

# LEASE

**1022 TWELVE OAKS DR.**  
1022 Twelve Oaks Dr. Watkinsville, GA 30677



## PROPERTY DESCRIPTION

**\*\*Landlord is open to offers\*\***

Available are 2 separate office spaces totaling 3,300 SF. Suite 101 on the main floor is 1650 SF of rentable space. On the second floor is Suite 201 which is 1,650 SF of rentable space. These units can be leased separately or can be combined for tenant use.

The building is a two-story brick building with an open foyer upon entry. Each level has a restroom within the common space in addition to the ones within the suites. There is a well-maintained courtyard at the rear of the building, and the second level has a large, shared deck overlooking the grounds.

## LOCATION DESCRIPTION

Superb Oconee County location on the corner of Hog Mountain Rd. and Twelve Oaks Dr. between Presbyterian Village, Highway 441, and the Butler's Crossing Shopping Center. A very distinctive and attractive office with the rear overlooking UGA's Horticulture pasturelands.

## OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Available SF:	1,650 SF
Lot Size:	0.85 Acres
Building Size:	5,476 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 101	\$16.00 SF/yr	1,650 SF
Suite 201	\$16.00 SF/yr	1,650 SF

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

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

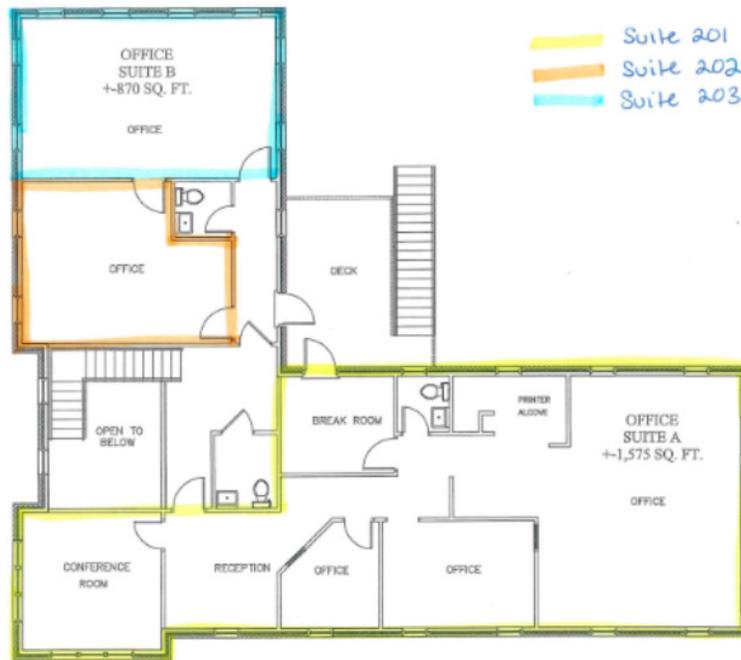
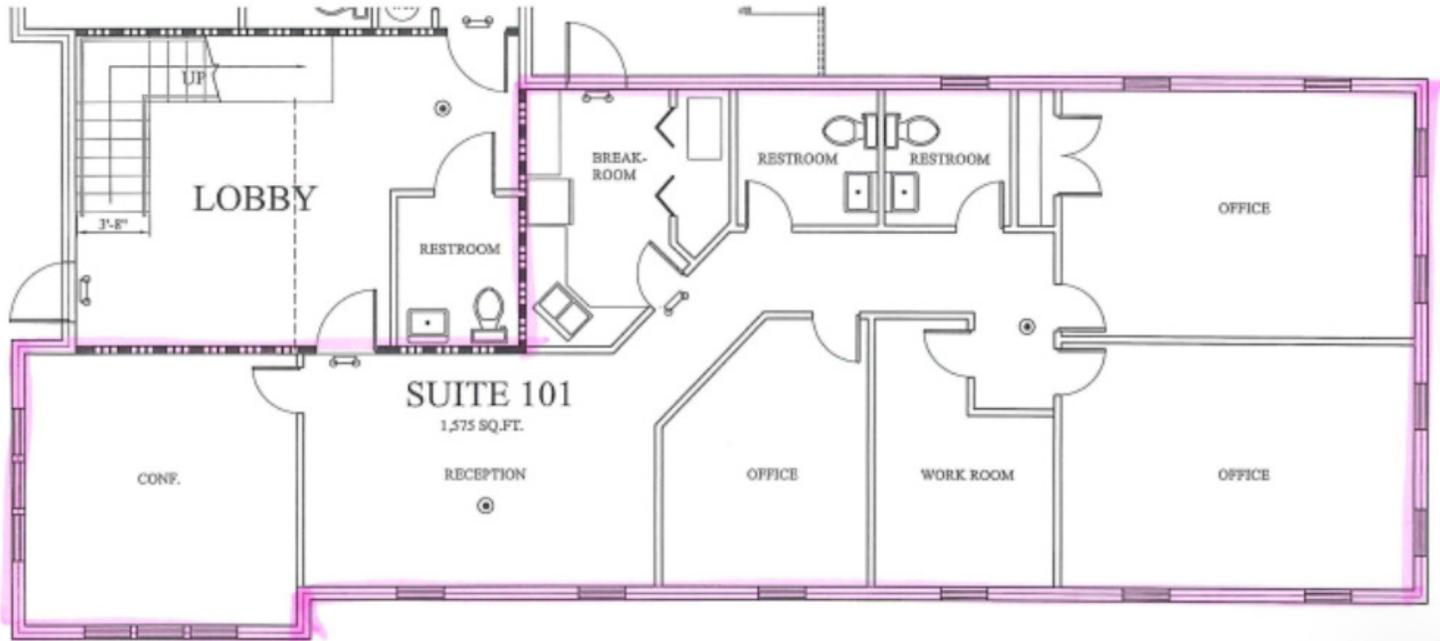


