

For Sale or Lease

# Office Condo

\$400,000 | \$2,924/month (NNN)



## Intown Medical/Professional Office Condo

700 Sunset Drive, #301  
Athens, Georgia 30606

### Property Description

This 2,193 SF medical/professional office condo is situated on Sunset Drive, near the Normaltown/Prince Avenue district, offering a convenient and well-connected location for medical or professional use. Positioned across from Bishop Park and adjacent to the UGA Medical Campus, the property is just minutes from both hospitals, downtown Athens, and the University of Georgia, making it easily accessible for clients and patients. The office features two private offices, two exam/treatment rooms, a spacious reception and waiting area, a back-office workspace, three restrooms, a kitchenette, a small lab, and additional storage space. Large windows bring in natural light, and ample parking is available within the complex. With its prime location, adaptable layout, and proximity to key Athens destinations, this office condo is an excellent opportunity for medical or professional users looking for a functional and well-situated space.

### Location Overview

Located in the heart of the vibrant Normaltown neighborhood, this commercial property on Sunset Drive offers prime exposure in a dynamic, growing area of Athens, GA. Normaltown is a highly sought-after district known for its eclectic mix of local businesses, cafes, restaurants, and residential spaces, making it an ideal setting for businesses looking to connect with a diverse and engaged community.

## Property Highlights

- 2,193 SF Medical/Professional Office Condo
- Prime Intown location on Sunset Drive across from Bishop Park
- Close proximity to both Hospitals and the UGA Medical Campus
- Spacious treatment rooms, reception area, and offices
- Surrounded by thriving local businesses, restaurants, and residential areas

### OFFERING SUMMARY

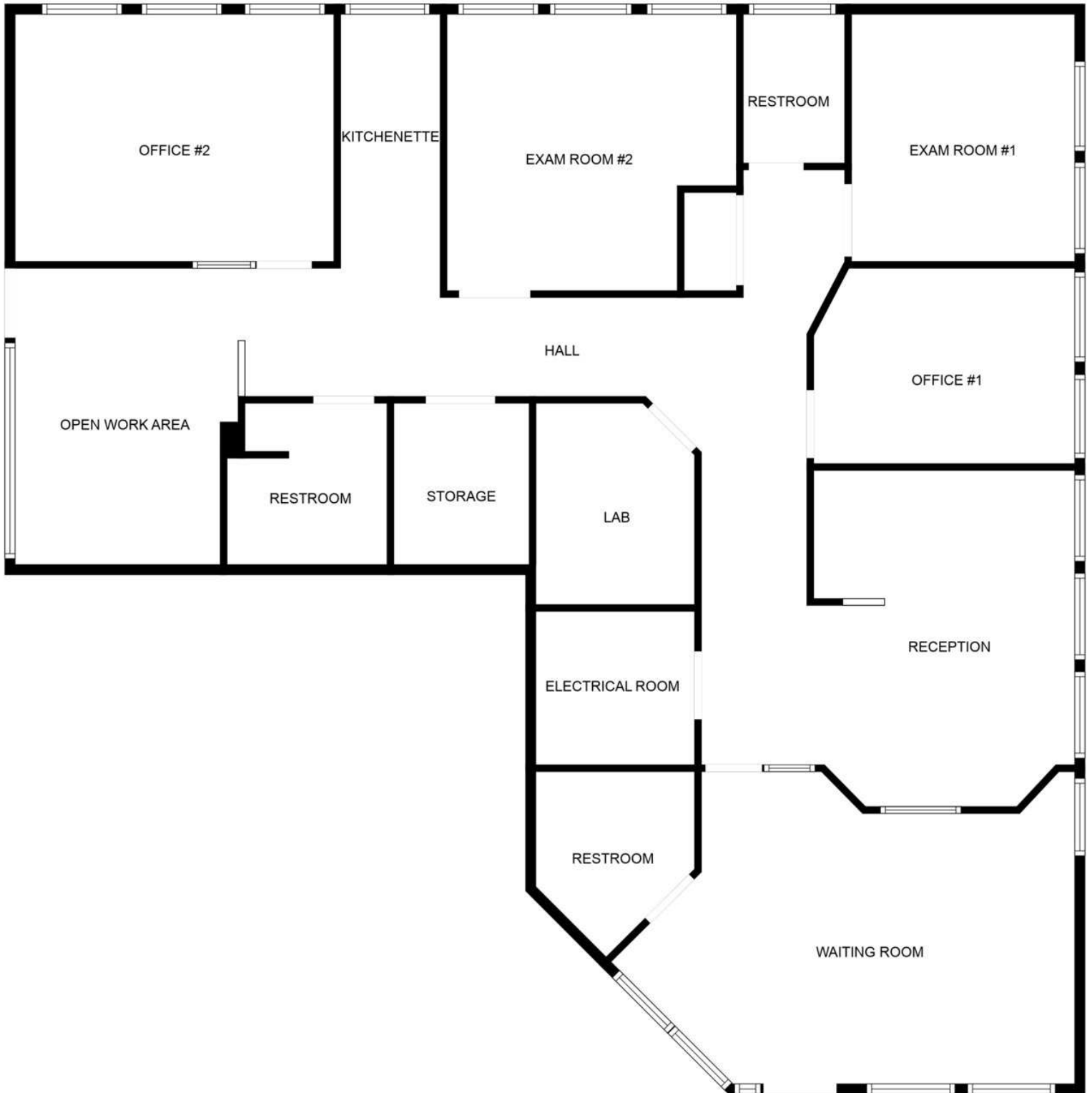
<b>Sale Price</b>	\$400,000
<b>Lease Rate</b>	\$2,924/month (NNN)
<b>Building Size</b>	2,193 SF

