

LEASE

CITYGATE OFFICE PARK

1047 Summit Grove Drive, 200, # 103 Watkinsville, GA 30677



PROPERTY DESCRIPTION

AVAILABLE NOW 1,624 SF office.

Unit #103 in Building 200 is a recently constructed office space. This unit consists of a reception area, a large meeting/training room, two large private office, an open office nook/ workspace, a breakroom with kitchenette and two restrooms.

LOCATION DESCRIPTION

Strategically located on the corner of the U.S. Hwy 441 Bypass (Veterans Parkway) and Macon Highway just across from the Oconee County government building. Tremendous growth is presently occurring in the area with an upcoming Quik Trip and large retail center coming soon directly across Hwy. 441 from the site. In addition another retail / mixed use center "Oconee Mercantile" is planned less than 1 mile up 441. The property is very proximate to Athens and Watkinsville as well as the Butlers Crossing retail area. It is a mere three miles to Georgia 10 Loop as well as close to Georgia Hwy. 316.

OFFERING SUMMARY

Lease Rate:	16.00 SF/yr (NNN)
Available SF:	1,624 SF
Building Size:	29,444 SF

Roby Redwine
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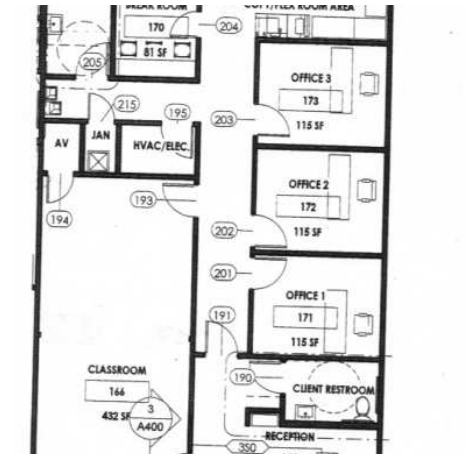
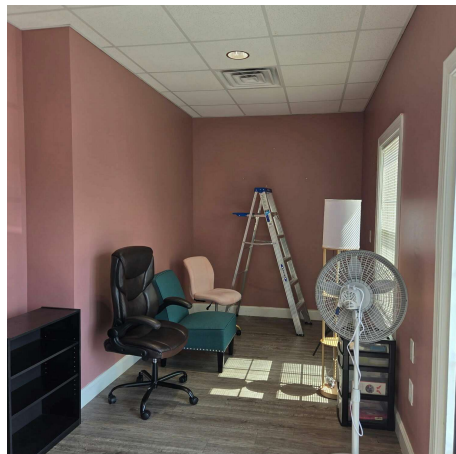
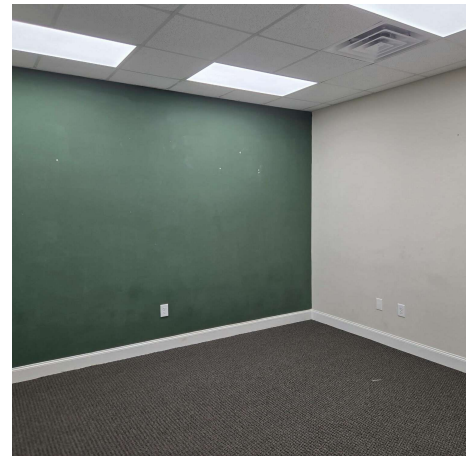
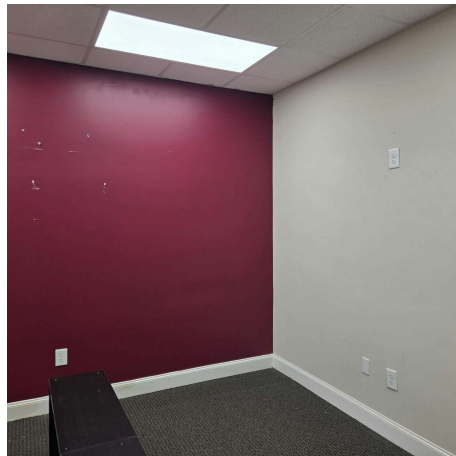
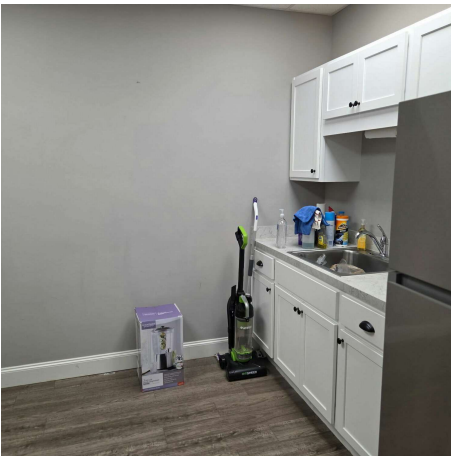
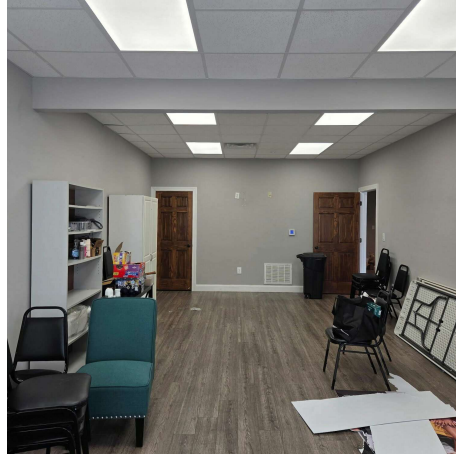


