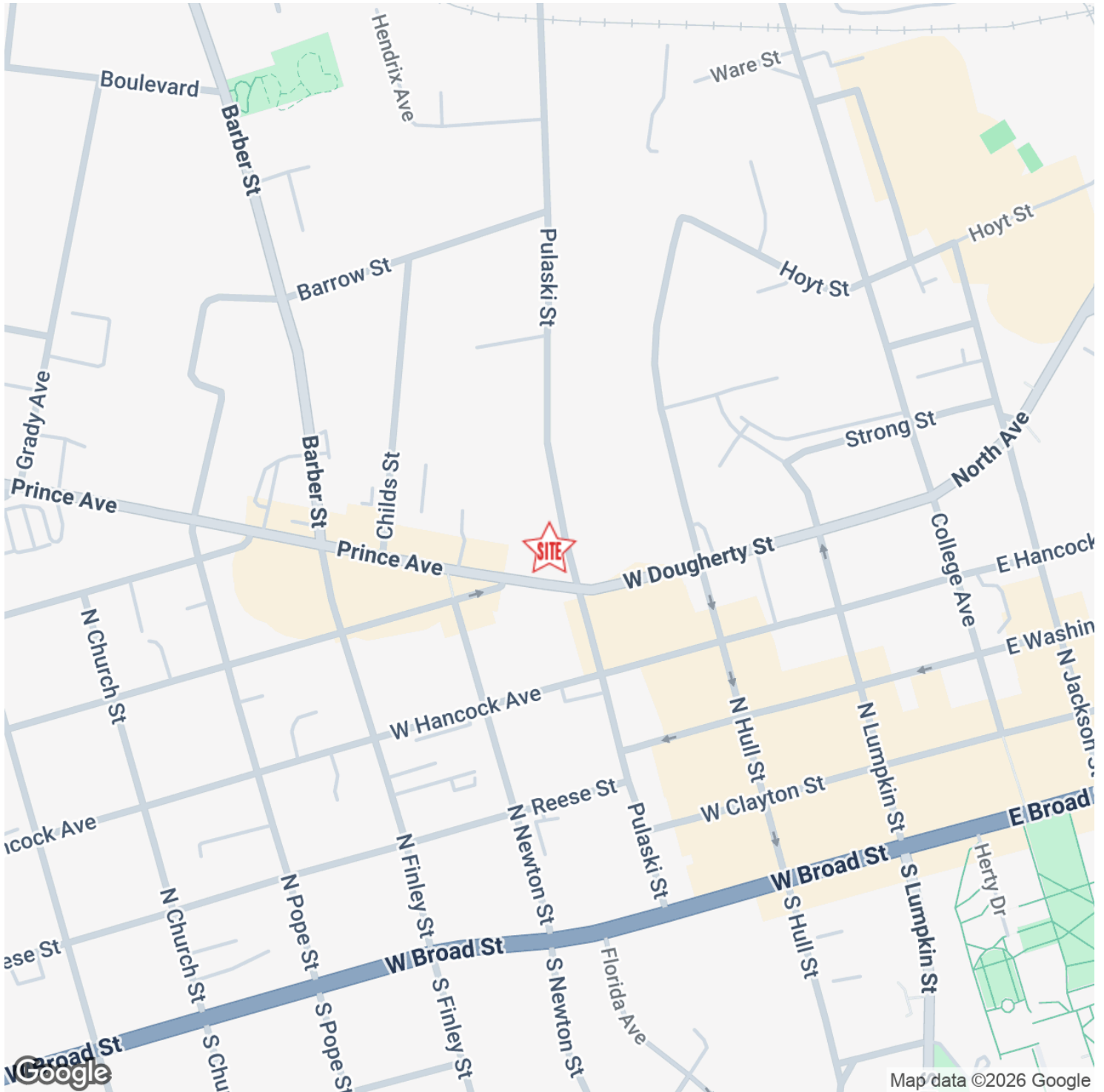
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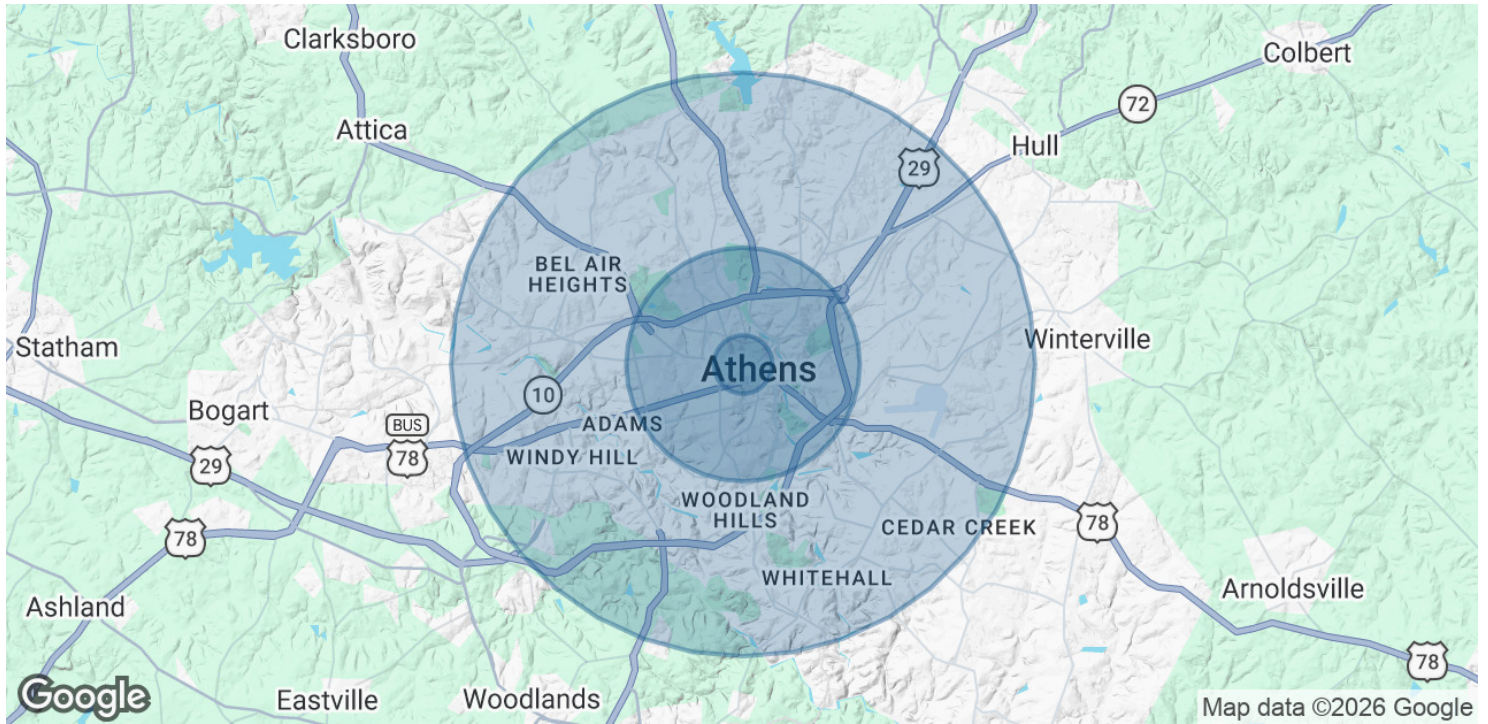
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| POPULATION | 0.5 MILES | 2 MILES | 5 MILES |
|----------------------|------------------|----------------|----------------|
| Total Population | 3,914 | 42,452 | 118,079 |
| Average Age | 30 | 30 | 34 |
| Average Age (Male) | 30 | 30 | 33 |
| Average Age (Female) | 30 | 30 | 35 |

| HOUSEHOLDS & INCOME | 0.5 MILES | 2 MILES | 5 MILES |
|--------------------------------|------------------|----------------|----------------|
| Total Households | 1,836 | 15,599 | 46,974 |
| # of Persons per HH | 2.1 | 2.7 | 2.5 |
| Average HH Income | \$71,795 | \$61,142 | \$76,077 |
| Average House Value | \$479,660 | \$389,271 | \$333,124 |

2020 American Community Survey (ACS)

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