For more information

**Daniel Bennett, CCIM**

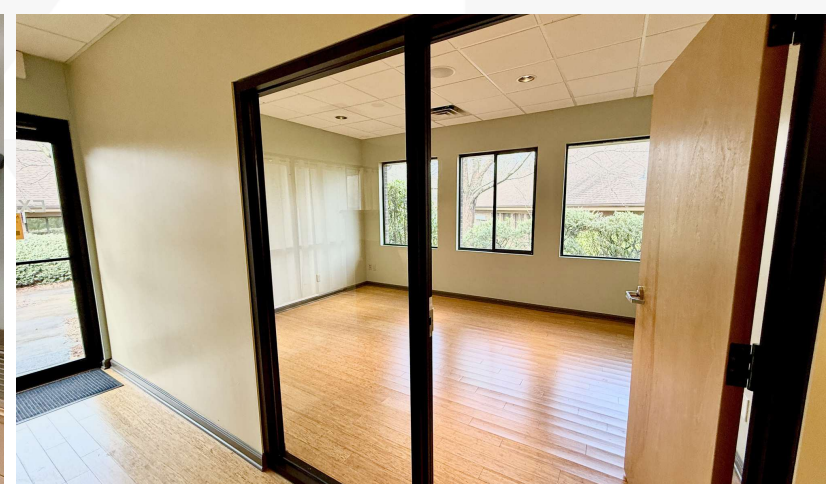
O: 706.553.1000 | C: 706.340.6066  
daniel@naielrod.com

