



**FOR
SALE**

3,275 SF Office Condo
1551 Jennings Mill Rd. Suite 1400B
Watkinsville, GA 30677
\$650,000



EXECUTIVE OVERVIEW



\$650,000



3,275 SF



HIGH TRAFFIC LOCATION



ONSITE PARKING



OCONEE COUNTY



>46,000 HOUSEHOLDS
WITHIN 15 MIN DRIVE TIME

1551 Jennings Mill Rd. Unit 1400 B is a 3,275 SF office condominium in the Resource Valley Professional Office Park in Watkinsville, GA.

This custom designed space utilizes the basement level as well as the main and second floor, and features:

Main Level:

- 3 Private Offices
- Restroom

2nd Story:

- 2 Offices
- Large Open Workspace w/5 workstations

Lower Level:

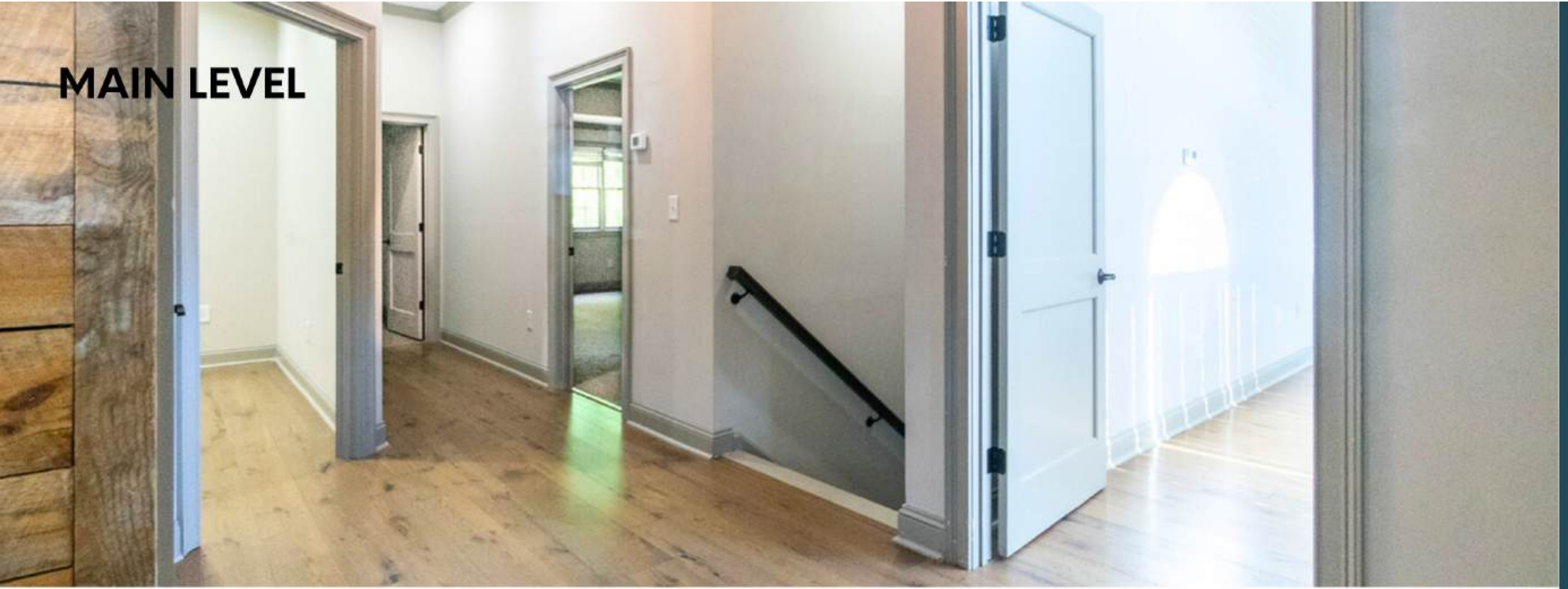
- Large Open Workspace w/13 workstations
- Kitchen/Breakroom
- Storage/Utility Closet
- 2 Restrooms

1551 Jennings Mill Rd. is conveniently located just inside Oconee County and convenient to major roadways to Athens and Atlanta.

