

# 150 WEST HANCOCK AVENUE

Athens, GA 30601



## OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	155,140 SF
Available SF:	5,142 - 11,800 SF
Year Built:	2008

## PROPERTY OVERVIEW

Introducing 150 West Hancock Avenue, a prime commercial property available for lease in Athens, GA. Boasting a highly desirable location, this spacious property offers modern amenities and versatile spaces suitable for a variety of business needs. With its expansive floor plan, it provides an ideal opportunity for businesses to establish a prominent presence in the area. Take advantage of this exceptional leasing opportunity to elevate your business in a thriving community.

## PROPERTY HIGHLIGHTS

- Spacious and versatile interior layout
- Modern amenities for tenant convenience
- High visibility with a captivating storefront

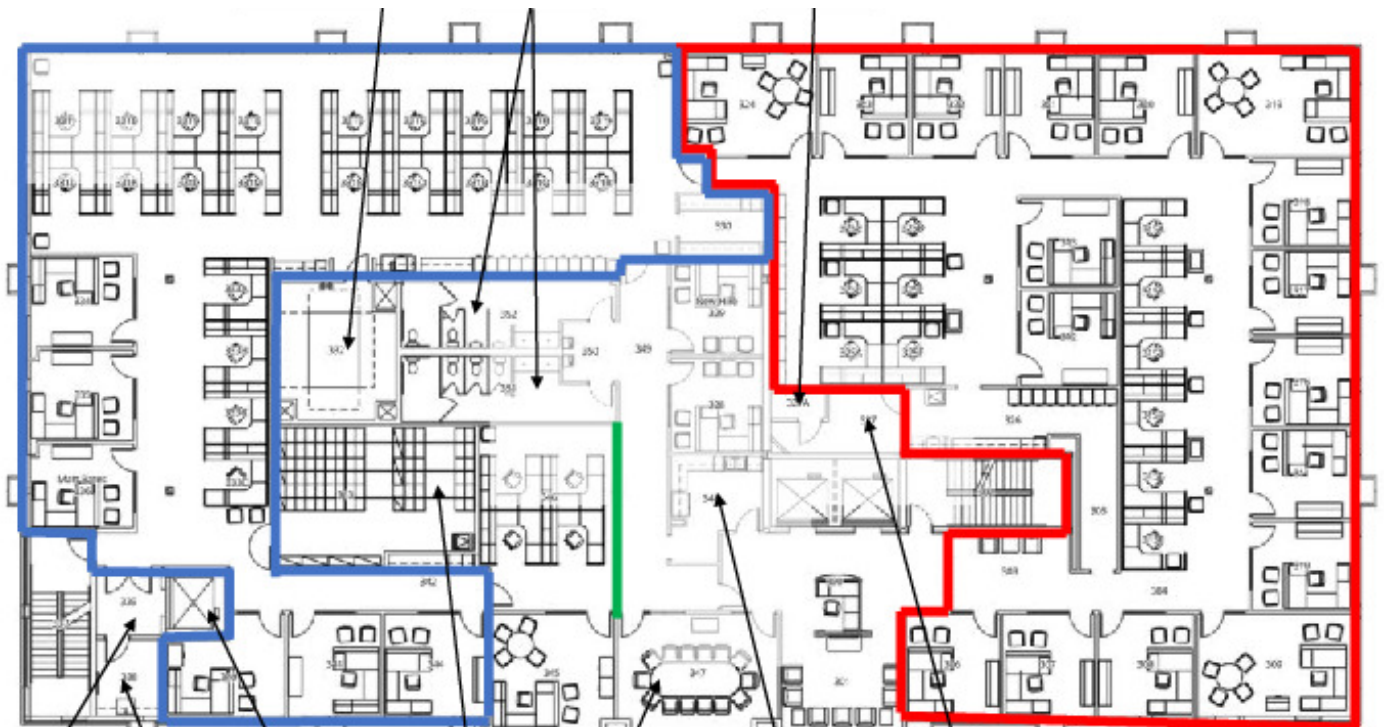
AUSTIN SUMNER PROPERTIES

706.353.1039  