**COLDWELL BANKER
COMMERCIAL**
UPCHURCH REALTY

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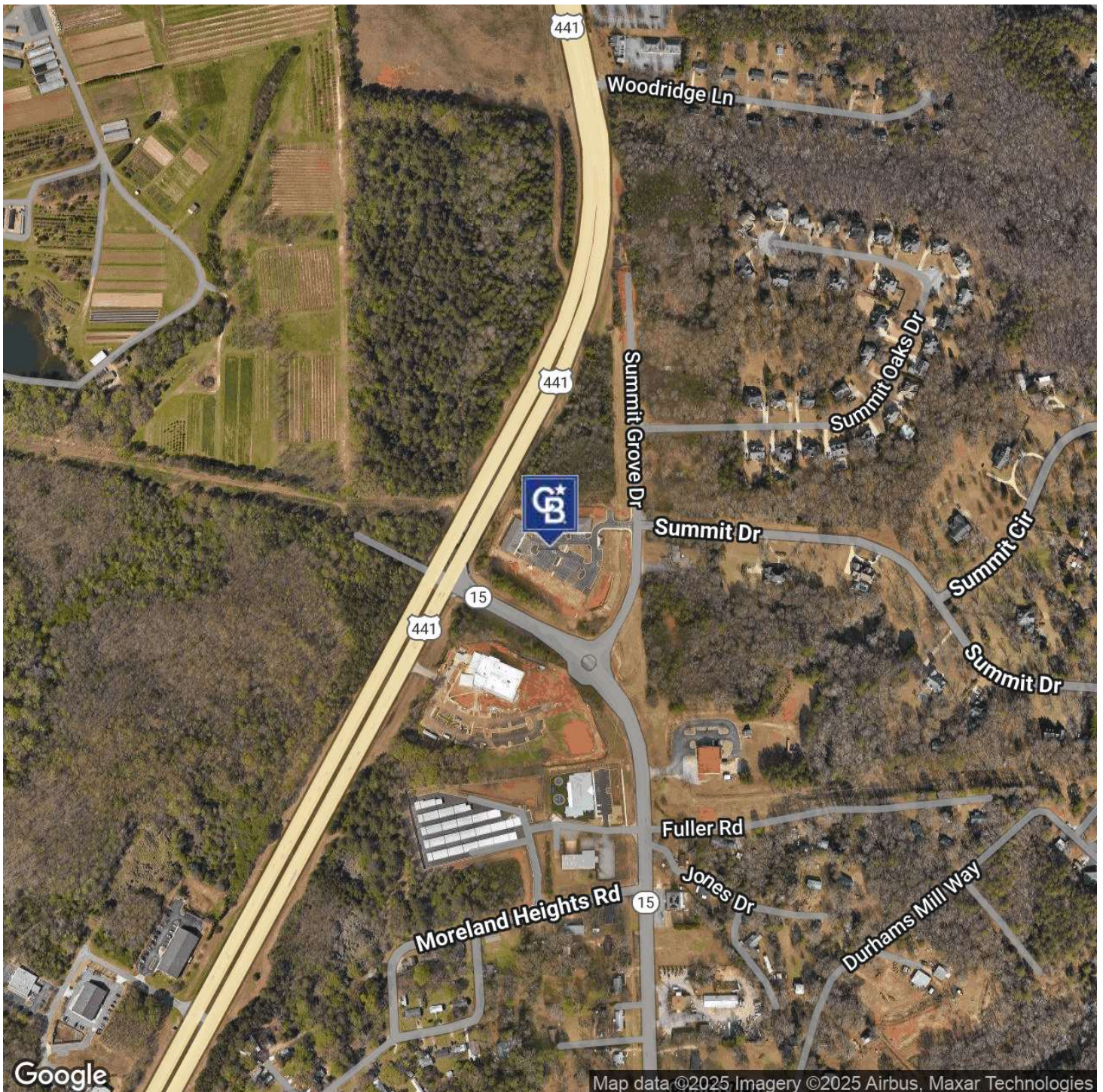