Excellent opportunity for Owner-User or Investment.



MAIN LEVEL



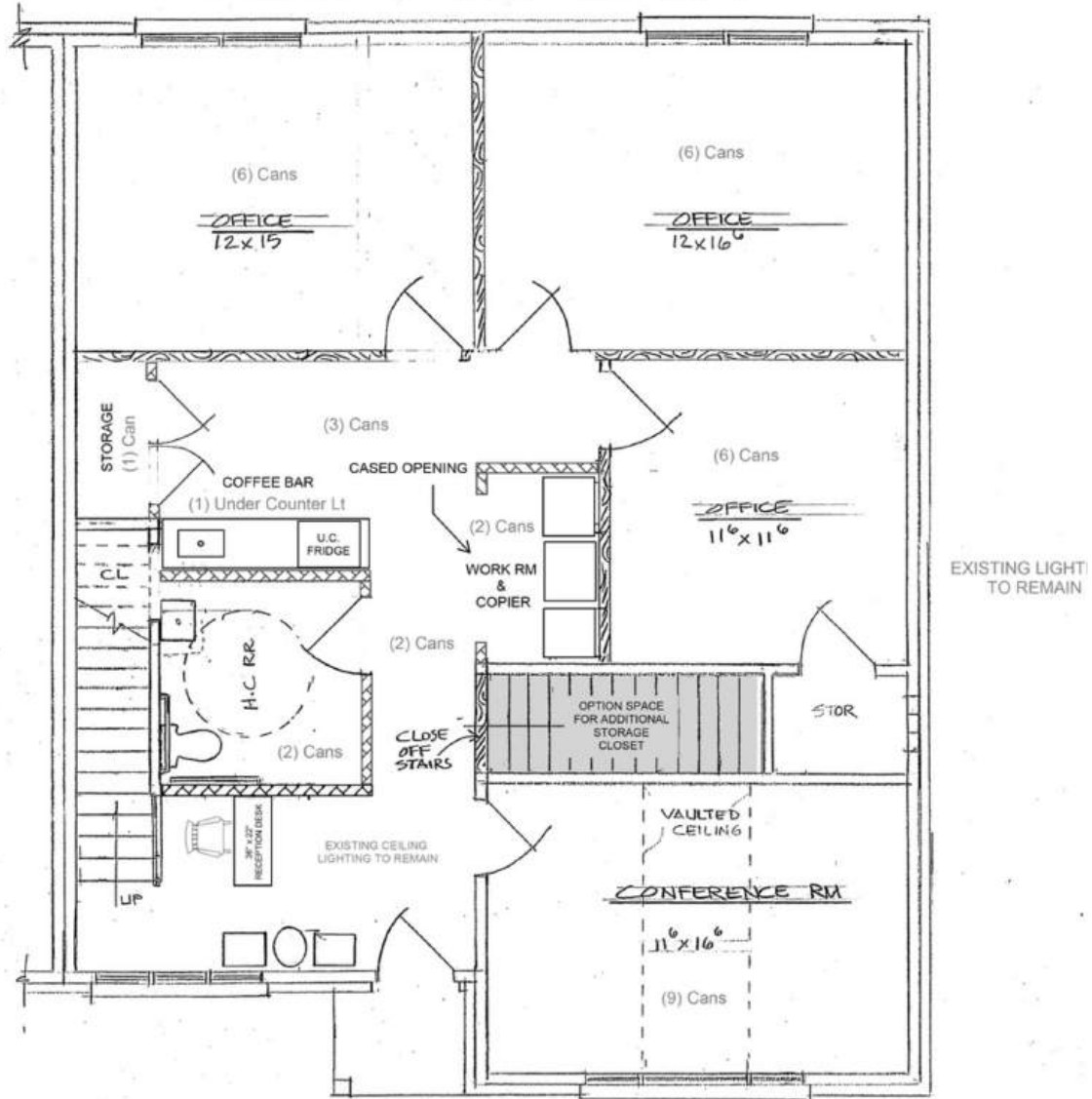
