



FOR SALE

1275 Oconee St | Athens, GA 30605

- ±0.13-acre commercial site in Athens
- Zoned C-G allowing for a wide range of uses
- Positioned along a high-traffic corridor with ~40,000 ADT
- Direct access to adjacent Firefly Trail
- Ideal for small-format retail, service, or investment use
- Strong visibility with easy access from Oconee St & Lexington Rd
- Affordable entry point for users or land investors

Location Highlights

- Minutes from downtown Athens and the University of Georgia
- Surrounded by national retailers including Walmart, Publix, RaceTrac, and Kroger
- 100,000+ population within 5 miles
- Convenient access to Loop 10

Cordera Mitchell
Senior Brokerage Partner
cordera.mitchell@dtspade.com
O: 404.939.9500
D: 404.585.0558