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UPCHURCH REALTY

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# FLOOR PLANS

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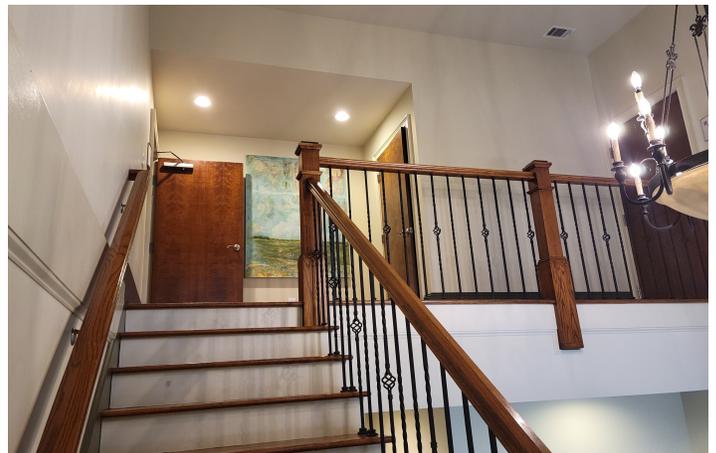
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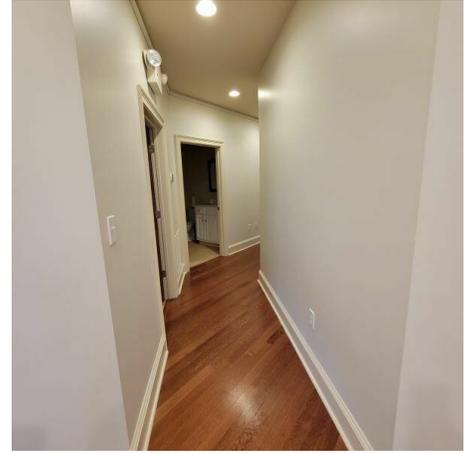


