



For Sale
Office Building
 1,759 SF | \$450,000

Under Construction!

Beacon Pointe Office, Bldg 900

1060 Garland Dr, Bldg 900
 Bogart, Georgia 30622

Property Highlights

- Custom Office Building For Sale
- High-End Interior Finishes Throughout
- Brick, Stack Stoned Exterior
- Just minutes away from Highway 316 and Highway 78

Property Description

Three custom office buildings boasting high-end interior finishes and brick, stack stone exteriors are coming to Oconee County. Building 900 will be approximately 1,759 SF and feature offices, a conference room, restrooms & a kitchenette. This office is in a prime location as Oconee County continues to be a fast-growing, thriving area for business with quick access to Athens and Atlanta. Seller is a licensed real estate broker in the state of Georgia.

OFFERING SUMMARY

Sale Price	\$450,000
Building Size	1,759 SF

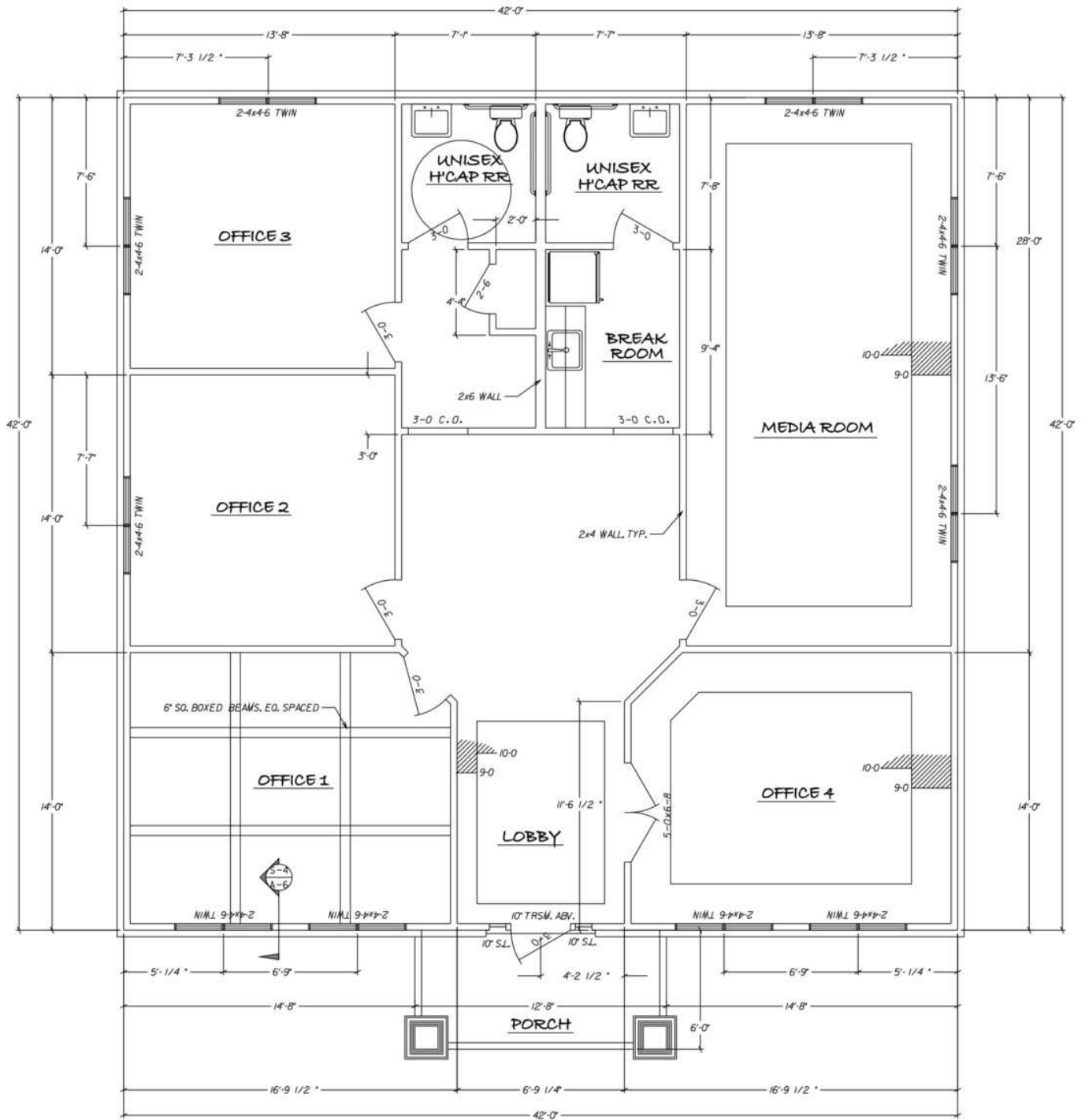
DEMOGRAPHICS

Stats	Population	Avg. HH Income
0.3 Miles	153	\$156,411
0.5 Miles	546	\$159,170
1 Mile	1,716	\$167,319