# Floor Plan



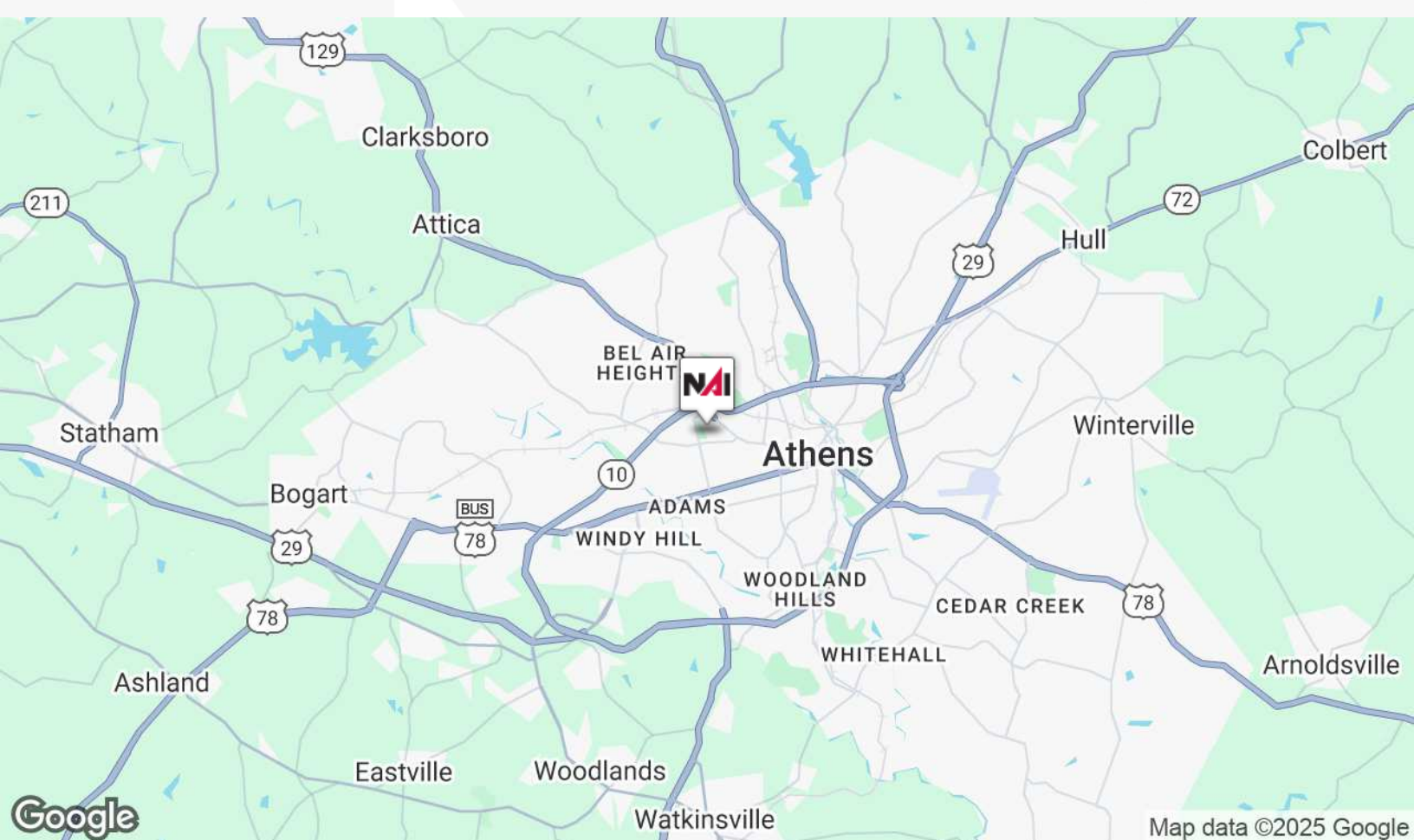
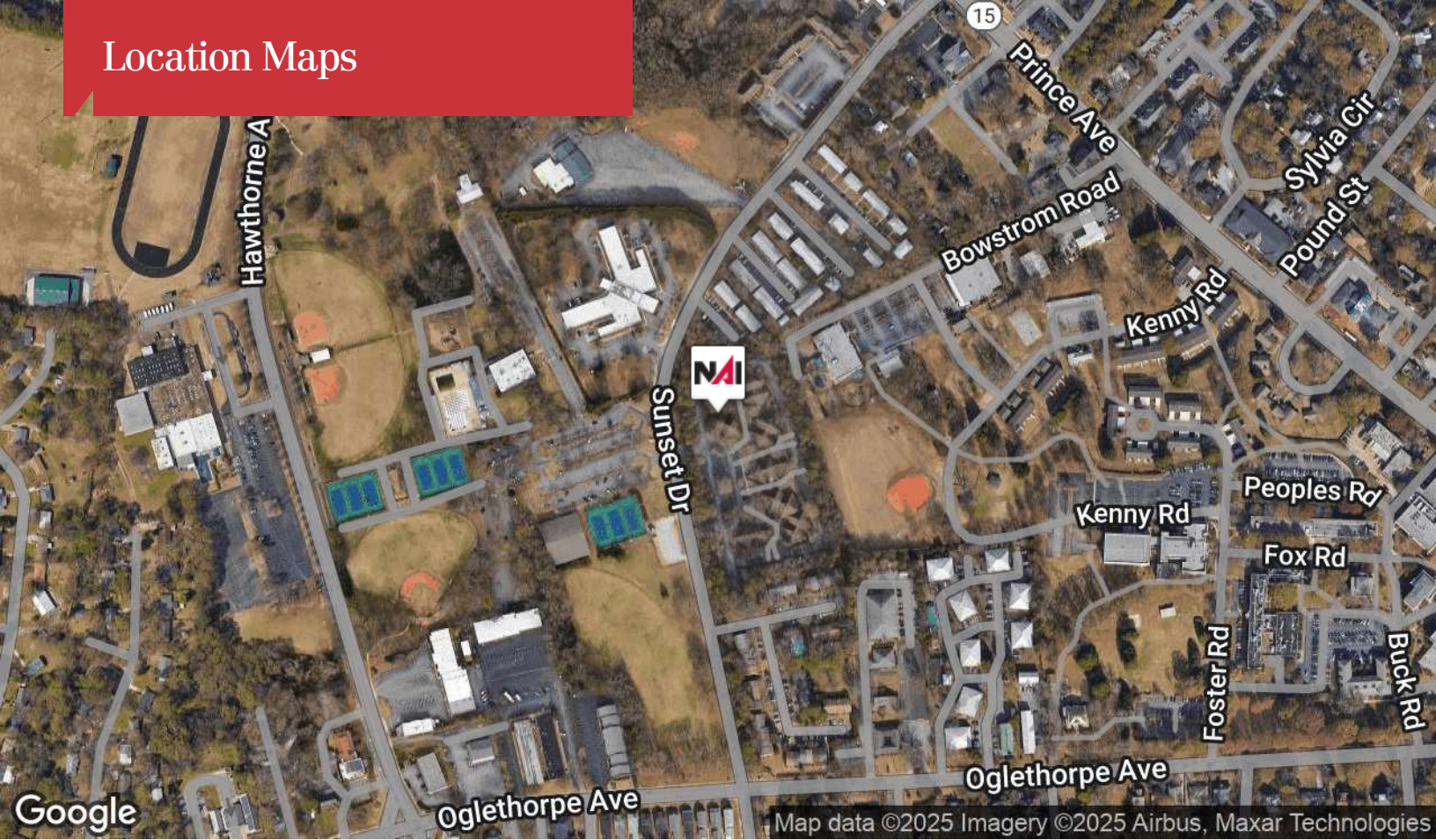