info@as-prop.com



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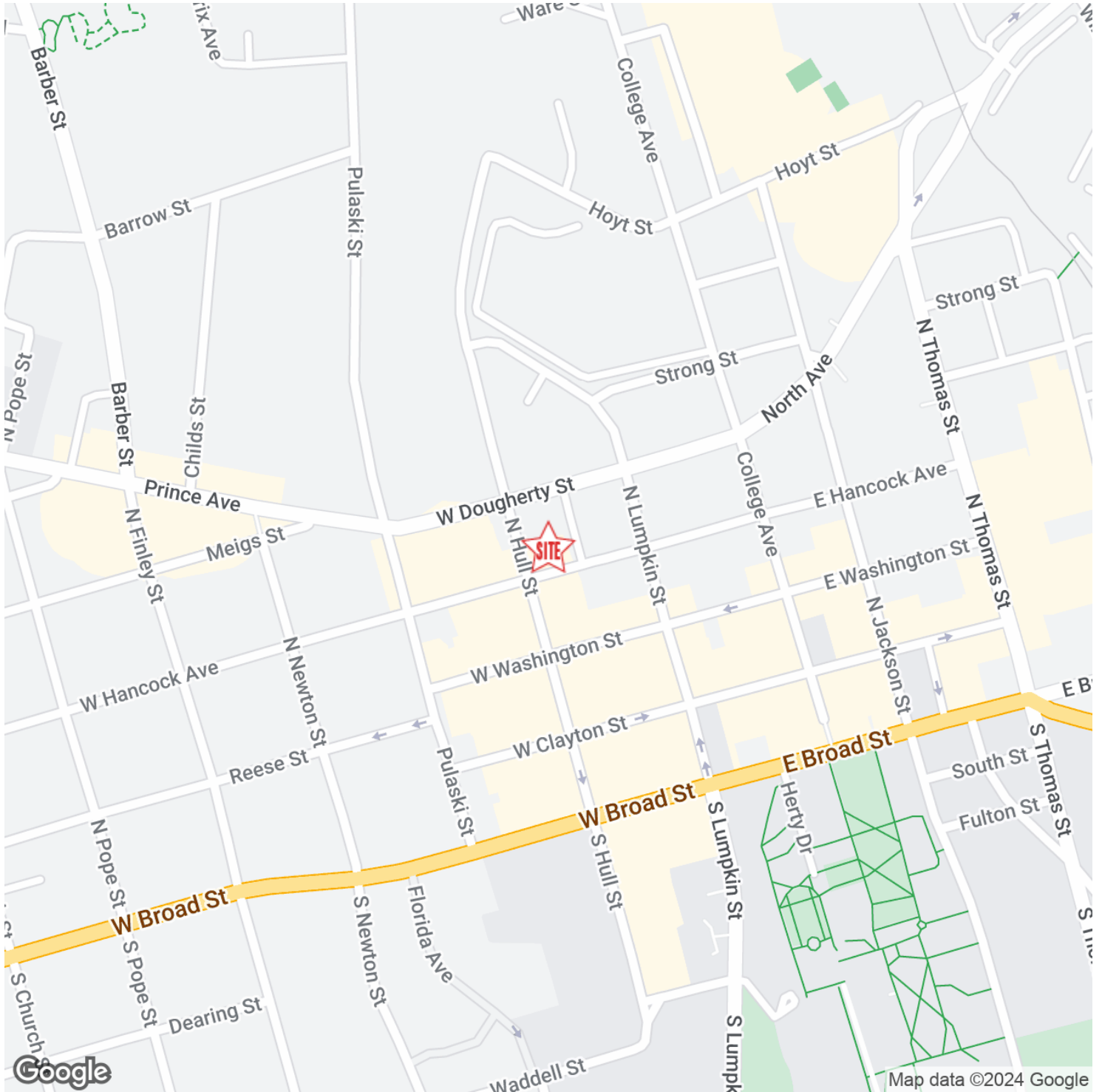
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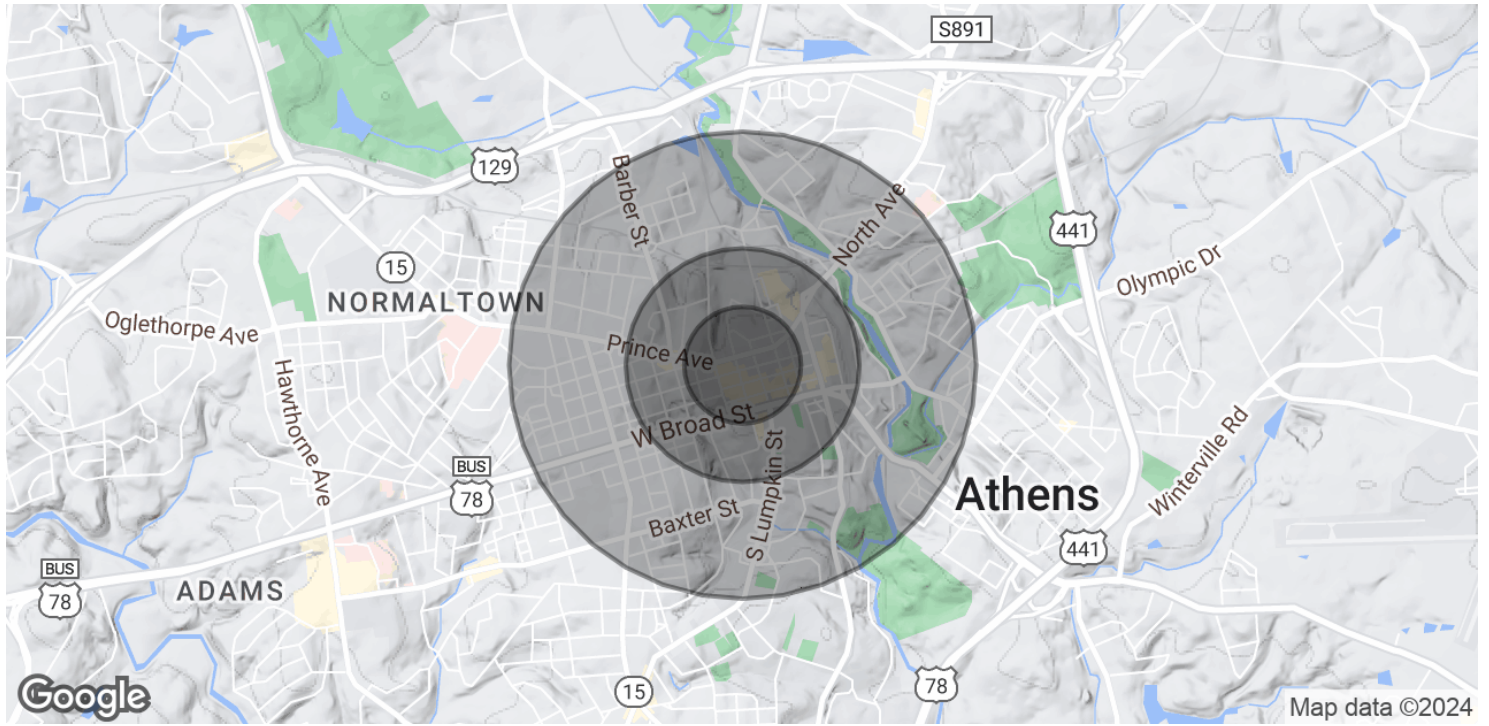
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<b>POPULATION</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	593	4,533	17,828
Average Age	23.5	22.8	23.5
Average Age (Male)	23.2	22.4	23.4
Average Age (Female)	24.1	23.5	24.1

