

# FOR SALE



64 N. MAIN ST. WATKINSVILLE, GA  
2,538 SF FULLY EQUIPPED RESTAURANT SPACE with  
1,000 SF OUTDOOR SEATING AREA  
\$1,050,000



# EXECUTIVE SUMMARY

**This is a rare opportunity to purchase a ±2,538 SF restaurant with a 1,000 SF outdoor patio, fully renovated and totally equipped, on N. Main Street in downtown Watkinsville, GA.**

Originally constructed in 1978 and extensively renovated in 2021, 64 N Main St. is a combination of in-town positioning and substantial capital improvements, creating a unique opportunity in a high-barrier-to-entry market for an owner-operator or investor seeking a restaurant asset in one of Northeast Georgia's most desirable and growing submarkets.

The property features seating for 52 inside, an additional 24 seats on the patio and 23 on-site parking spaces. It features ± 193' of frontage along N. Main St., steps from the bustling intersection of Route 53 and Route 15. It has full utility access (electric, natural gas, public water, and sewer), is served by municipal police and fire protection, and can be accessed from N. Main St. via two driveways. It is situated across from the new Oconee County Board of Education building and Wisteria Ridge, a 105-unit apartment community, and offers strong visibility, convenient access, and consistent drive-by traffic.

This is a compelling opportunity for an owner-operator or investor seeking a quality restaurant asset in one of Northeast Georgia's most desirable and growing submarkets.

## Property Highlights:

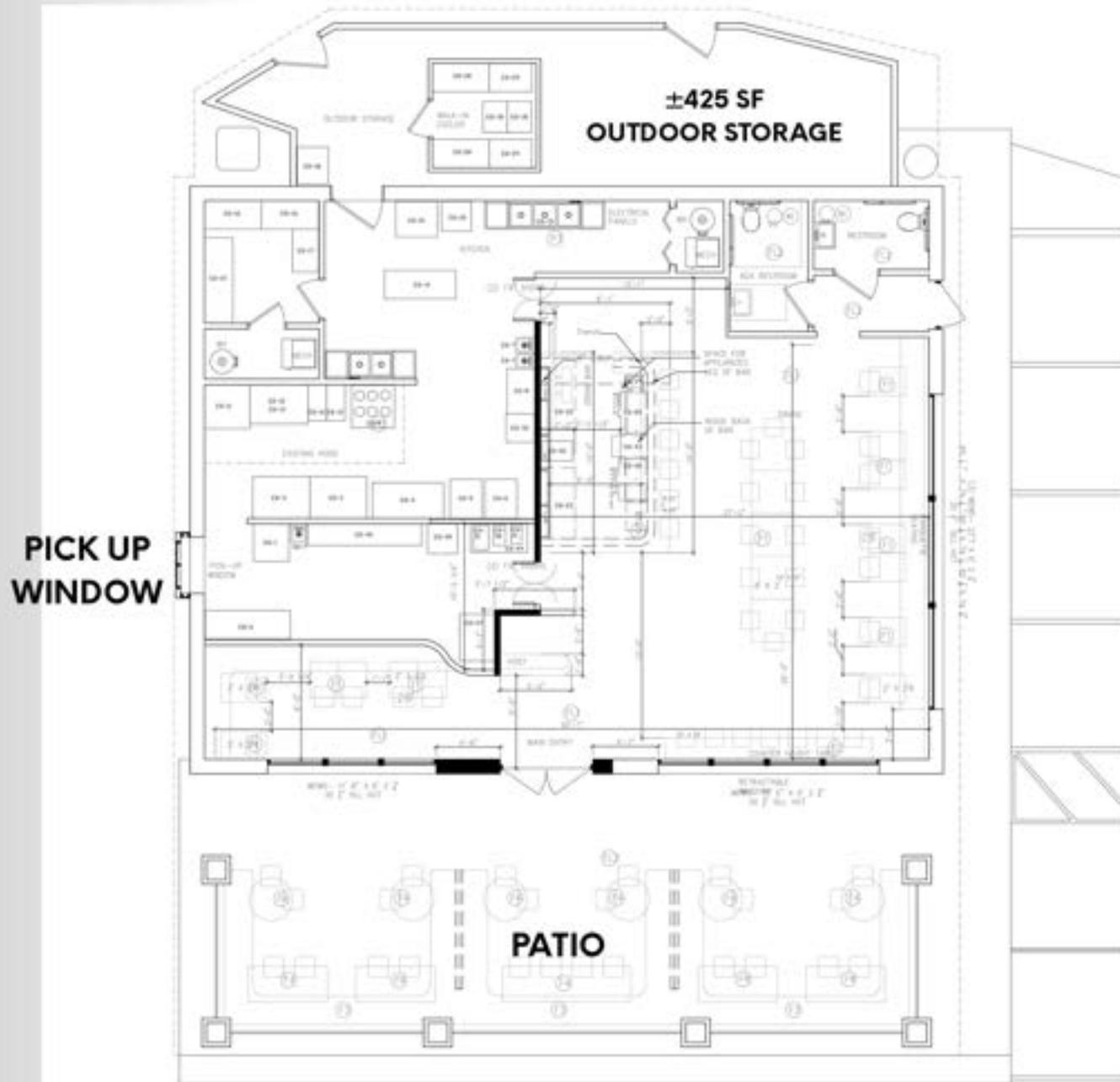
- ±2,538 SF Dining Room
- ±1,000 SF Covered Patio
- 450 SF Enclosed Storage
- Fully Renovated Interior/Exterior
- FFE included
- Ample Parking
- Highly Visible Location

