

RESOURCE VALLEY

OFFICE SPACE AVAILABLE FOR LEASE

UCFirstTeam.com

404-281-5002

833-866-5263



1551 Jennings Mill Rd, Suite 1400B, Watkinsville, GA 30677

\$14/SF/YR
LEASE RATE

\$5.95/SF/YR
ESTIMATED NNN

1,200 - 3,200 SF
GROSS LEASABLE
AREA

NEGOTIABLE
LEASE TERM



1551 Jennings Mill Rd | Suite 1600B | Watkinsville | GA 30677 | P: 404-281-5002

Broker Information

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Executive Overview

Available now, this three-story Class B office building offers two professional office suites in a highly visible Watkinsville location. Positioned along Jennings Mill Road, just minutes from Epps Bridge Parkway, GA 316, and downtown Athens, this property provides excellent access to major corridors, strong visibility, and proximity to retail, dining, and residential growth in Oconee County.

Suite options include a 1,200 SF lower-level suite and a 2,000 SF second-floor suite, both featuring flexible layouts suitable for professional office users, service providers, or medical practices. With modern finishes, ample natural light, and convenient access, this property provides an ideal setting in one of the region's most desirable office markets.

Property Features:

- **Class B, three-story professional office building**
- **Suite sizes: 1,200 SF (downstairs) and 2,000 SF (main floor & 2nd)**
- **Flexible open and private office configurations**
- **Professional setting with strong curb appeal**
- **Excellent access to GA 316/US 78 and Epps Bridge retail corridor**
- **Ample surface parking**

