

# Now Leasing

12,000 - 20,000 SF  
**WAREHOUSE /  
FLEX SHOP SPACE**  
7990 MACON HWY, WATKINSVILLE, GA



The site plan illustrates the proposed 100,000 sq ft multi-use facility, divided into three bays: Bay A, Bay B, and Bay C. Bay C is designated for 'D1 SPORTS'. The facility is situated at the intersection of Macon Highway and Highway 441. The plan details various parking areas with specific space counts (e.g., 13 spaces, 10 spaces, 11 spaces, 12 spaces, 15 spaces, 16 spaces, 18 spaces, 19 spaces, 24 spaces, 26 spaces, 28 spaces). It also shows loading docks, a concrete apron, and various easements (e.g., 25' ingress/egress easement, 24' storage easement). The plan includes a north arrow and a scale bar.

**BAY C (12,000)**

# Demographics

	3 MILE	5 MILE	7 MILE
POPULATION	31,390	101,800	141,964
MEDIAN HOUSE VALUE	\$482,606	\$452,945	\$415,254
AVG HOUSEHOLD INCOME	\$138,178	\$100,098	\$92,836

MACON HIGHWAY 28,785 VPD ●

FACING NORTH



107 COTTAGES, 22 VILLAS,  
100 APARTMENTS AND 100  
HEALTHCARE UNITS



CRYSTAL HILLS  
SUBDIVISION

\$1M + HOME VALUES

ATHENS

CHADWYCK  
SUBDIVISION

\$400K - \$600K

HWY 441 - 28K VPD

WAFFLE  
HOUSE

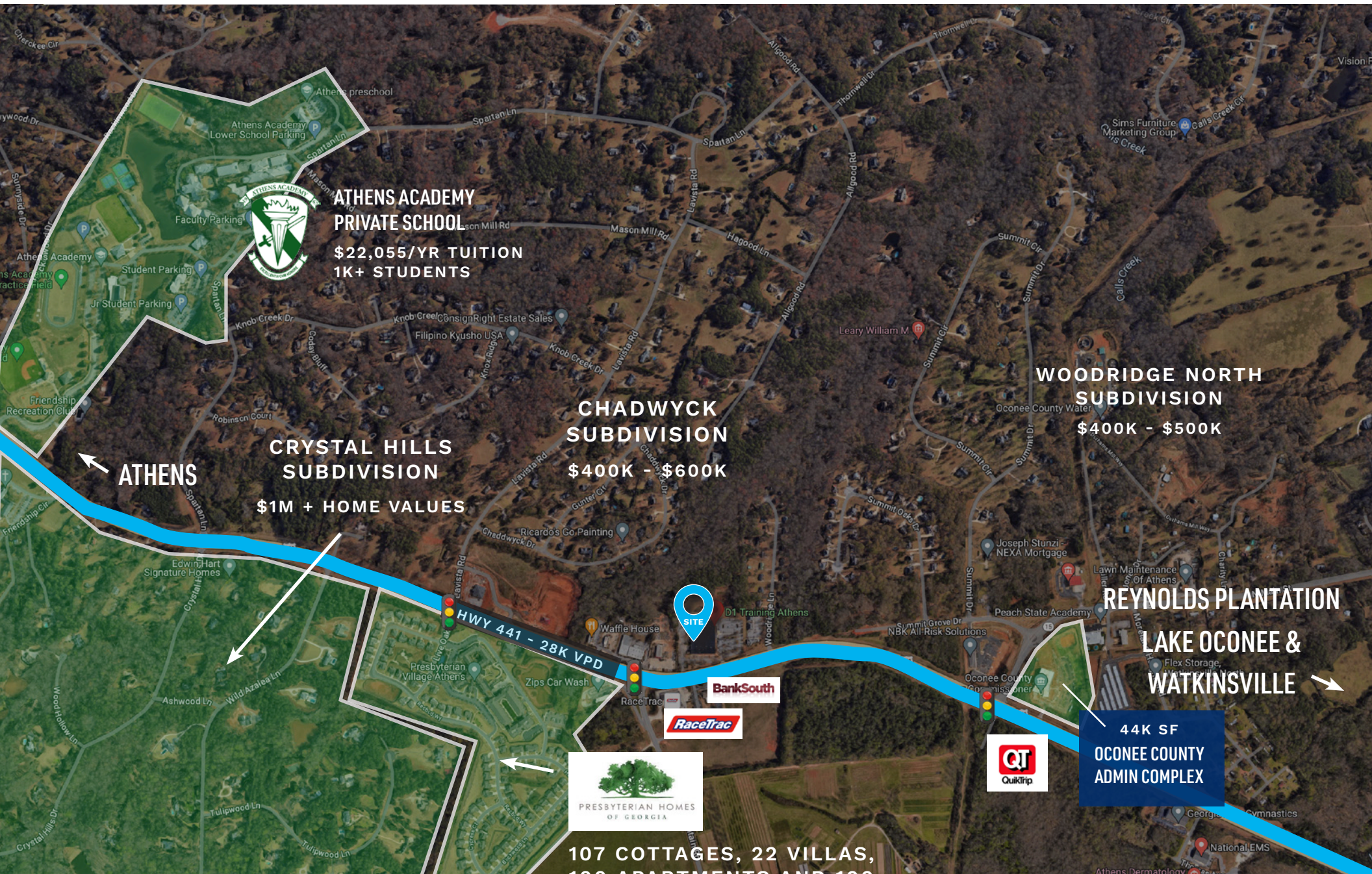
HOG MOUNTAIN ROAD

RaceTrac

BankSouth



# Area Map



# Location Aerials

FACING SOUTH



WATKINSVILLE

WOODRIDGE NORTH  
SUBDIVISION  
\$400K - \$500K

OCONEE  
GOVERNMENT OFFICES



BankSouth

RaceTrac

CHADWYCK  
SUBDIVISION  
\$400K - \$600K



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100 APARTMENTS AND 100  
HEALTHCARE UNITS

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HOUSE

ATHENS



CRYSTAL HILLS  
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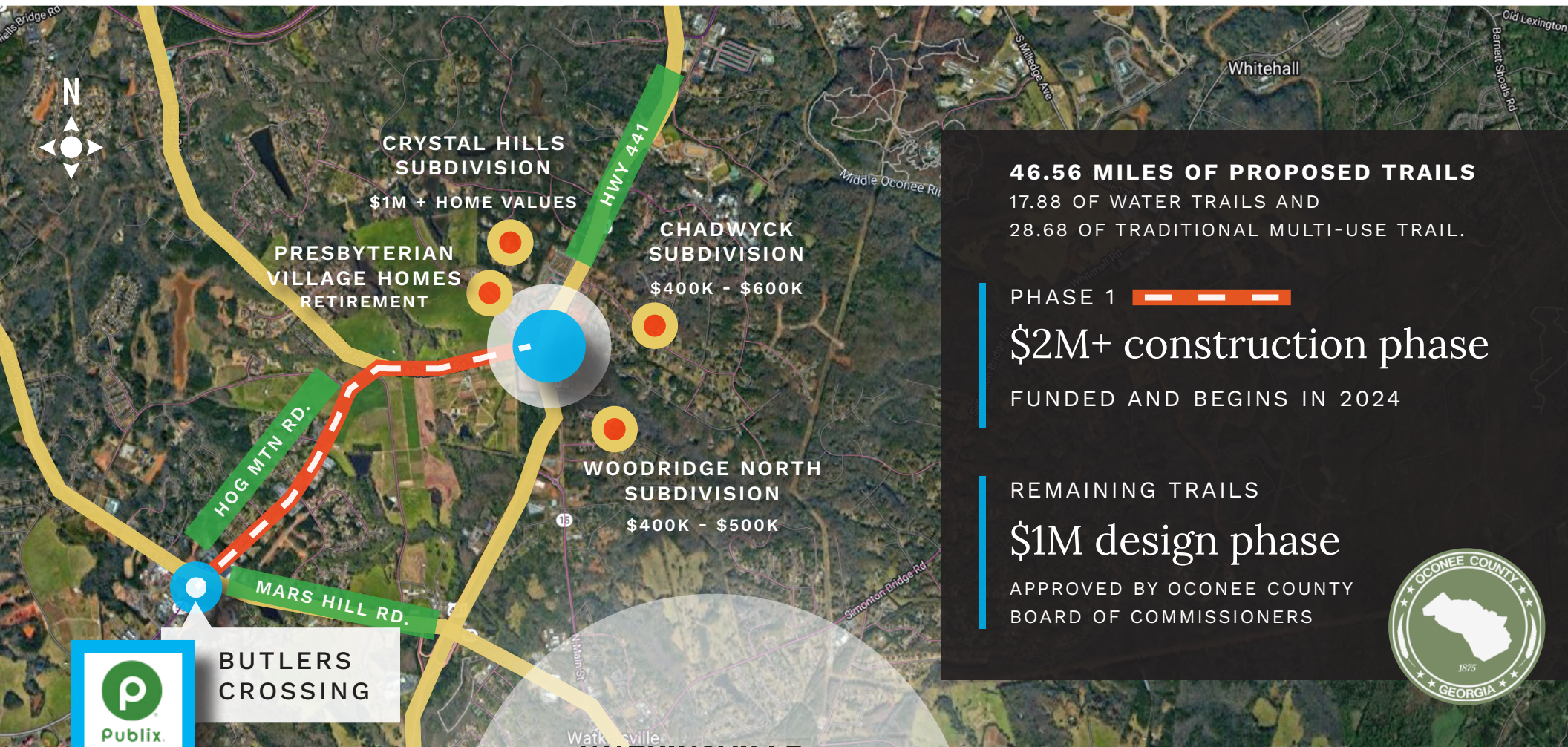
WAFFLE  
HOUSE