## Recent Improvements:

- New Flooring & Drywall/FRP
- Painted Interior and Trim
- Replaced light fixtures
- Replaced interior doors and cabinets
- Updated mechanicals and HVAC
- Exterior Paint
- New Awning/Shades
- Installation of garage door on the front
- 425 SF enclosed storage w/walk-in cooler



# FLOOR PLAN



# GALLERY







# LOCATION

Watkinsville, the seat of Oconee County, is a vibrant small town with a strong sense of community, historic character, and walkable downtown. Known as "The Artland of Georgia," the city offers a thriving cultural scene, growing dining and retail options, and access to parks and recreational amenities.

Situated just minutes from Athens and within reach of Atlanta, Watkinsville combines regional connectivity with a high-quality, community-centered lifestyle. Its strong demographics, limited commercial supply, and ongoing regional growth make it a highly desirable location for retail and restaurant investment.

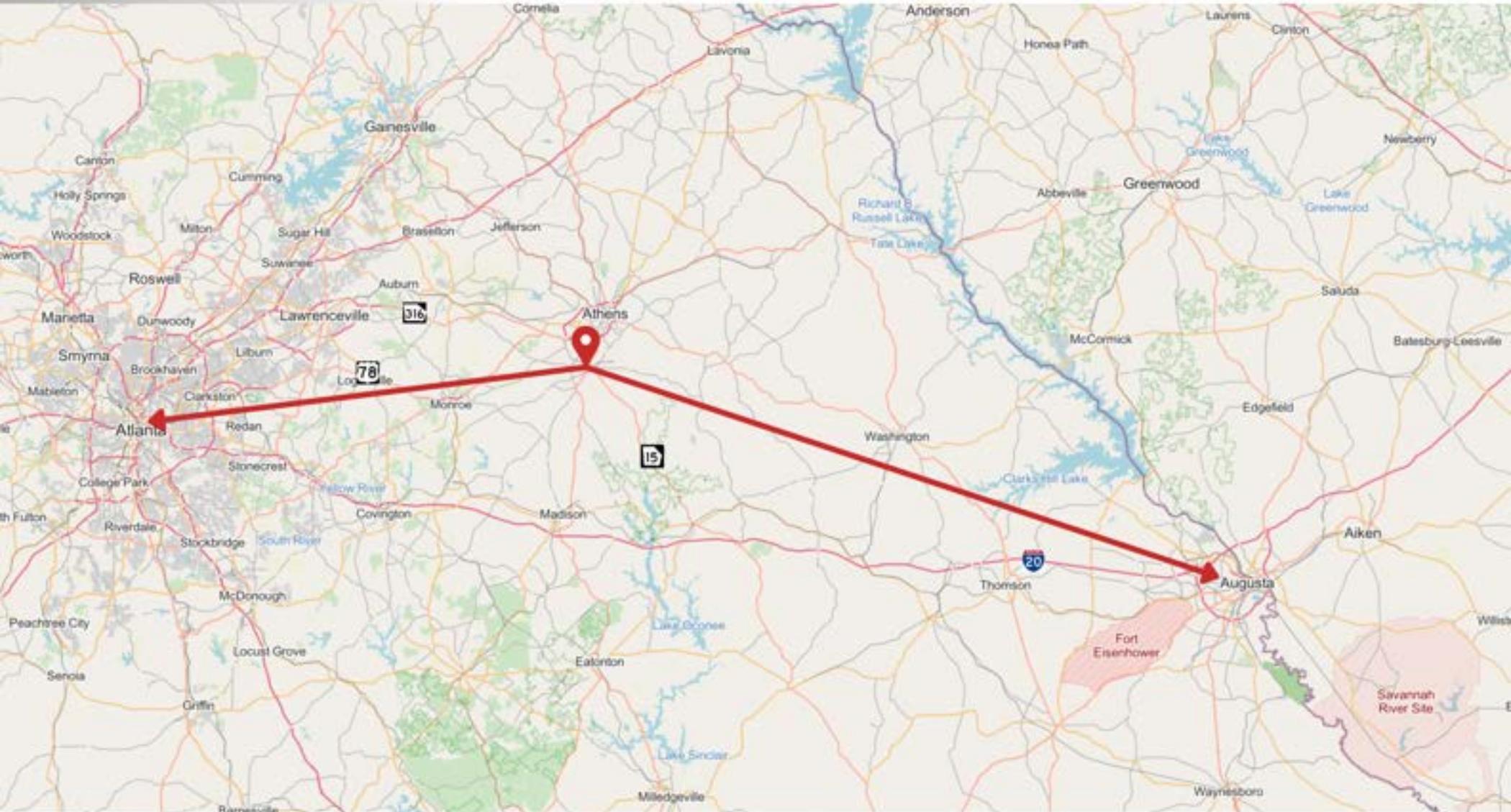




# LOCATION

64 N Main Street is strategically positioned along N Main Street (U.S. Route 15), one of Georgia's key north-south corridors, providing direct visibility and access to both local and regional traffic. Route 15 connects Watkinsville to Athens to the south and extends northeast toward Augusta, linking the property to major population and commercial centers across the state.