Lease Terms: Negotiable

Lease Rate: \$14.00/SF/YR + TICAM + Utilities

Estimated TICAM: \$5.95/SF/YR



Main & Upper Level Photos

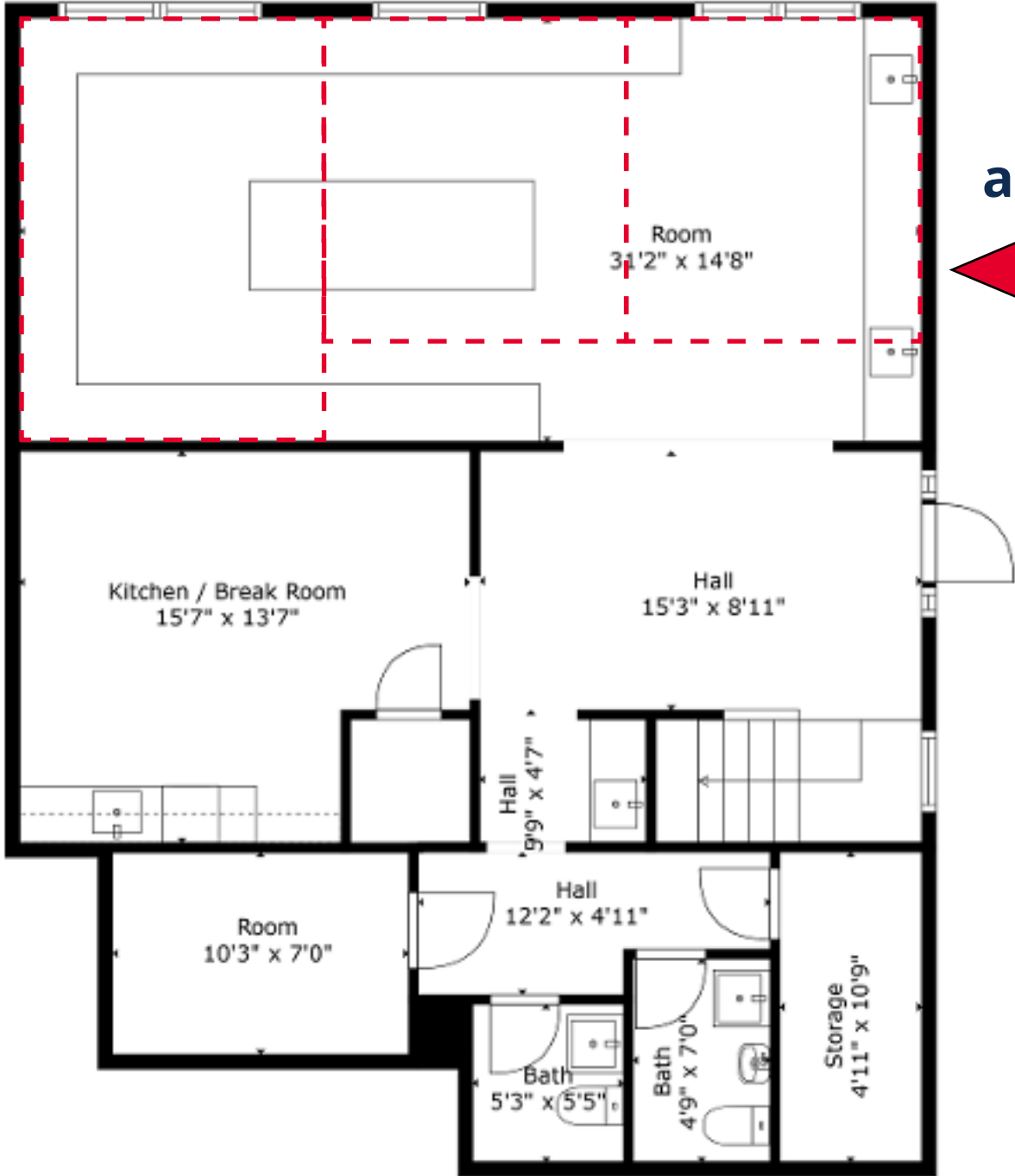