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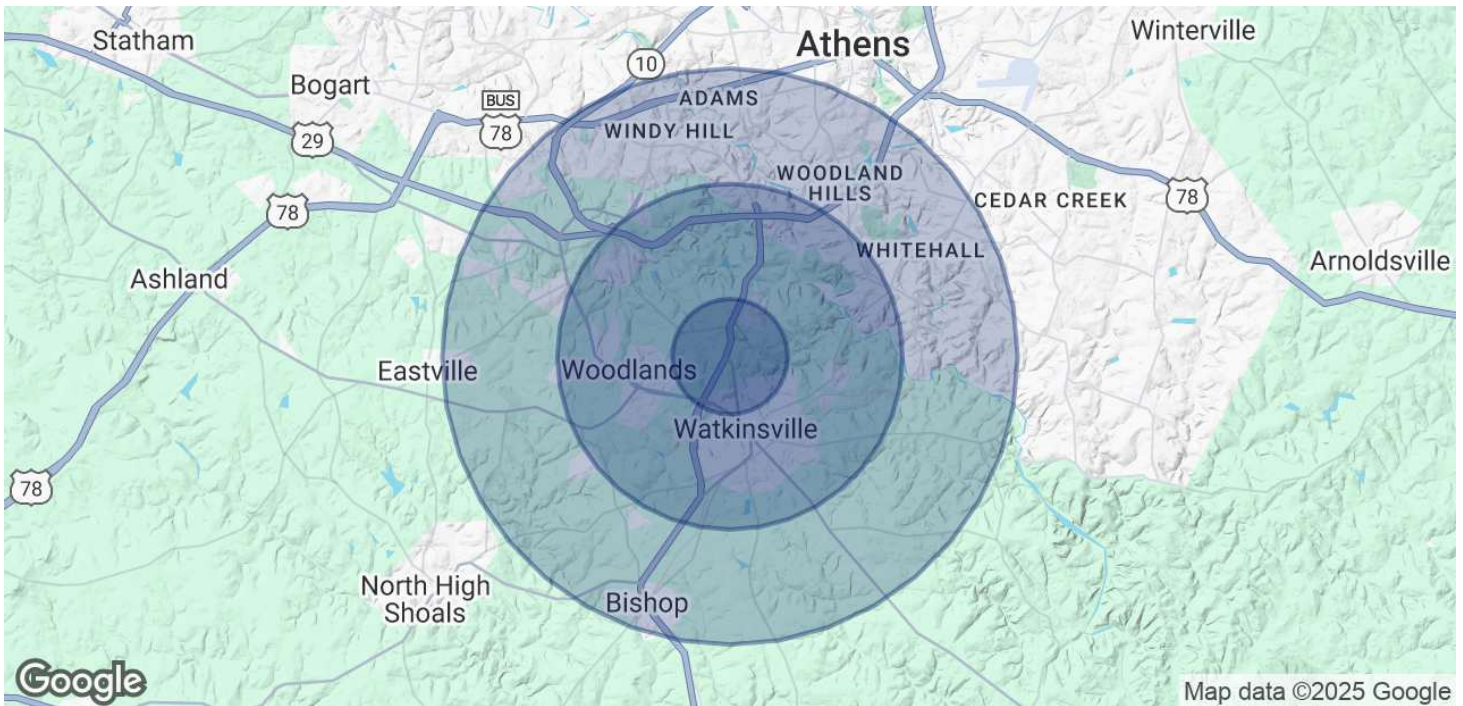


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,855	46,348	116,688
Average Age	39.3	38	37
Average Age (Male)	38.8	37.7	36.1
Average Age (Female)	39.5	37.9	37.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,525	19,737	49,679
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$66,556	\$63,319	\$59,484
Average House Value	\$152,781	\$159,460	\$159,534

2020 American Community Survey (ACS)

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