LOWER LEVEL



2ND FLOOR



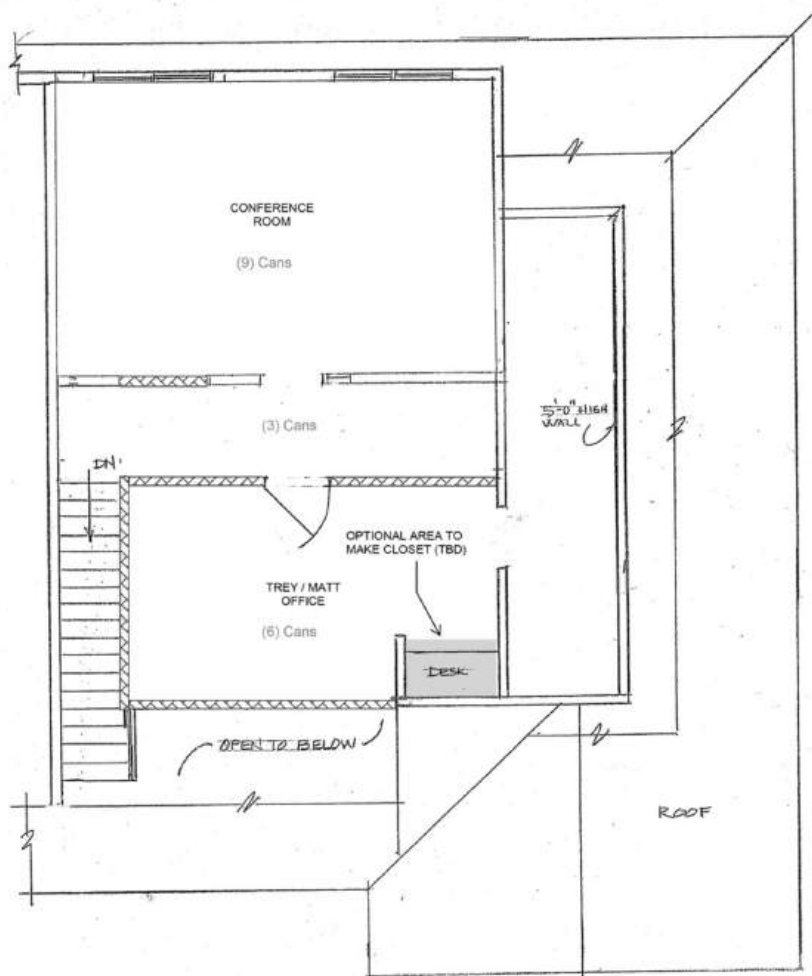
FLOORPLAN



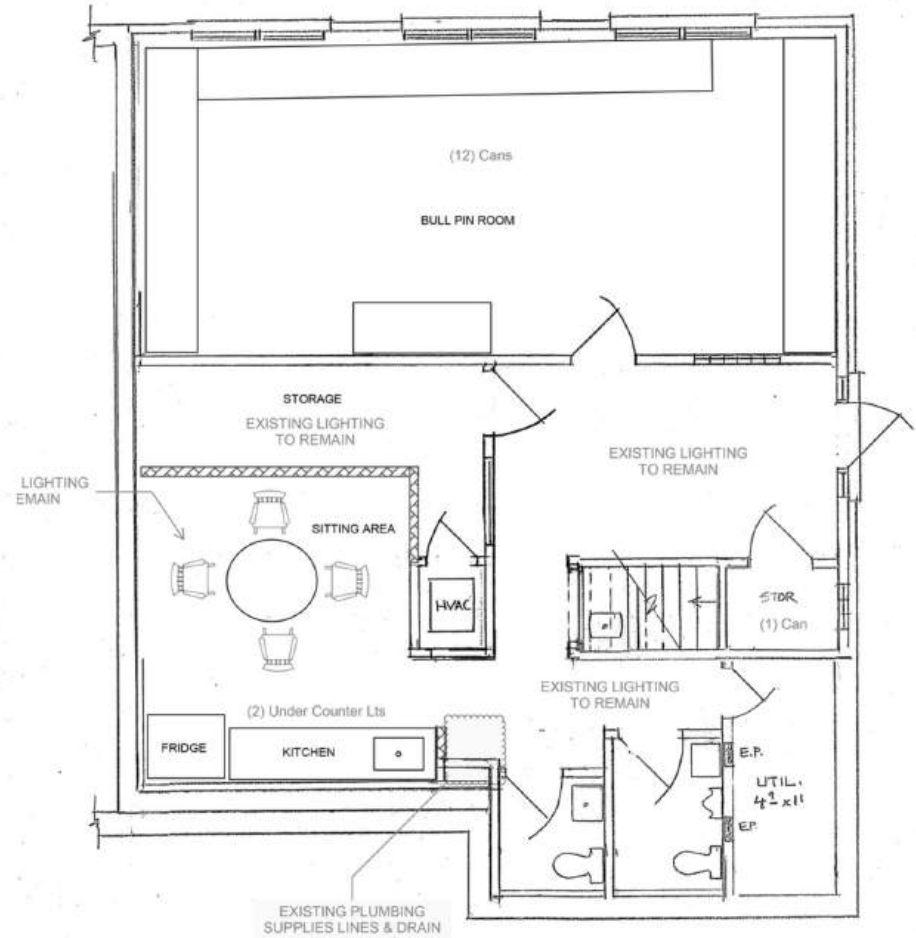
FIRST FLOOR PLAN 1299.25 GSF

SCALE: 1/4" = 1'-0"

FLOORPLAN



SECOND FLOOR PLAN 724 SF
SCALE: 1/4" = 1'-0"