Main & Upper Level Photos

Lower Level Photos



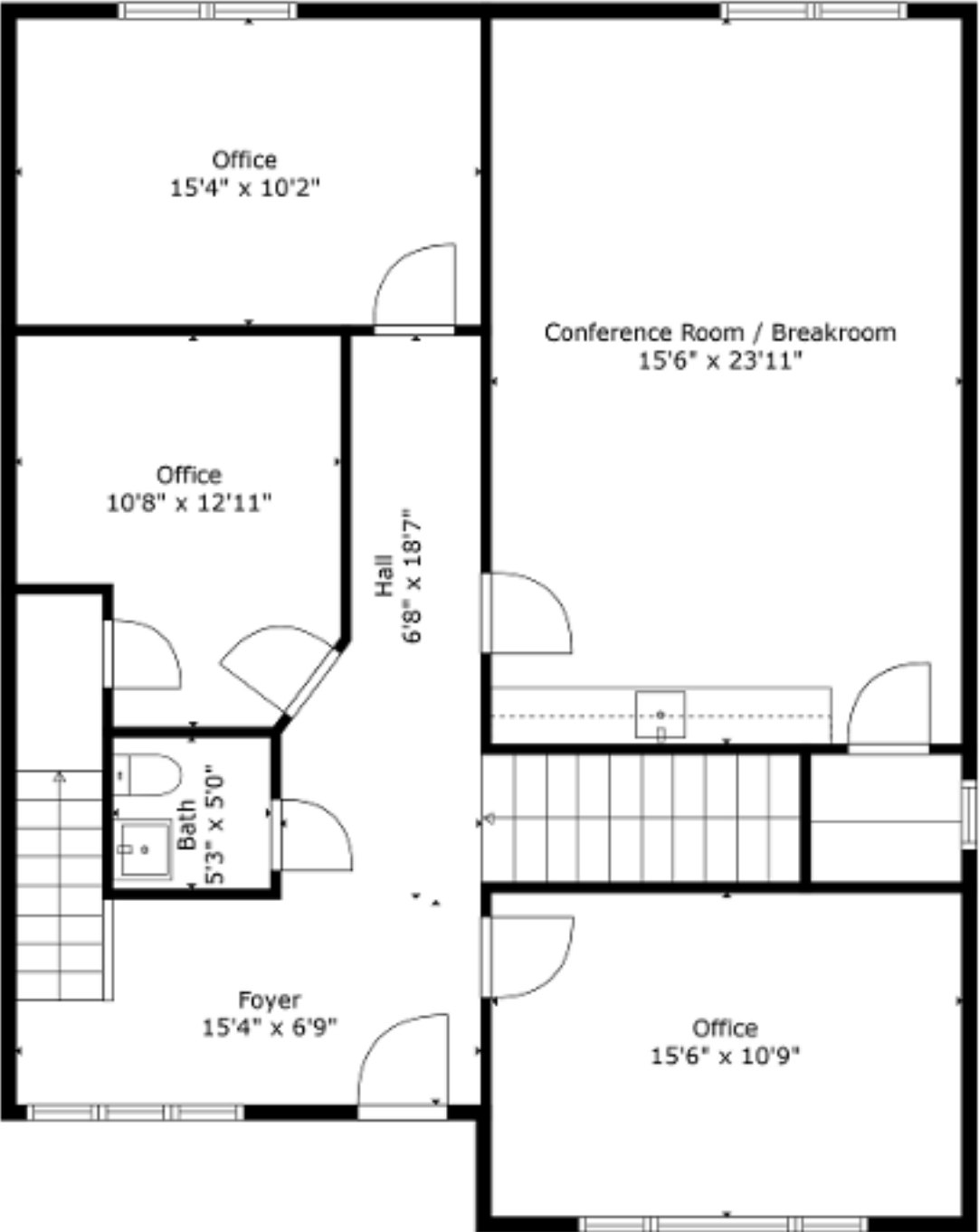
Floor Plan - Lower Level



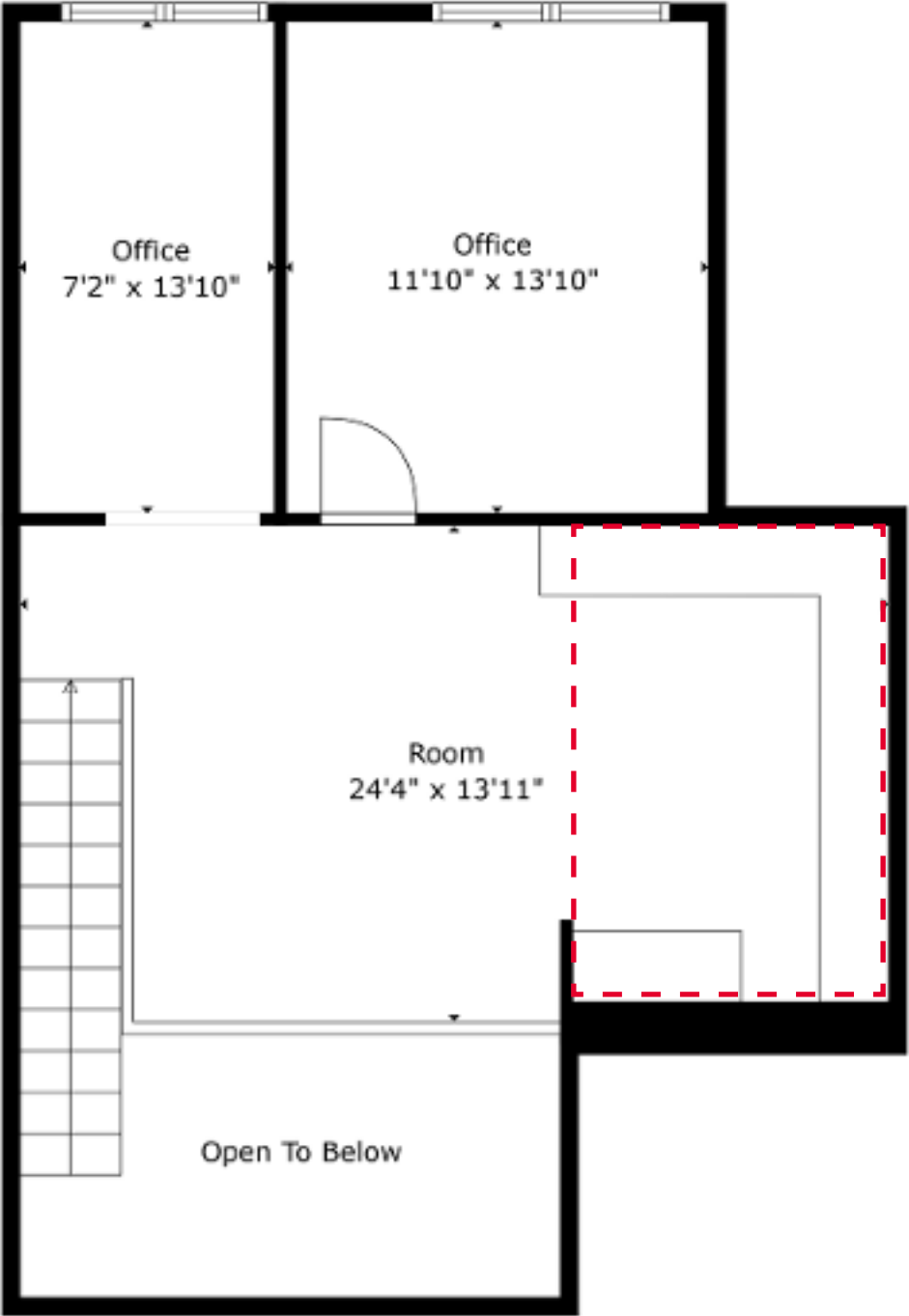
3 offices
could be
added here.