For more information

Brian Elrod, CCIM
 O: 706.553.1000 | C: 678.859.6110
 brian@naielrod.com

Floor Plan



Retailer Map



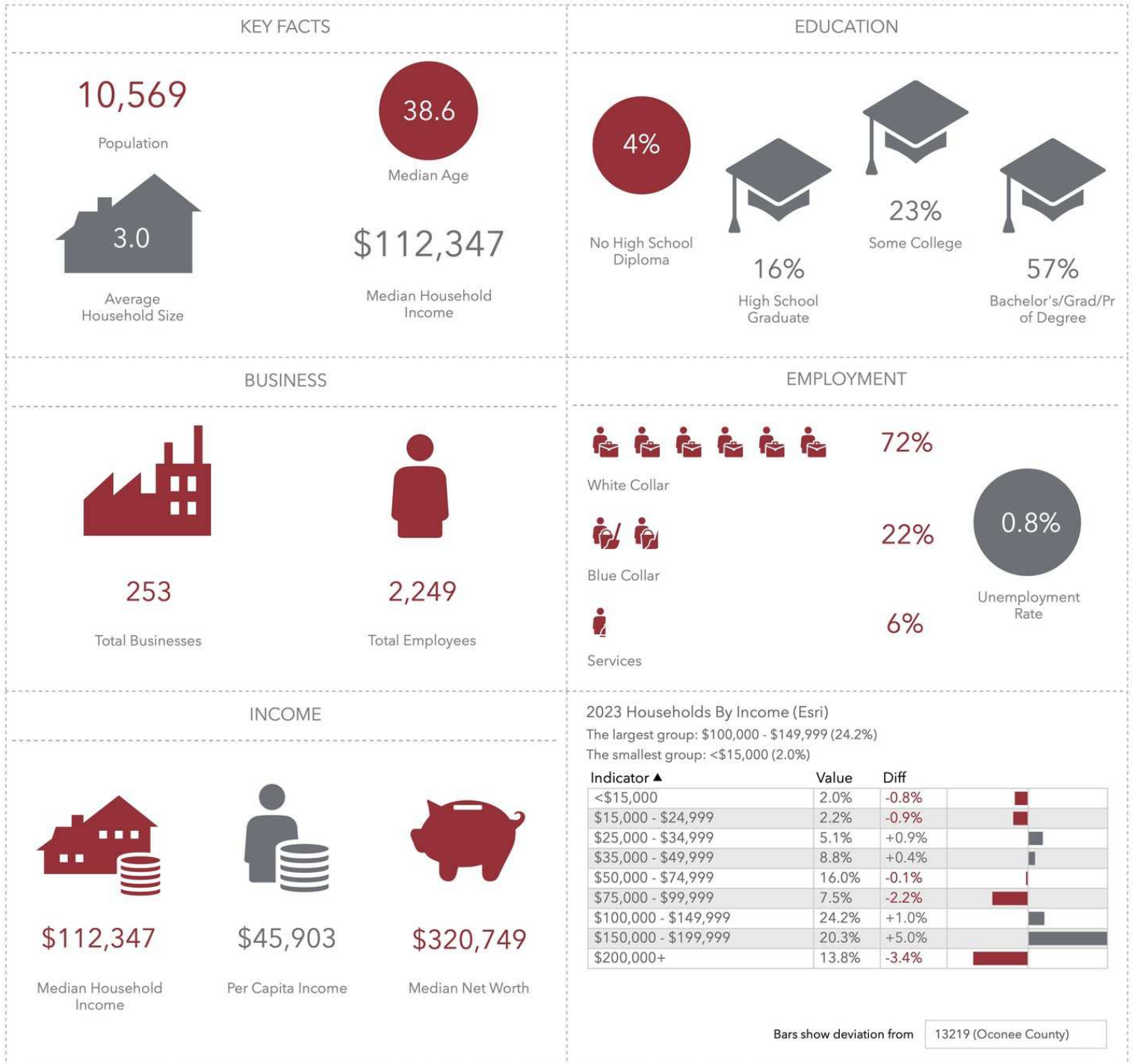
Map data ©2024 Google Imagery ©2024 Airbus, Landsat / Copernicus, Maxar Technologies

3 Mile Demographics

Custom Template (Esri 2023)

1041 Talus St, Bogart, Georgia, 30622 (3 miles)
 1041 Talus St, Bogart, Georgia, 30622
 Ring of 3 miles

Prepared by Esri
 Latitude: 33.91834
 Longitude: -83.55283



This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2021, 2026.

© 2023 Esri

Location Maps

