

LEASE

784 PRINCE AVE

784 Prince Ave Athens, GA 30606



PROPERTY DESCRIPTION

This is a lovely medical/general office waiting for a new thriving business to move in. This building offers a total of 8 exam rooms, or private offices, along with 4 restrooms. After coming through the large parking lot, you will make your way to the appealing landscaped entrance. As you enter the building, you will come in to the open floor planned main lobby area that has tons of natural light shining in. Within the lobby, there is a spacious receptionist area with storage and a few office spaces. There are 3 exam rooms, or private offices, and a handicap accessible bathroom. Up the stairs or elevator, whichever you prefer, is the second floor. This space contains 5 exams room, or private offices, along with a very large office space and/or sitting area. This floor specifically offers many amazing amenities; including a break room with a kitchen, a washer and dryer room, and also a large restroom with multiple stalls.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NNN)
Available SF:	3,420 SF
Lot Size:	0.48 Acres
Building Size:	3,420 SF
Zoning:	C-O
APN:	114D4 D011

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,101	21,843	37,096
Total Population	10,284	64,078	104,074
Average HH Income	\$37,602	\$43,032	\$48,653

Ron Hamilton
706 207 3600

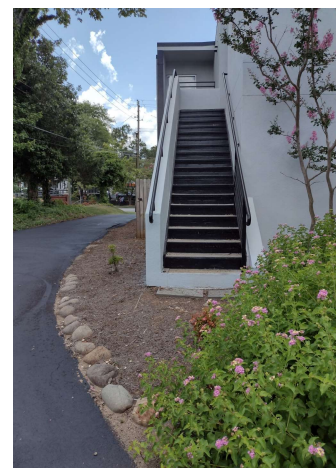
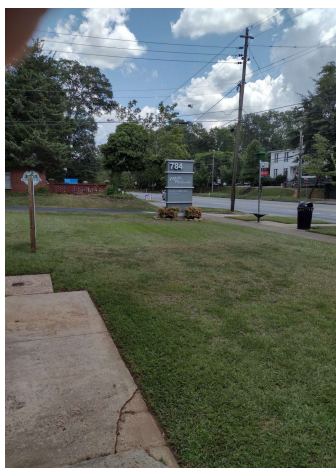
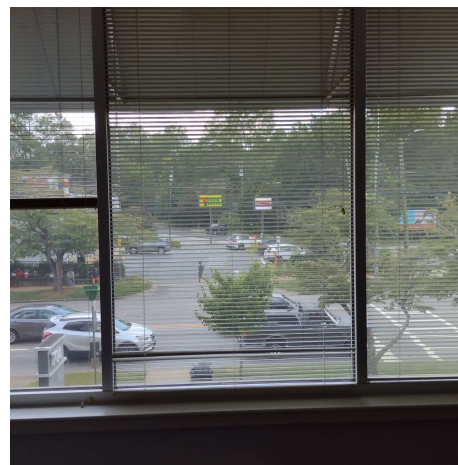
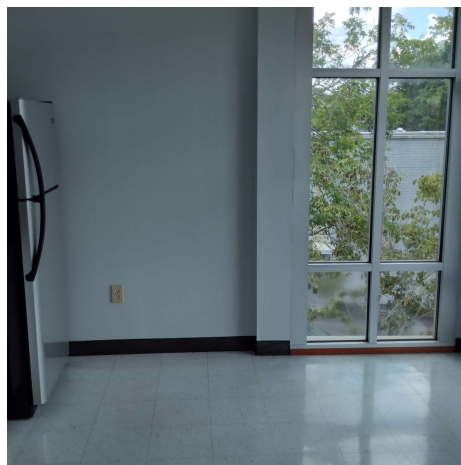
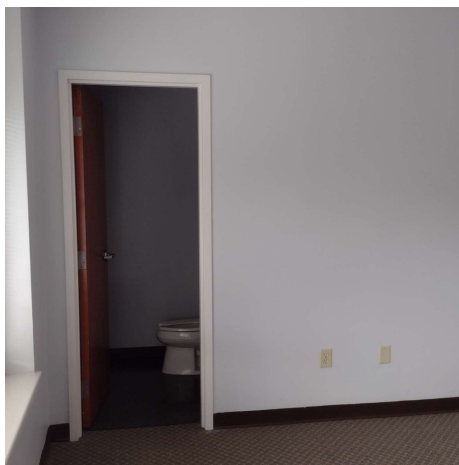
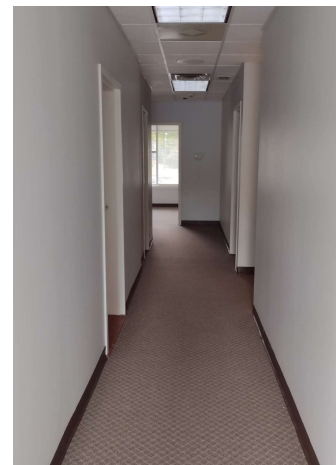
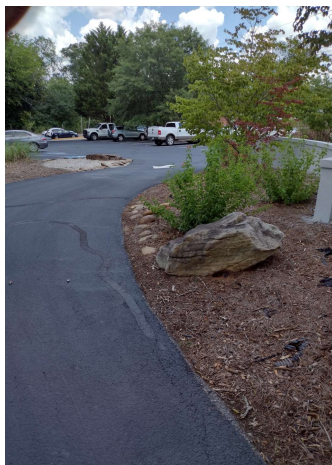