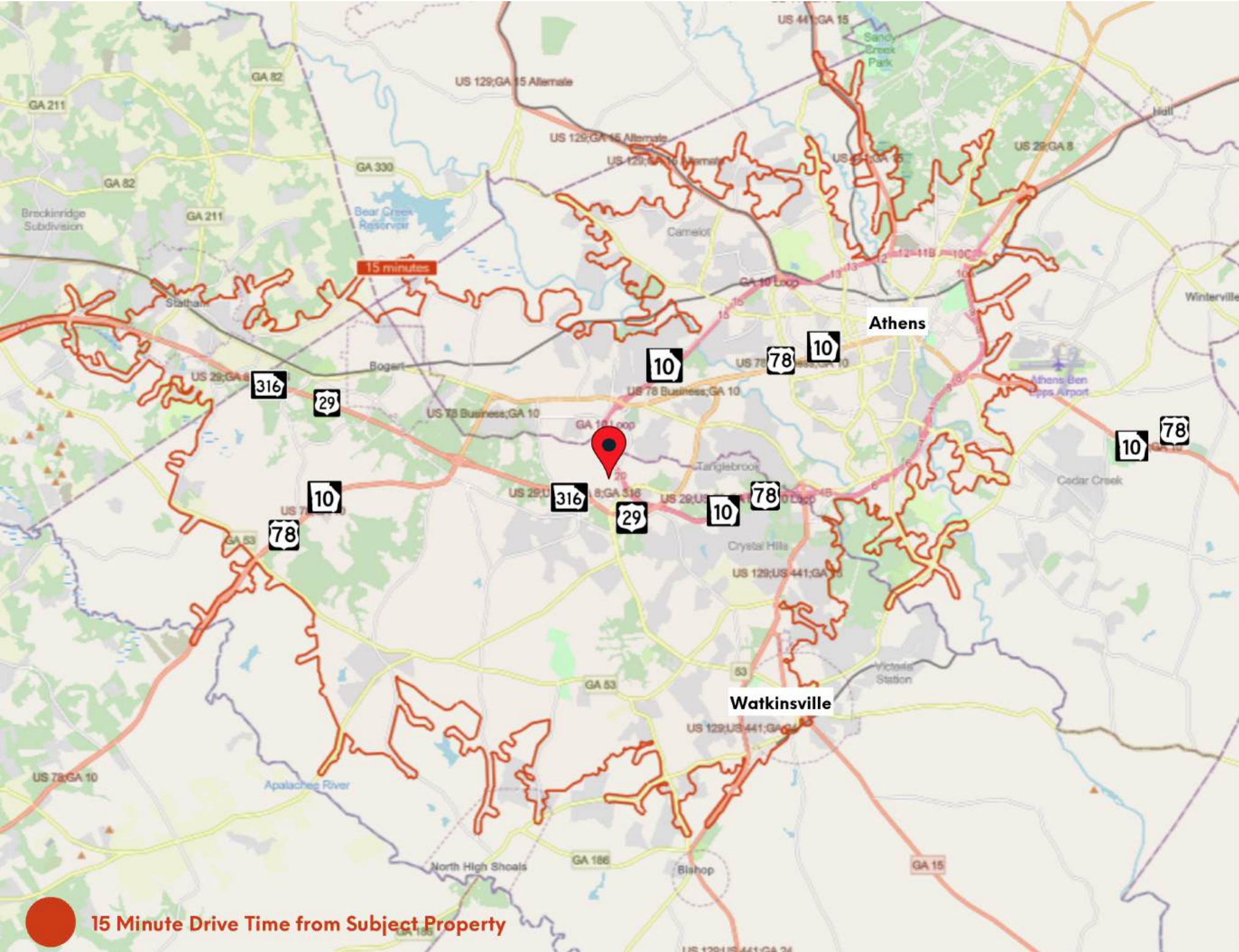


GROUND FLOOR PLAN 1251.5 SF
SCALE: 1/4" = 1'-0"

Resource Valley is a well-maintained professional office park, offering a prime location in Oconee County, GA. The park consists of 70 office condominiums and is professionally managed, with monthly dues covering a range of services, including common area maintenance, landscaping, exterior upkeep*, trash, water*, termite protection, and building insurance. Its strategic location provides easy access to close to well-traveled routes and major thoroughfares like Georgia Highway 316, which runs concurrently with Rt. 29 and travels from Atlanta to Athens, passing through Oconee County.

*Some exclusions/limitations apply





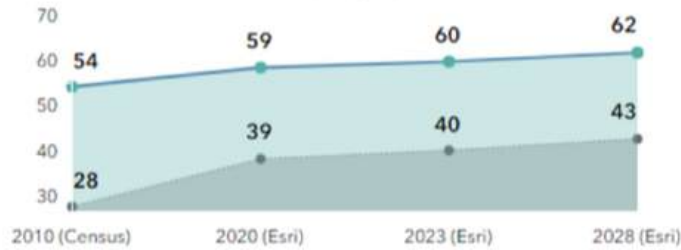
15 Minute Drive Time from Subject Property