It is also located minutes from Georgia State Route 316, a primary east-west corridor connecting the Athens region to the greater Atlanta metropolitan area, enabling a convenient drive to Atlanta in approximately 1.5 hours. Its location along Route 15 and proximity to Highway 316 provide strong regional exposure, consistent traffic flow, and seamless connectivity to neighboring counties and commercial markets, making it a highly accessible and strategically significant site for restaurant or retail use.



# DEMOGRAPHICS

## Area Profile

64 N Main St, Watkinsville, Georgia, 30677 |  
Rings: 5 mile radii

Source: This infographic contains data provided by Esri (2025, 2030), Esri-U.S. BLS (2025), Esri-MRI-Simmons (2025). © 2026 Esri



**16,250**  
Households



**32.8** ↓  
Median Age  
17.2% lower than **United States**.



**\$85.4K** ↑  
Median HH Income  
4.6% higher than **United States**.



**\$428.0K** ↑  
Median Home Value  
15.5% higher than **United States**.



**\$5.01**  
Home Value to Income Ratio  
Median home value divided by median household income

Area Demographics	
Variables	5 miles
2025 Total Population	43,456
2025 Total Households	16,250
2030 Total Households	16,953
2025 Median Age	32.8
2025 Average Household Income	\$126,279
2030 Average Household Income	\$140,648