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.25 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	412	1,684	5,923
# of Persons per HH	1.4	2.7	3.0
Average HH Income	\$22,832	\$35,168	\$38,578
Average House Value	\$374,204	\$293,024	\$196,164

2020 American Community Survey (ACS)

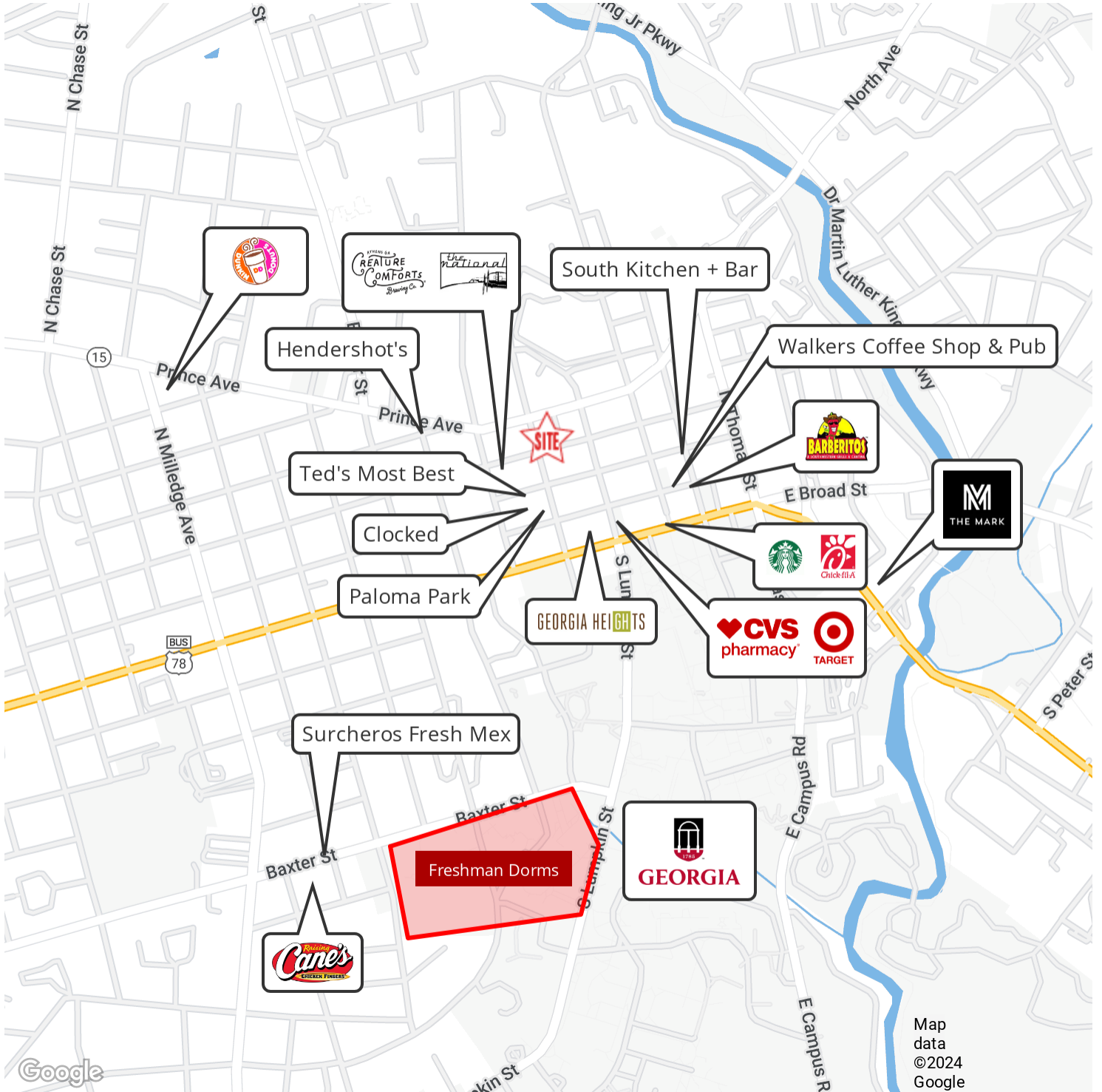
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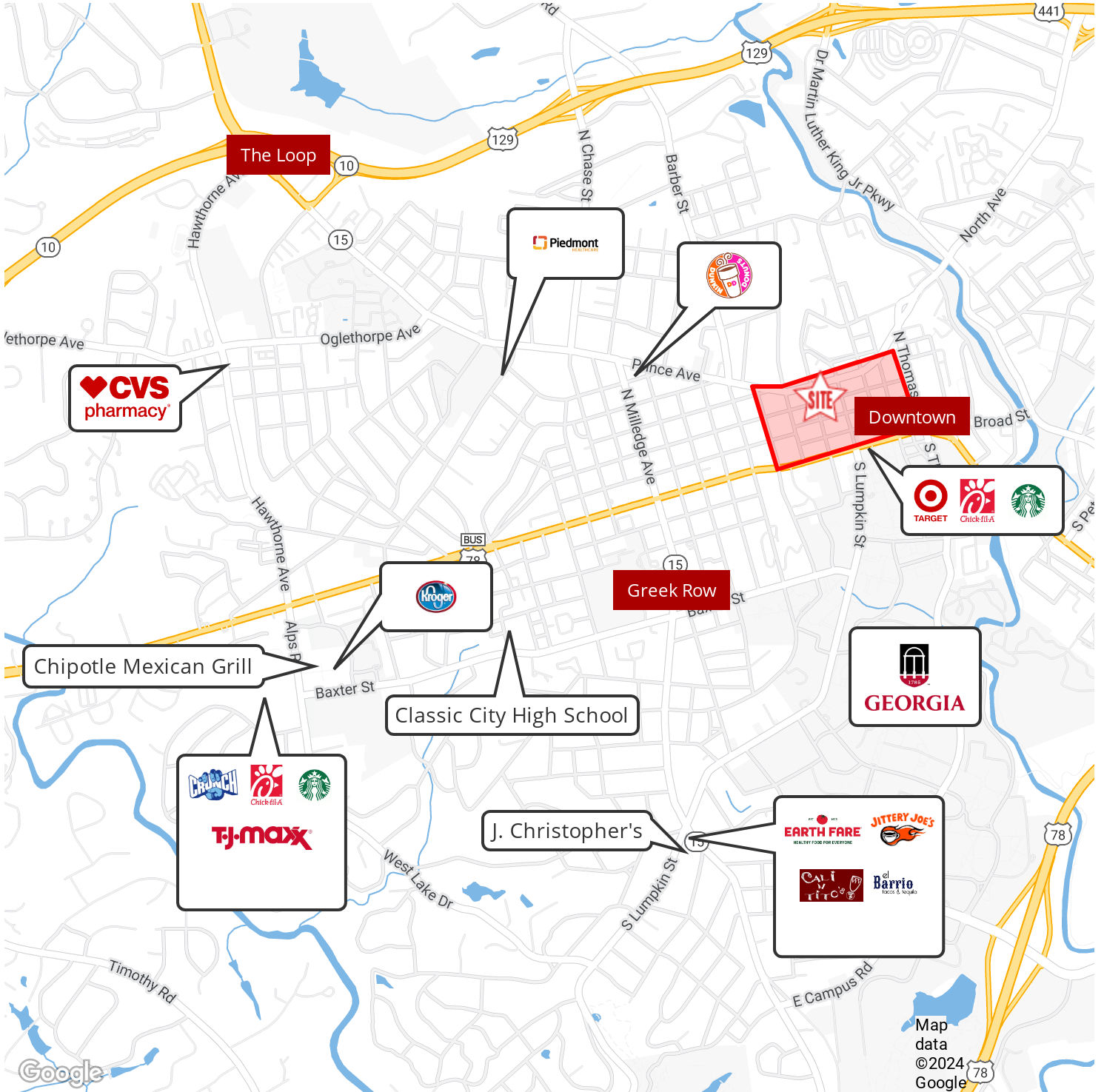
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