Community Change Snapshot

1551 Jennings Mill Rd, Watkinsville, Georgia, 30677
 Drive time band of 0 - 15 minutes

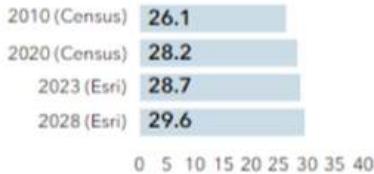


Diversity Index

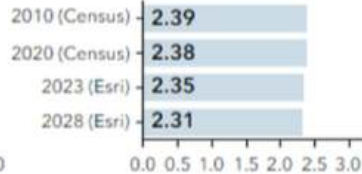


Dots show comparison to

Median Age



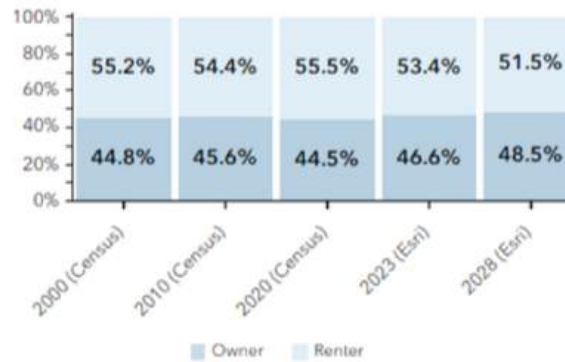
Average Household Size



Total Population



Owner vs Renter Occupied Units

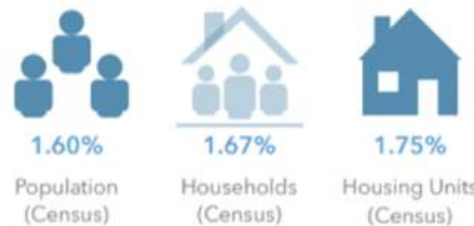


Median Home Value

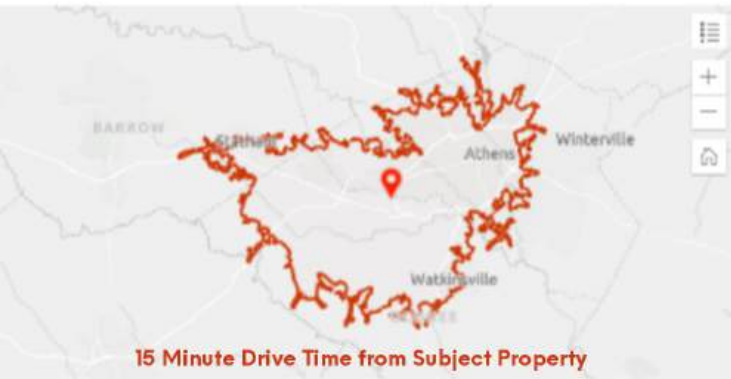


Bars show comparison to

2000-2020 Compound Annual Growth Rate



Total Housing Units: Past, Present, Future



Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020), Esri (2024, 2029), ACS (2018-2022). © 2024 Esri

Watkinsville is the county seat and the largest city in Oconee County, Georgia and is frequently described as a community in transition, moving away from its rural roots and developing into a bedroom community for Athens and even Atlanta. Thousands of visitors travel to Watkinsville annually to enjoy a variety of events, activities, and attractions. Watkinsville is an hour east of Atlanta, 8 miles south of Athens, and 21 miles north of Madison.