### Food & Beverage Market



**\$72,617,234**  
2025 Food/Nonalcoholic Beverages at Rest./Other



**2,855**  
2025 Spent \$201+ at Family Restrnt/SteakHse/30 Days



**7,534**  
2025 Social Media: Follow Chefs/Restaurants



**17,593**  
2025 Take-Out/Drive-Thru/Curbside Fast Food/6 Mo



**\$5,480,434**  
2025 Alcoholic Bevs Away from Home

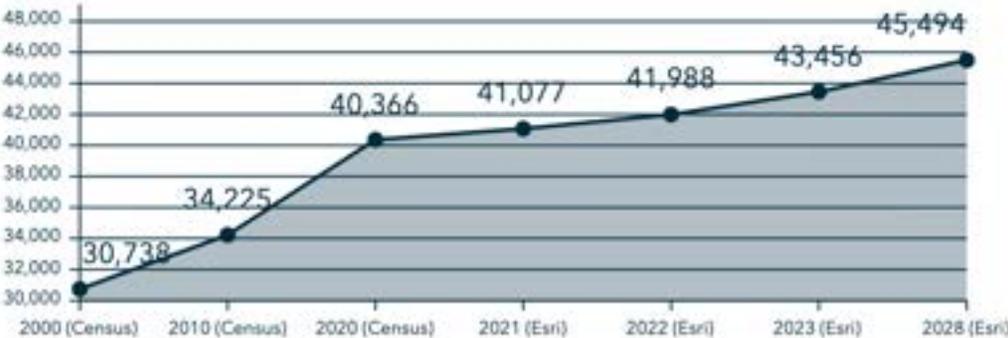
### Tapestry

Top 5 segments by household count

<a href="#">H1 Flourishing Families &gt;</a>	3,730   23.0%
<a href="#">L1 Savvy Suburbanites &gt;</a>	2,107   13.0%
<a href="#">B1 Dorms to Diplomas &gt;</a>	1,792   11.0%
<a href="#">D1 Emerging Hub &gt;</a>	1,629   10.0%
<a href="#">B2 College Towns &gt;</a>	1,580   9.7%
Other	5,412   33.3%

# DEMOGRAPHICS

**Total Population**



**Population**

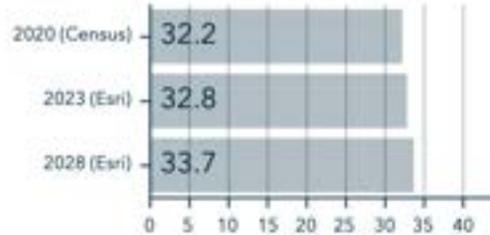


43,456  
Population

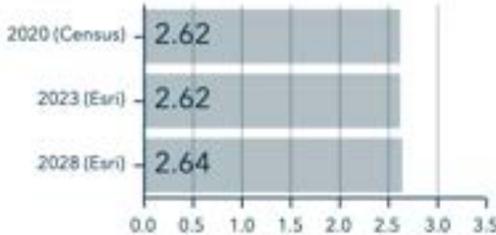


40,537  
2023 Total Daytime  
Population (Esri)

**Median Age**



**Average Household Size**



**Total Housing Units: Past, Present, Future**



16,033  
2020  
(Census)



17,072  
2023  
(Esri)



17,818  
2028  
(Esri)