PROJECT ENTRANCE

HWY 441



Major trail system underway  
to connect Oconee Mercantile  
site to additional affluent  
neighborhoods and developments.



### 46.56 MILES OF PROPOSED TRAILS

17.88 OF WATER TRAILS AND  
28.68 OF TRADITIONAL MULTI-USE TRAIL.

#### PHASE 1

**\$2M+ construction phase**

FUNDED AND BEGINS IN 2024

#### REMAINING TRAILS

**\$1M design phase**

APPROVED BY OCONEE COUNTY  
BOARD OF COMMISSIONERS



# Area Grocery Void Map

10 MIN DRIVE

15 MIN DRIVE

15 MIN DRIVE

### 3 MILE RING

POPULATION	31,390
MEDIAN HOUSE VALUE	\$482,606
AVG HOUSEHOLD INCOME	\$138,178



## ATHENS



**A** O'CONNOR Mercantile

**B** **Epps Bridge Centre**  
Power Center, Best Buy, Marshall's

**C Markets at Epps Bridge**  
Trader Joe's Anchored Center

**D** **Beechwood Shopping Center**  
Athens' premiere shopping district  
Fresh Market Anchored

## E Downtown Athens

**F** **Downtown Watkinsville**  
Small shops, towncenter

**G Butlers Crossing**  
Strip center, Publix Anchor

**H Wire Park**  
Events, F&B, Family recreation

**CRYSTAL HILLS  
SUBDIVISION**

**\$1M + HOME VALUES**

**PRESBYTERIAN  
VILLAGE HOMES  
RETIREMENT**

