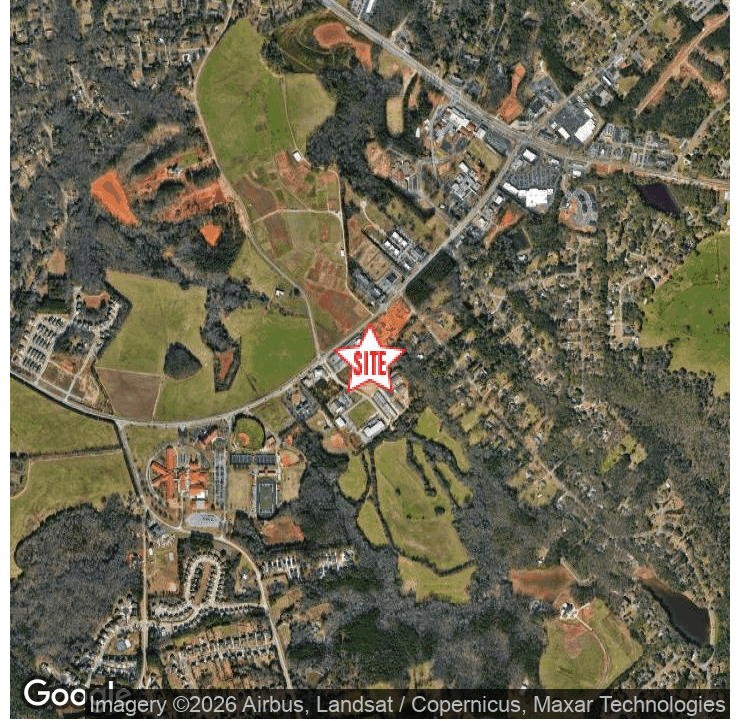


1021 JAMESTOWN BLVD

Watkinsville, GA 30677



OFFERING SUMMARY

Sale Price:	\$6,600,000
Building Size:	32,439 SF
Number of Units:	11
Price / SF:	\$203.46
Cap Rate:	5.91%
NOI:	\$389,931
Zoning:	B-2

PROPERTY OVERVIEW

Introducing 1021 Jamestown Blvd, Watkinsville, GA, a prime retail investment opportunity. This expansive 32,439 SF building houses 19 units, all situated in a desirable B-2 zoned area. With its strategic location in the heart of Watkinsville, this property offers an ideal retail/street retail investment for those seeking a high-traffic, commercially vibrant setting. Don't miss the chance to acquire this versatile property and make your mark in this thriving market. Take advantage of this exceptional opportunity and unlock the potential of 1021 Jamestown Blvd.

AUSTIN SUMNER PROPERTIES

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	1,429	14,076	37,494
Average Age	41	40	39
Average Age (Male)	39	38	38
Average Age (Female)	42	41	40
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	483	4,799	13,820
# of Persons per HH	3	2.9	2.7
Average HH Income	\$155,792	\$150,392	\$148,622
Average House Value	\$488,876	\$487,243	\$500,868

2020 American Community Survey (ACS)

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