**2000-2020 Compound Annual Growth Rate**



1.37%  
Population



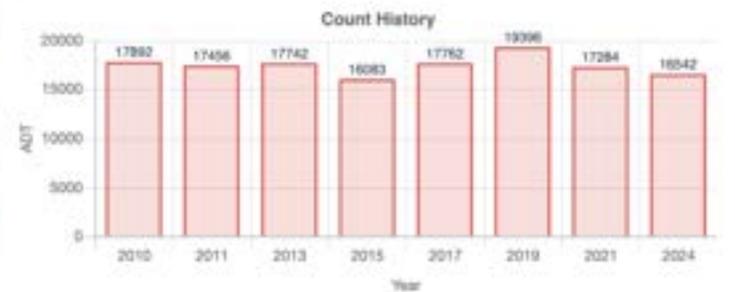
1.37%  
Households



1.40%  
Housing Units

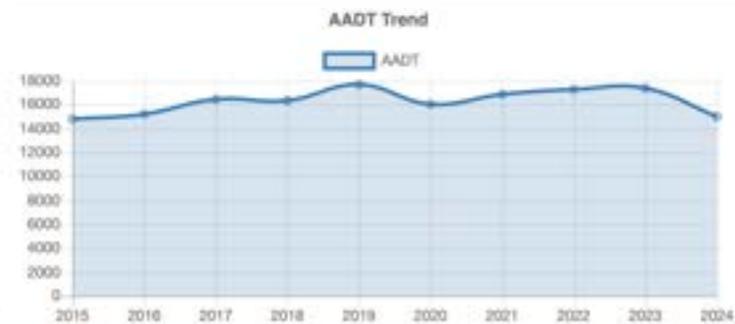


# TRAFFIC DATA



## Count History

Year	Month	Count type	Duration	ADT	Count
2024	August	Class	48 hours	16,542	33,083
2021	February	Class	48 hours	17,284	34,568
2019	September	Class	48 hours	19,396	38,791
2017	June	Class	48 hours	17,762	35,524
2015	February	Class	48 hours	16,083	32,166
2013	April	Class	48 hours	17,742	35,483
2011	August	Volume	48 hours	17,456	34,912



## Annual Statistics

Data Item	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Statistics type	Actual	Estimated	Actual	Estimated	Actual	Estimated	Actual	Estimated	Estimated	Actual
AADT	14,800	15,200	16,400	16,300	17,700	16,000	16,900	17,300	17,400	15,000
SU AADT	632	651	673	668	810	732	899	919	925	721
CU AADT	285	293	313	310	411	372	407	416	419	360
K-Factor	0.095	0.095	0.093	0.093	0.091	0.091	0.086	0.086	0.086	0.091
D-Factor	0.600	0.600	0.550	0.550	0.560	0.560	0.530	0.530	0.530	0.560
Future AADT	-	18,100	20,700	20,500	22,400	22,400	21,400	22,100	22,800	18,900



# ABOUT ATLAS

Atlas provides a full range of solutions, including brokerage, property management and investment services, allowing us to assist clients at any stage of the real estate life cycle. With over 75 years of industry experience across the globe in all asset classes, our team strives to deliver strategic insights and maximize returns for our clients.

## BROKERAGE

Atlas represents buyers, sellers, landlords and tenants in commercial real estate transactions. From local business owners and investors to national franchises and corporate entities, Atlas brokers specialize in acquisitions, dispositions, site selection, leasing, and portfolio analysis.

Our team holds advanced certifications that exceed industry standards. Our marketing strategy and vast network of industry contacts make us well-positioned to deliver superior results for our clients in the commercial real estate brokerage space.

## MANAGEMENT

Atlas provides commercial property management, asset management and project management services. Our team focus is providing oversight of and adding value to our clients investments. We work closely with owners to ensure that our management services are consistent with their goals and objectives.

We coordinate maintenance and repairs, 24/7 emergency service, rent collection, tenant communication, financial reporting, CAM reconciliation, budgeting, lease administration and more on behalf of our managed property owners.

## INVESTMENT

Atlas principals are seasoned commercial real estate investors and have a history of successful projects across various asset types in both up and down market cycles.

Partnerships, joint ventures, and company-sponsored funds give accredited investor clients access to investments that are hand-selected by Atlas professionals.

If you want exposure to commercial real estate as a passive investment, partnering with Atlas is a solution designed for a more hands-off experience guided by industry experts.

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