**COLDWELL BANKER
COMMERCIAL**
UPCHURCH REALTY

LEASE

784 PRINCE AVE

784 Prince Ave Athens, GA 30606



Ron Hamilton
706 207 3600

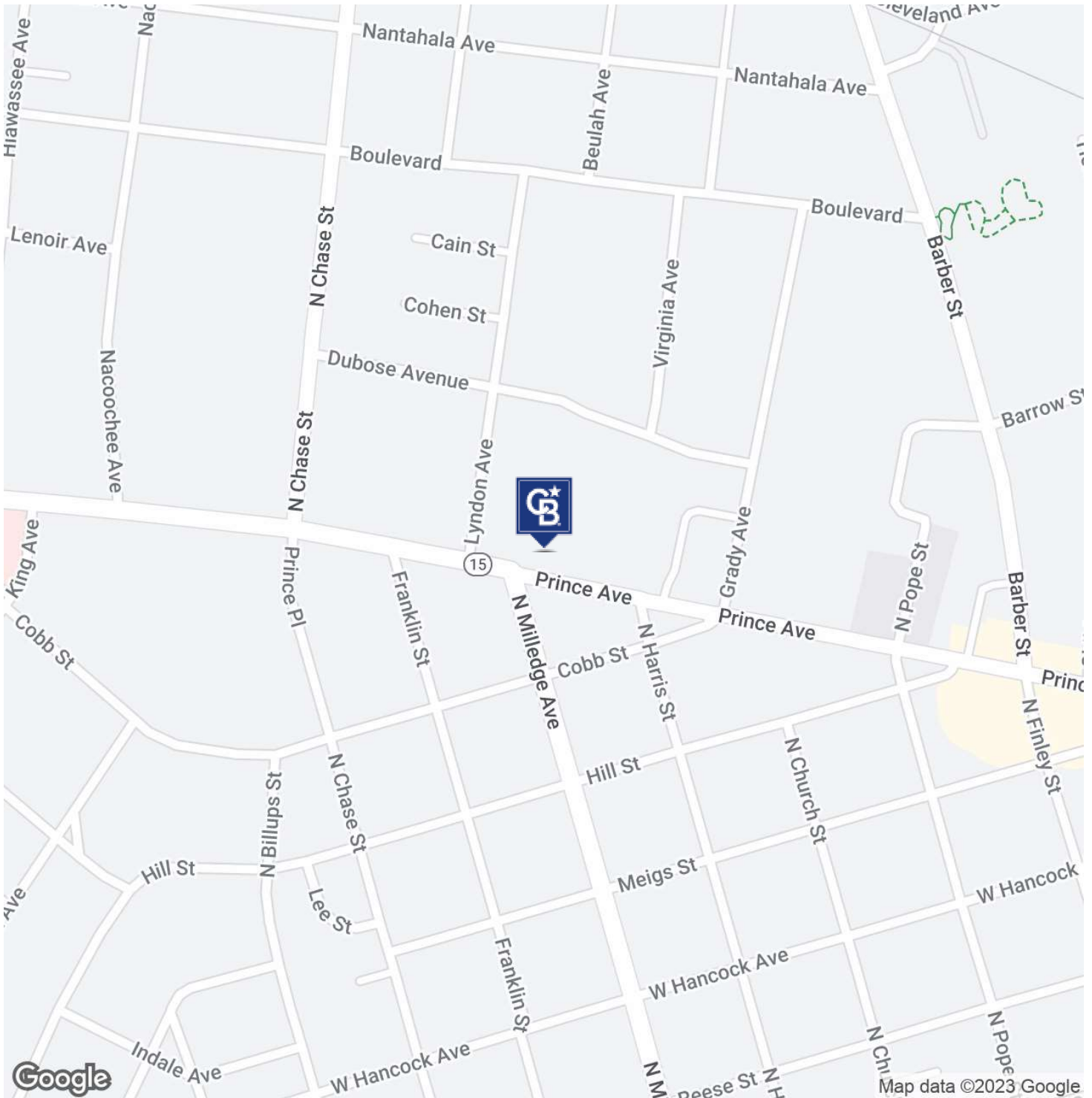


**COLDWELL BANKER
COMMERCIAL
UPCHURCH REALTY**

LEASE

784 PRINCE AVE

784 Prince Ave Athens, GA 30606



Ron Hamilton
706 207 3600

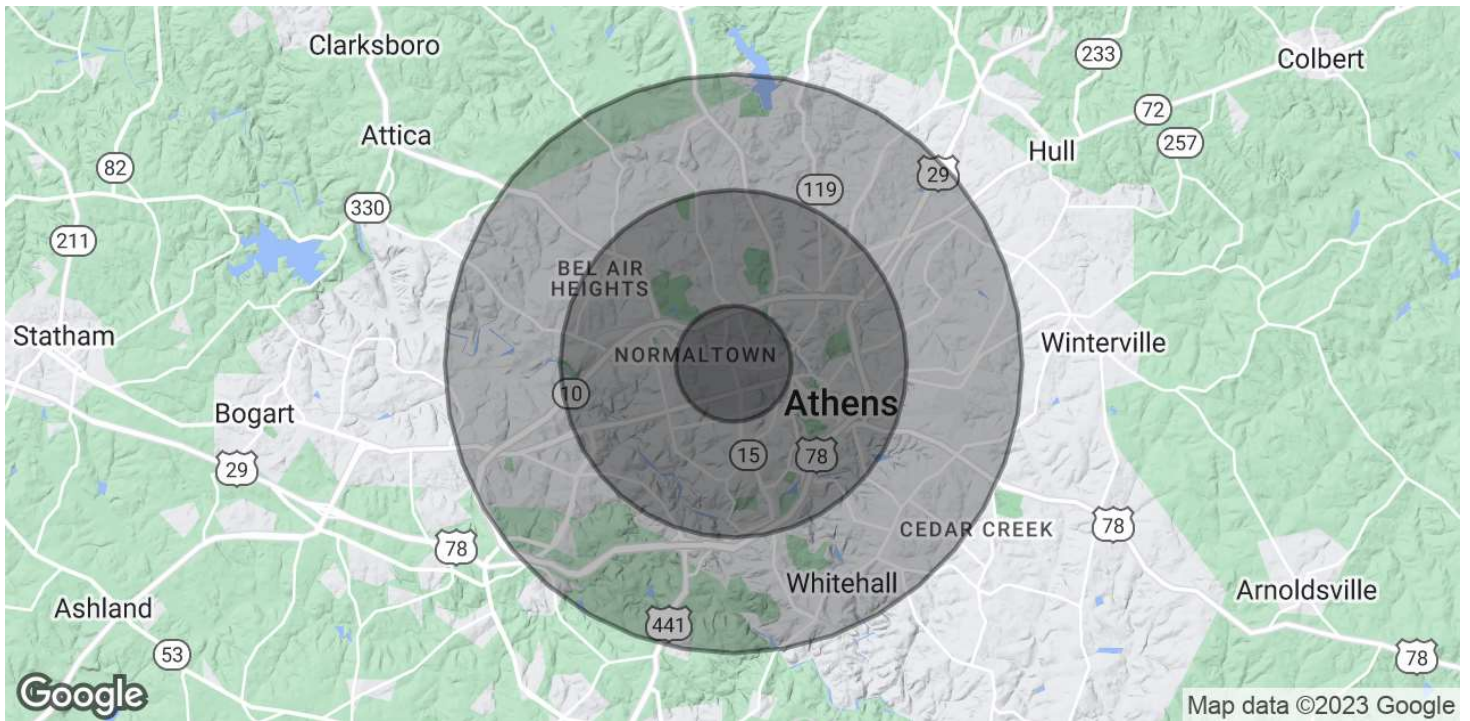


COLDWELL BANKER
COMMERCIAL
UPCHURCH REALTY

LEASE

784 PRINCE AVE

784 Prince Ave Athens, GA 30606



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,284	64,078	104,074
Average Age	25.7	26.6	27.7
Average Age (Male)	25.8	26	27.2
Average Age (Female)	25.8	27.2	28.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,101	21,843	37,096
# of Persons per HH	2.5	2.9	2.8
Average HH Income	\$37,602	\$43,032	\$48,653
Average House Value	\$168,007	\$227,785	\$192,653

* Demographic data derived from 2020 ACS - US Census

Ron Hamilton
706 207 3600



COLDWELL BANKER
COMMERCIAL
UPCHURCH REALTY