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SUITE 101

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SUITE 201

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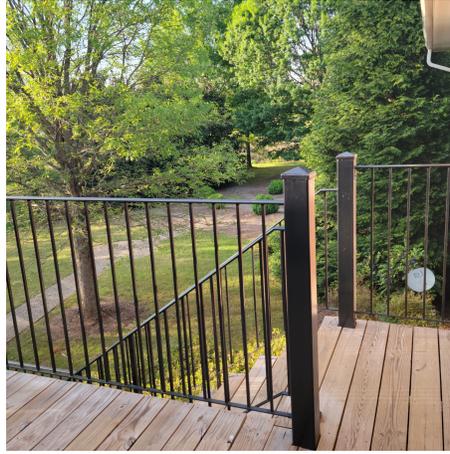
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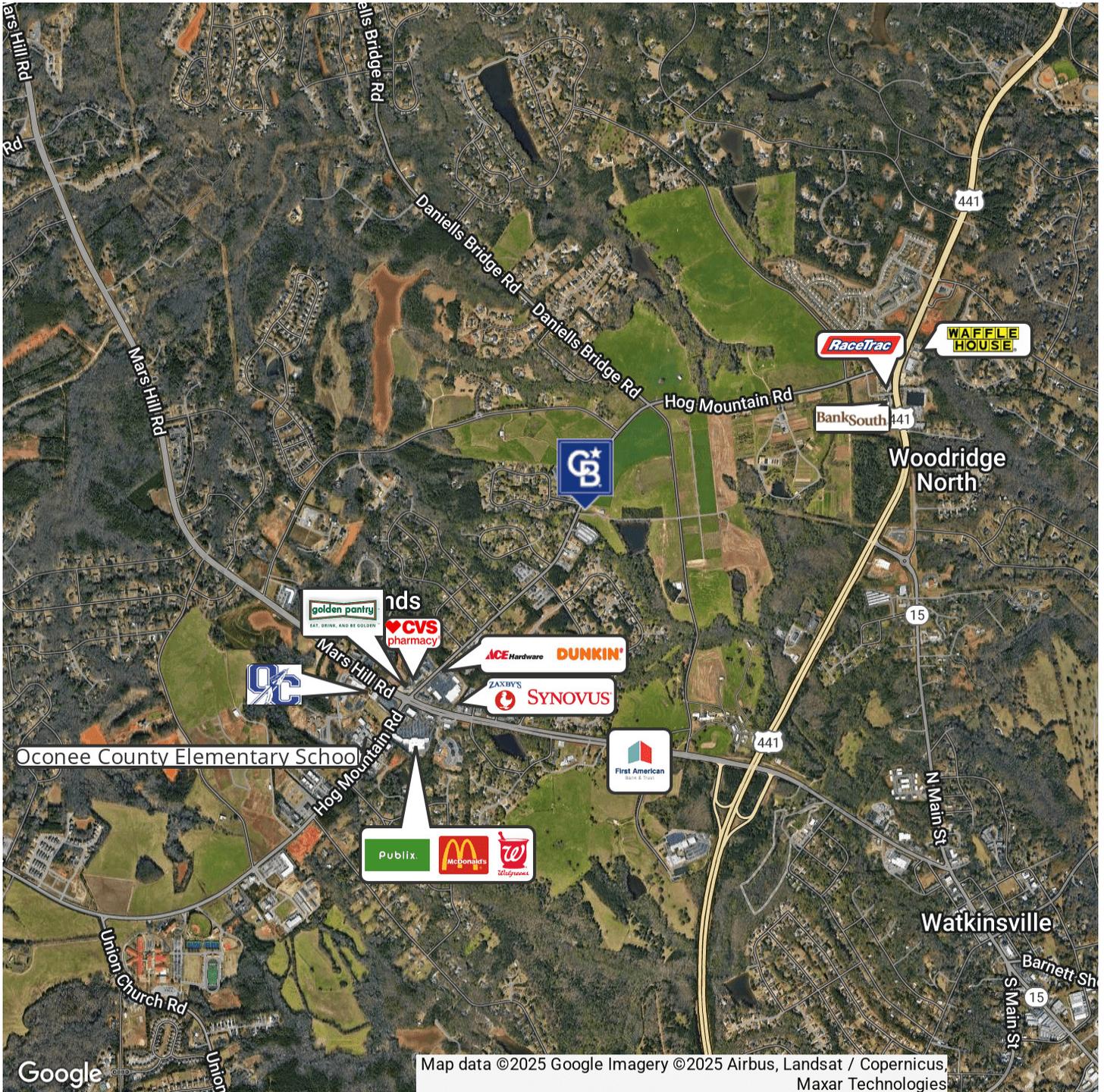
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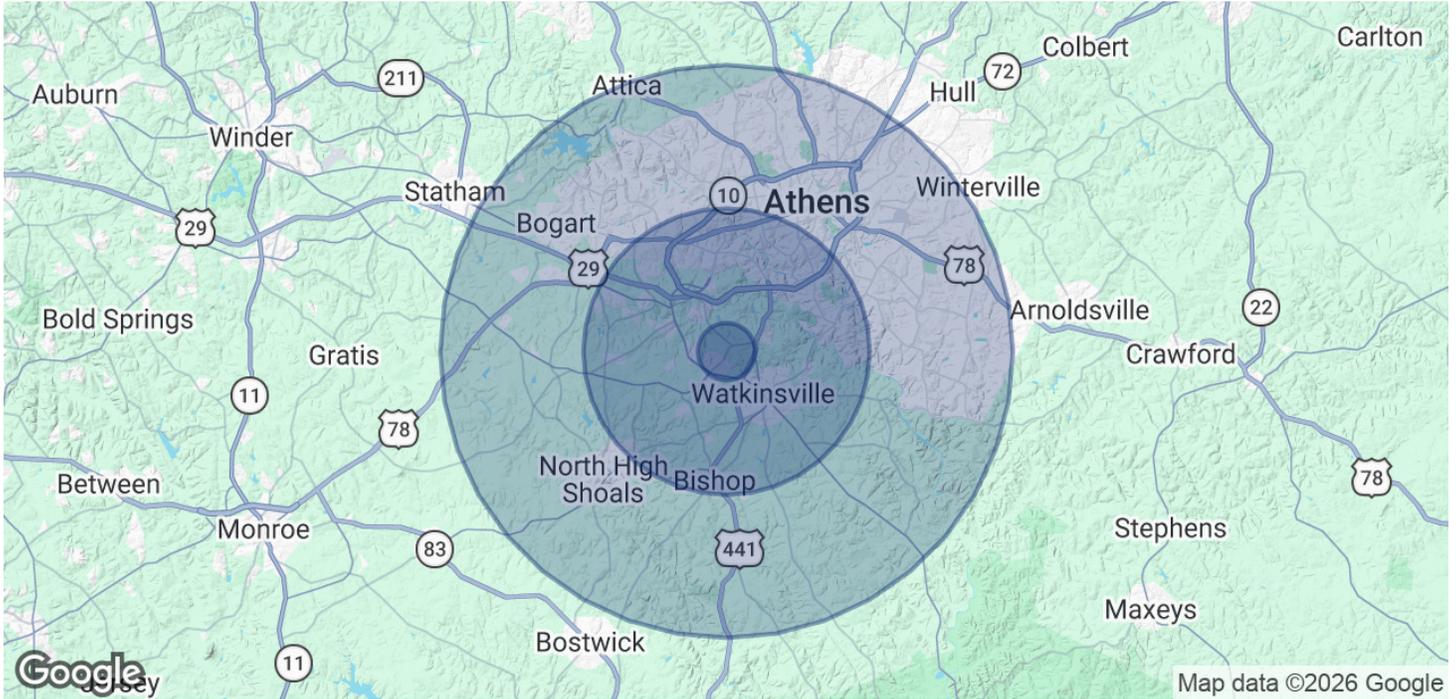
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<b>POPULATION</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Population	1,872	54,949	161,842
Average Age	35.8	35.9	34.4
Average Age (Male)	27.2	34.2	33.3
Average Age (Female)	42.7	39.1	35.9

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>5 MILES</b>	<b>10 MILES</b>
Total Households	662	23,422	66,409
# of Persons per HH	2.8	2.3	2.4
Average HH Income	\$95,266	\$94,038	\$74,246
Average House Value	\$298,827	\$273,528	\$211,163

2020 American Community Survey (ACS)

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