Floor Plan - Main Level



Floor Plan - Upper Level



1 additional office could be added here.

Plat Overview

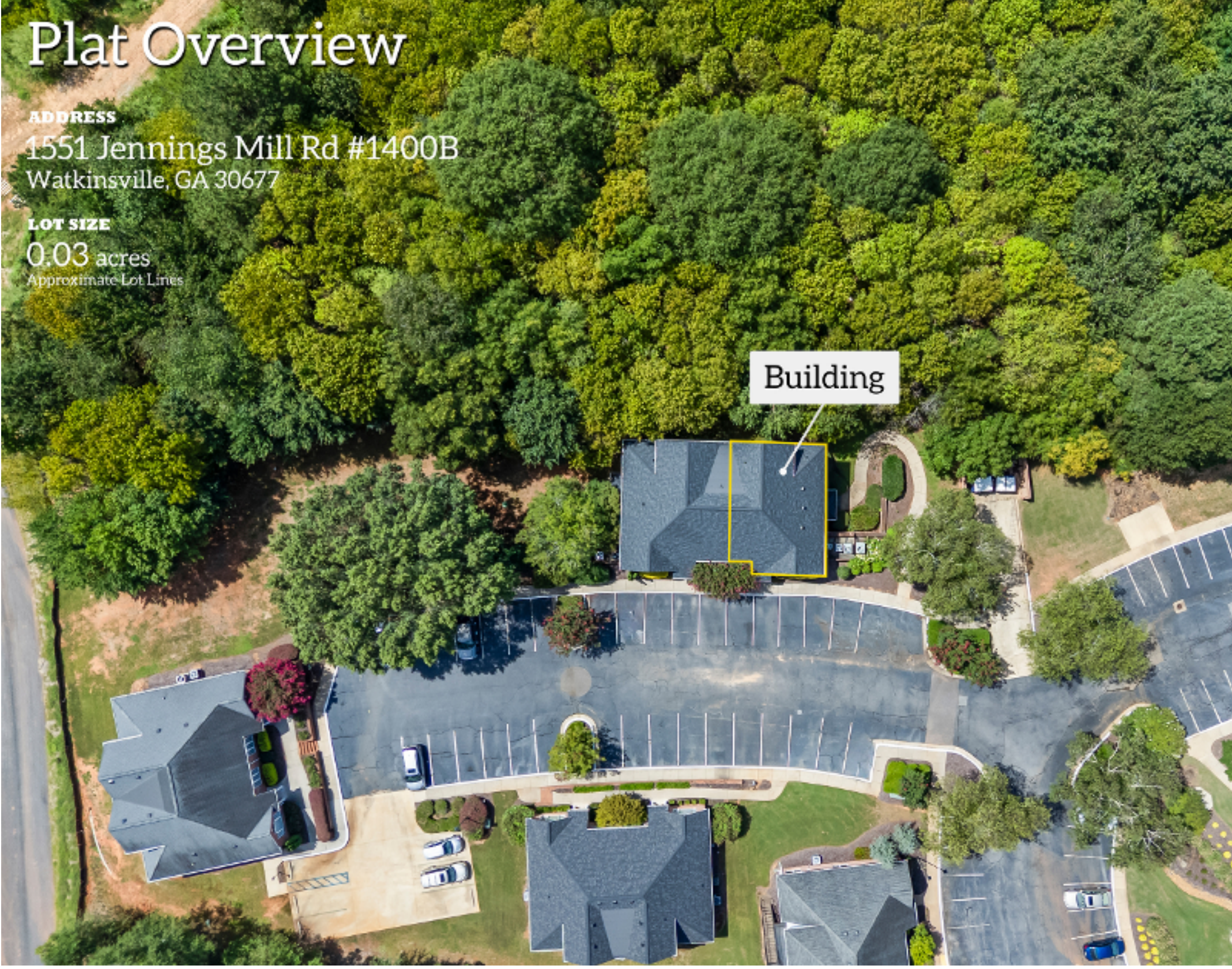
ADDRESS

1551 Jennings Mill Rd #1400B
Watkinsville, GA 30677

LOT SIZE

0.03 acres
Approximate Lot Lines

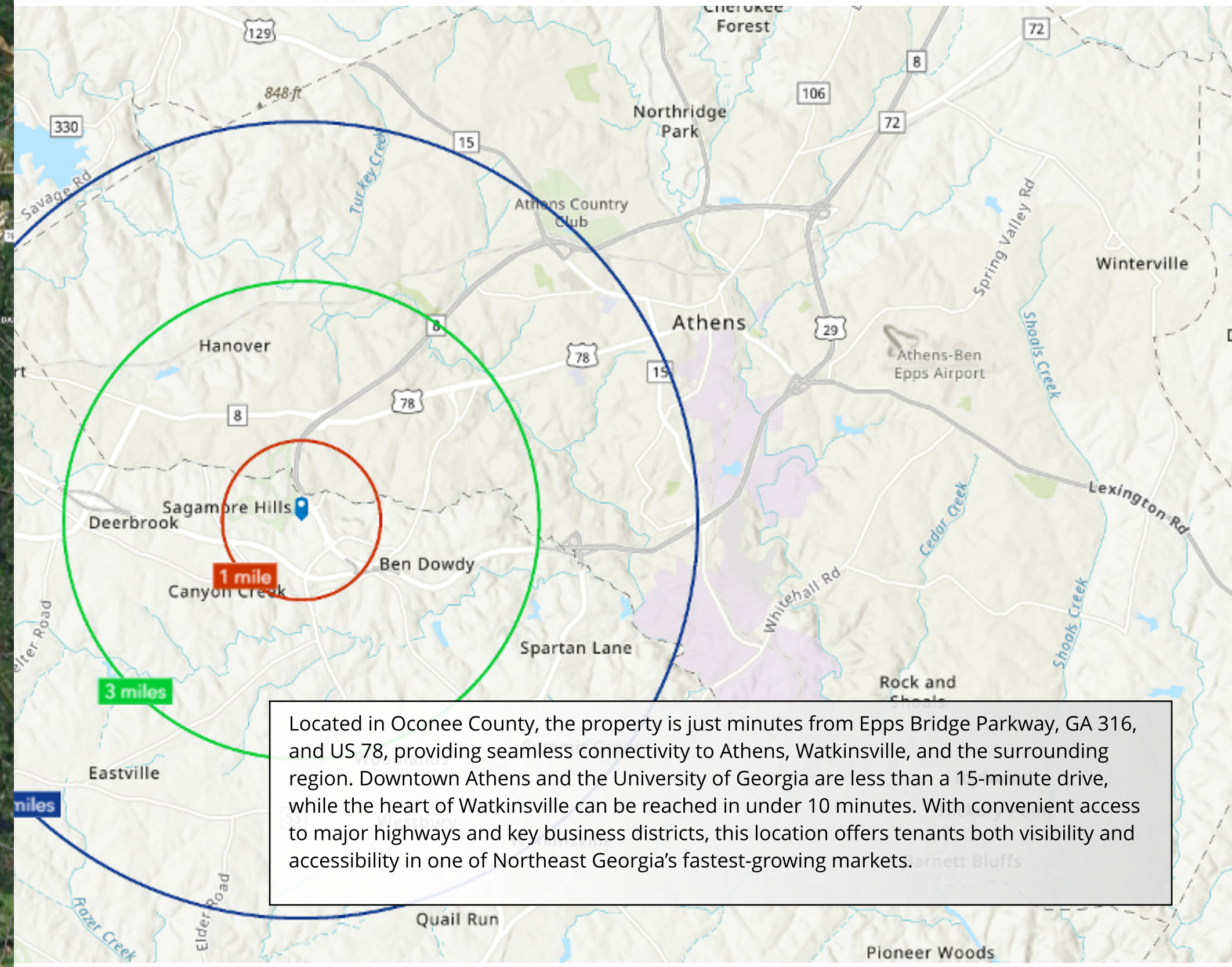
Building



Watkinsville, GA

Building

The property offers convenient access to Jennings Mill Road, GA 316, and US 78, providing direct connectivity to Athens, Oconee County, and the surrounding region. Located less than 10 minutes from downtown Athens and the University of Georgia, and just minutes from the Epps Bridge commercial corridor, this site is surrounded by a thriving mix of retail, dining, and residential developments. With its strong visibility and proximity to major business and lifestyle hubs, this location is ideal for professional tenants seeking accessibility, convenience, and growth potential in one of Northeast Georgia's most dynamic office markets.