**CHADWYCK  
SUBDIVISION  
\$400K - \$600K**

**WOODRIDGE NORTH  
SUBDIVISION**  
\$400K - \$500K

10 MIN DRIVE

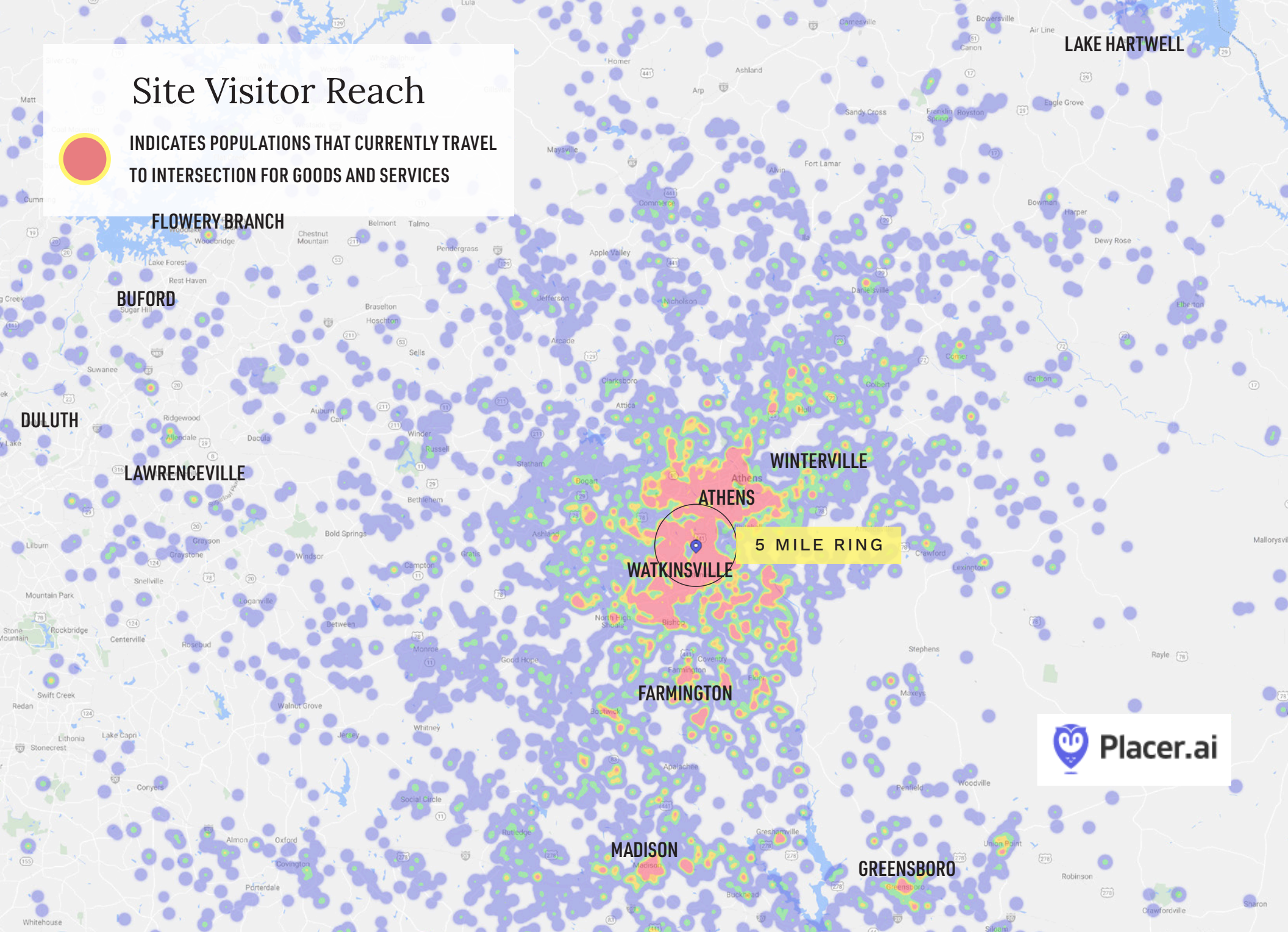
15 MIN DRIVE

10 MIN DRIVE

# Site Visitor Reach



INDICATES POPULATIONS THAT CURRENTLY TRAVEL  
TO INTERSECTION FOR GOODS AND SERVICES



Placer.ai



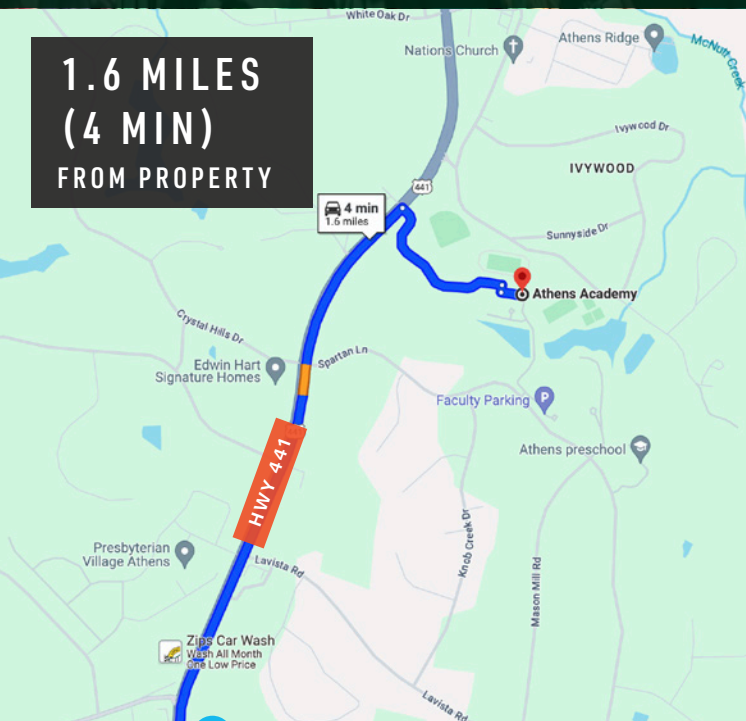
# ATHENS ACADEMY PRIVATE SCHOOL

\$22,055/Yr Tuition

#1 PRIVATE SCHOOL OUTSIDE ATLANTA  
TOP 10 PRIVATE SCHOOL IN GEORGIA

1K+ STUDENT BODY

1.6 MILES  
(4 MIN)  
FROM PROPERTY





**\$180M Development**

**404 RESIDENTS**

**200 STAFFERS ON SITE**

**\$1.7M MINIMUM NET WORTH**

**0.5 MILES FROM PROPERTY**



*107 cottages that have an average entry fee of \$525,000 for 90% re-purchase agreement*



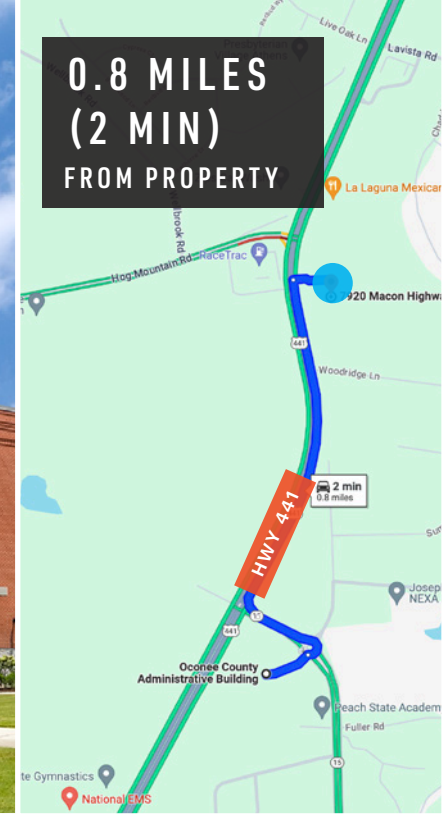
# OCONEE COUNTY ADMINISTRATIVE CAMPUS

— \$15M —

The 44,000 SF Oconee County Administrative Building is located on 7.5 acres of undeveloped property just north of Watkinsville, GA . Site development includes a new roundabout road improvement (separate funding) an entrance driveway and parking area, site lighting, landscaping, grass lawn area for events, employee break areas and walking trails.

The 2-story building includes all non-judicial County departments currently located in the Oconee County Courthouse and the Oconee County Annex, as well as other accessory buildings. Consolidation of these departments and offices in one location will provide for increased efficiency, as well as convenience for citizens and visitors.

Departments include Elections, Water Resources, Planning and Code Enforcement, Public Works, Fire and Emergency Services, Environmental Health, Property Appraisal, Tax Commissioner, Finance, HR, Public Relations, GIS, IT and County Administration offices. The building features a 2-story entrance lobby and public corridor that provides a one-stop shop for public access to all departments with easy wayfinding. The building is designed to remain flexible for the growing and changing needs of the County.





45 min south FROM PROPERTY



**A 12,000-ACRE LAKEFRONT  
COMMUNITY**

**POPULATION DENSITY: 73.95 PEOPLE  
PER SQUARE MILE**

**POPULATION: 13,601 PEOPLE**

**MEDIAN AGE: 52.9 YEARS OLD**





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