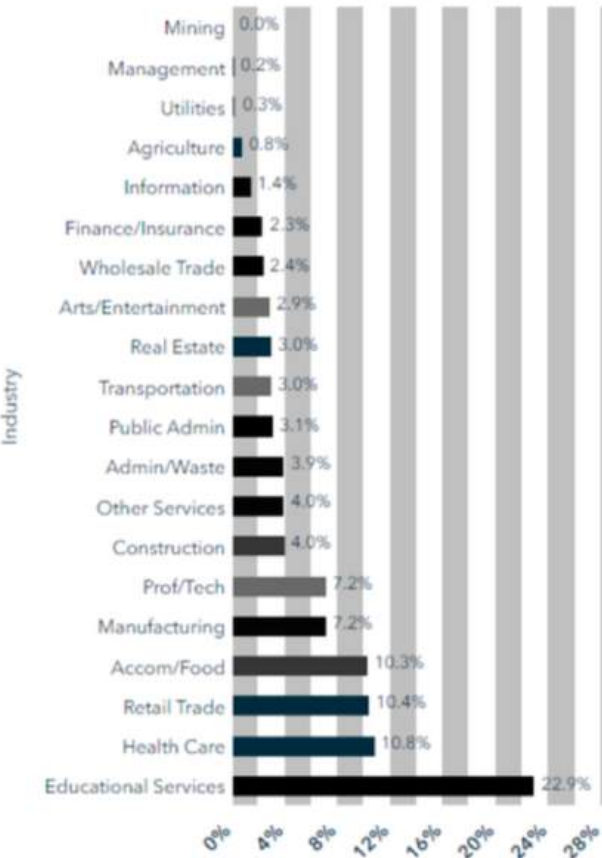
Economic Development Profile

1551 Jennings Mill Rd, Watkinsville, Georgia, 30677

Drive time band of 0 - 15 minutes

Workforce Overview

Labor Force by Industry



5,433
Total Businesses



92,550
Total Employees



17.4%
Services

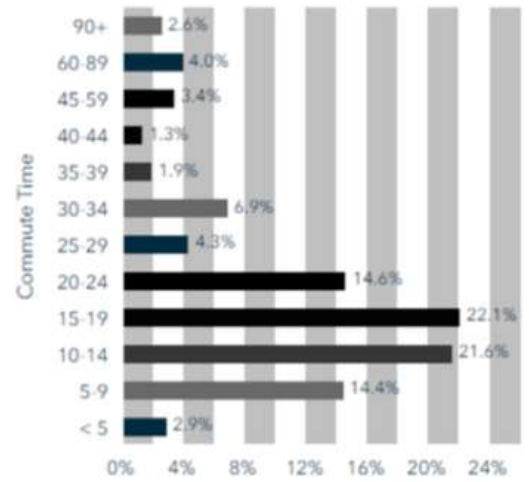


15.0%
Blue Collar



67.6%
White Collar

Commute Time: Minutes



Transportation to Work



2.1%
Took Public Transportation



7.1%
Carpooled



5.1%
Walked to Work



1.1%
Bike to Work



70%
Drove Alone to Work

esri | Source: This infographic contains data provided by Esri-Data Axle (2024), Esri (2024), ACS (2018-2022). © 2024 Esri

Oconee County is part of the Athens MSA (45 minute radius) which has a population of 485,000 and intersects with Watkinsville. In addition to its school system, Watkinsville is known for being a close-knit community with a strong local economy.



What's in My Community?

Places that make your life richer and community better

1551 Jennings Mill Rd, Watkinsville, Georgia, 30677

0 - 15 minutes



© 2024 Esri Points of interest are sourced from [Foursquare](#) and updated quarterly.

ABOUT ATLAS

Atlas Real Estate Advisors is one of the most successful independent commercial real estate agencies in the Athens area. From standard brokerage services and fee-based consultancy to facility and property management, we provide a wide range of services that may be adapted to the specific needs of each customer.

STEP 1

Our team shares over 75 years of expertise in every product class and has worked with private, public, and institutional customers locally, nationally, and abroad. Atlas members possess numerous credentials above and beyond those required, and Atlas is presently licensed in 11 states and counting, allowing us to better serve our clients no matter where they are. Together, we have a single goal: to improve the value of your assets above and beyond what was previously thought possible.

SALES

We use in-depth industry expertise and a large network to optimize your visibility and produce the most value possible. We have represented individual property owners and publicly traded companies locally and across the US.

LEASING

Atlas works closely with each client to reduce costs, minimize risks and exposure, and stabilize the portfolio. We ask the tough questions to determine the overall health of the portfolio and look for opportunities to enhance the value.

MANAGEMENT

Atlas can create a management plan designed to maximize the value of your investment and tailored to your specific needs, whether you own a single storefront, a retail mall, or a commercial office park.



ATLAS

CONSULTING

A single commercial transaction can have many dependencies and contingencies. It is advantageous to have an advisor who can provide strategies and solutions working alongside you.