Located in Oconee County, the property is just minutes from Epps Bridge Parkway, GA 316, and US 78, providing seamless connectivity to Athens, Watkinsville, and the surrounding region. Downtown Athens and the University of Georgia are less than a 15-minute drive, while the heart of Watkinsville can be reached in under 10 minutes. With convenient access to major highways and key business districts, this location offers tenants both visibility and accessibility in one of Northeast Georgia's fastest-growing markets.

Demographics

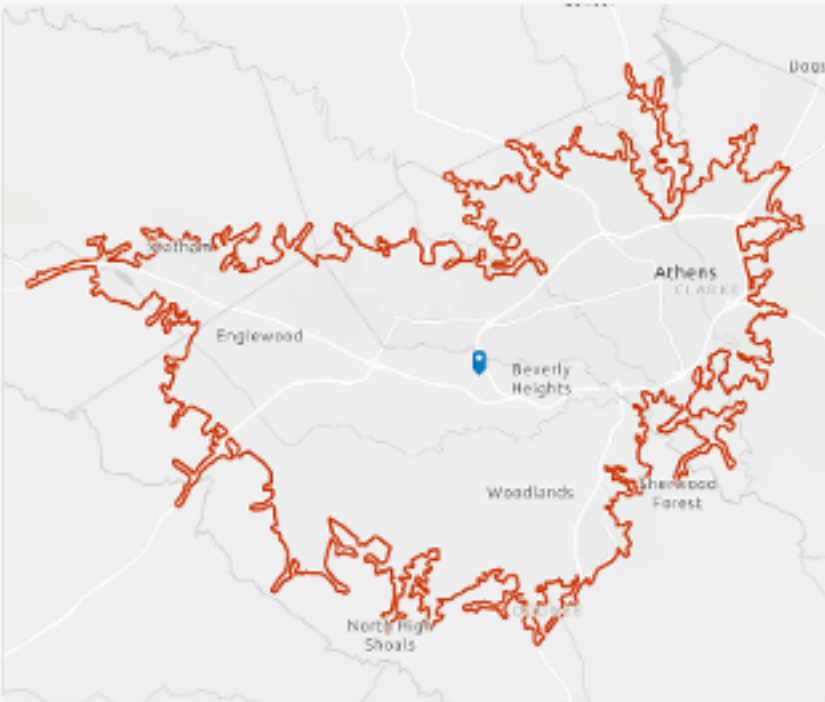
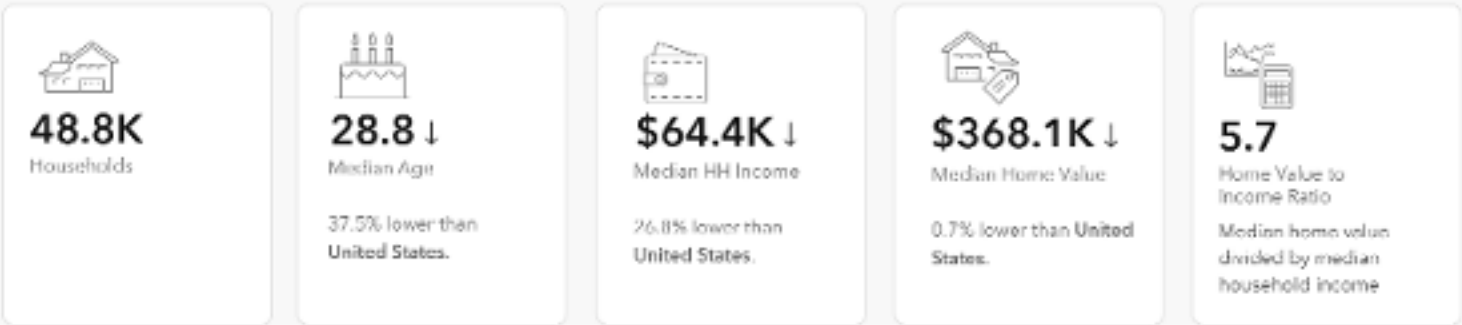
Tapestry Profile