# Additional Photos





# Location Maps





# 5 Mile Demographics

700 Sunset Dr, Athens, Georgia, 30606 (5 miles)  
 700 Sunset Dr, Athens, Georgia, 30606  
 Ring of 5 miles

Latitude: 33.96447  
 Longitude: -83.41043

## KEY FACTS

108,852

Population



2.2

Average Household Size

27.6

Median Age

\$50,287

Median Household Income

## EDUCATION

8%

No High School Diploma



19%

High School Graduate



22%

Some College



51%

Bachelor's/Grad/Pr of Degree

## BUSINESS



5,049

Total Businesses



83,813

Total Employees

## EMPLOYMENT



66%

White Collar



16%

Blue Collar



17%

Services

4.9%

Unemployment Rate

## INCOME



\$50,287

Median Household Income



\$32,584

Per Capita Income



\$23,976

Median Net Worth

## 2024 Households by income (Esri)

The largest group: <\$15,000 (16.2%)

The smallest group: \$150,000 - \$199,999 (6.7%)

Indicator ▲	Value	Diff	
<\$15,000	16.2%	+1.4%	
\$15,000 - \$24,999	10.9%	+0.3%	
\$25,000 - \$34,999	9.7%	+0.6%	
\$35,000 - \$49,999	13.0%	-0.5%	
\$50,000 - \$74,999	15.0%	-0.7%	
\$75,000 - \$99,999	11.7%	-0.9%	
\$100,000 - \$149,999	10.1%	-1.0%	
\$150,000 - \$199,999	6.7%	-0.6%	
\$200,000+	6.7%	+1.4%	

Bars show deviation from

This infographic contains data provided by Esri, Esri and Data Axle. The vintage of the data is 2023, 2028.

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