National Tax Inc (15 minutes)
National Tax Inc
Drive time of 15 minutes

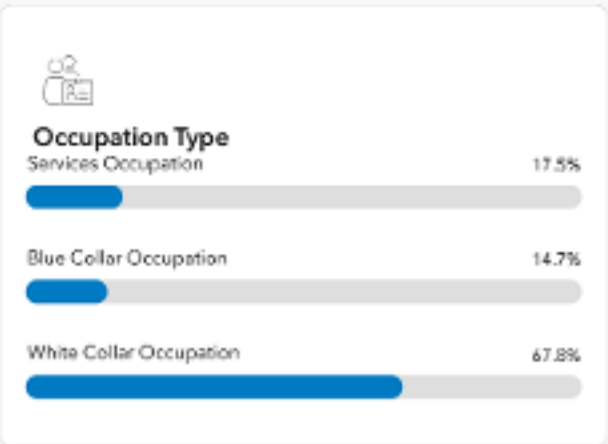
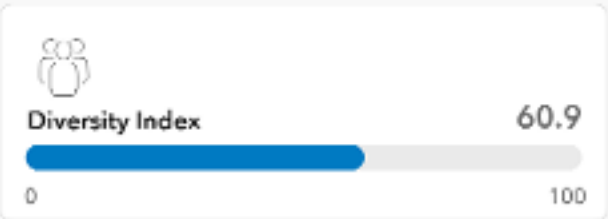
Prepared by UC Commercial Properties
Latitude: 33.92133
Longitude: -83.46627

Tapestry Profile

National Tax Inc | Drive time of 15 minutes

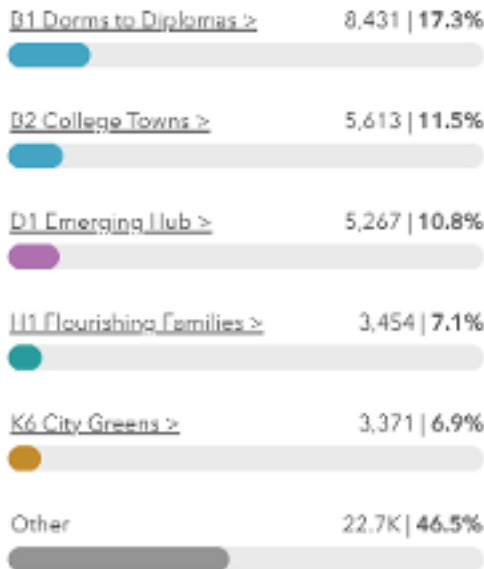


Source: This infographic contains data provided by Eeri (2025). © 2025 Eeri



Tapestry

Top 5 segments by household count



Dorms to Diplomas accounts for 17.3% of households in the area which is 16.8% higher than the U.S.



Dorms to Diplomas

National Tax Inc
Drive time of 15 minutes



ArcGIS
TAPESTRY
The Fabric of US Neighborhoods

DOMINANT TAPESTRY SEGMENT



8,431 households are *Dorms to Diplomas*
17.3% of households are in this segment

Dorms to Diplomas: *Books and Boots Lifestyle*

This segment is characterized by young, educated residents in urban neighborhoods.

[Learn more...](#)

ABOUT THIS SEGMENT



Residents tend to choose generic brands and environmentally friendly budget products. They often visit convenience stores for snacks.



Socially active, they tend to go out to movies, bars, beaches, and theme parks, often opting for fast food or take-out.



Individuals are active on social media and play video games, frequently purchasing consoles and accessories. Podcasts, music services, and dating apps are popular.



They are passionate sports fans and participate in various team and individual sports. They also attend professional games and follow their favorite teams on TV.

ABOUT THIS AREA

Household Type:
Multi-Units

Employment:
Students, Prof, Svcs

Median Age:
28.8

Median Household Income:
\$64,358

Education:
61.5% College degree (2+ years)



KEY FACTS FOR THIS AREA

Click facts to 'Explore for more' details

126,106

Population

48,823

Households

2.35

Avg Size Household

79

Wealth Index

66

Housing Affordability Index

61

Diversity Index

\$368,085

Median Home Value

0.58%

Forecasted Annual Growth Rate



1551

Jennings Mill
Road,
Suite 1400B

WATKINSVILLE, GA



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