

LEASE

1060 GARLAND DR #500
1060 Garland Dr #500 Bogart, GA 30622



PROPERTY DESCRIPTION

Available now is a brand-new office space which just completed construction.

Building 500 has beautifully detailed finishes throughout creating a first-class environment for your business to operate from.

Upon walking in, there is a large open hall/foyer which all offices and meeting spaces branch off from.

To the right is a large conference room with double glass doors. Just off that is a very large media room which could host large groups, presentation viewings, drafting tables, classroom style set-up, etc. On the left-side of the unit there are three large offices, each with adjustable lighting and ceiling fans. To the rear of the space is a kitchenette with brand new refrigerator included, a workstation nook for a printer or other storage and two large restrooms.

Every office and meeting space is filled with natural light from the many windows in place on all four sides of the building. *Landlord will be installing blind treatments in the near future.

LOCATION DESCRIPTION

Located off Highway 78 in Oconee County with approximately 22,000 vehicles passing by each day, this office complex is positioned with easy accessibility to Athens, Watkinsville, Monroe and Statham.

Though this corridor is still developing, nearby businesses include, Dollar General, Prince Avenue Baptist Church, Mutty Paws-dog boarding and grooming, North Oconee Veterinary Hospital and others. And, not far down the highway, a recently announced retail center anchored by Publix will be developed.

Other users operating in this office complex include a dentist, engineering firm, construction company, forest management firm, bank office, and a welding company's office.

OFFERING SUMMARY

Lease Rate:	\$21.00 SF/yr (NNN)
Number of Units:	1
Available SF:	1,764 SF
Building Size:	1,764 SF

Roby Redwine
(706) 207-2942

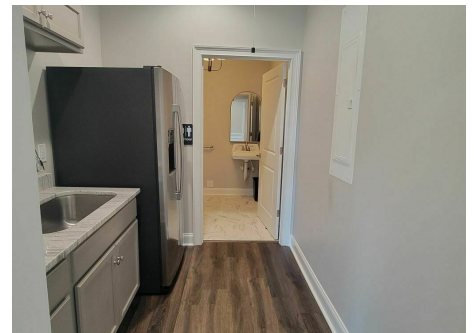
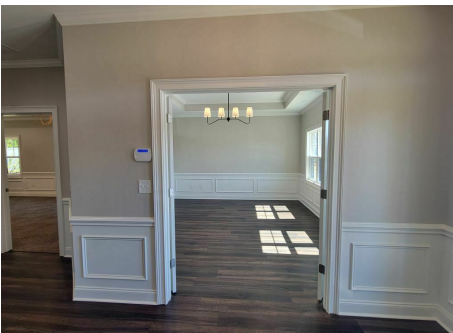
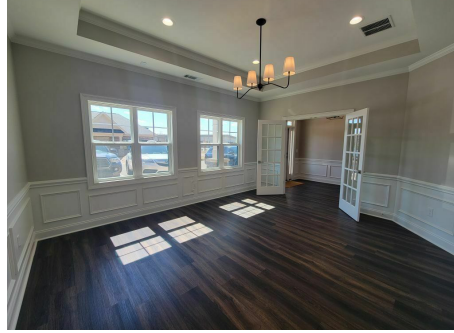
Katie Reeves
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**COLDWELL BANKER
COMMERCIAL**
UPCHURCH REALTY

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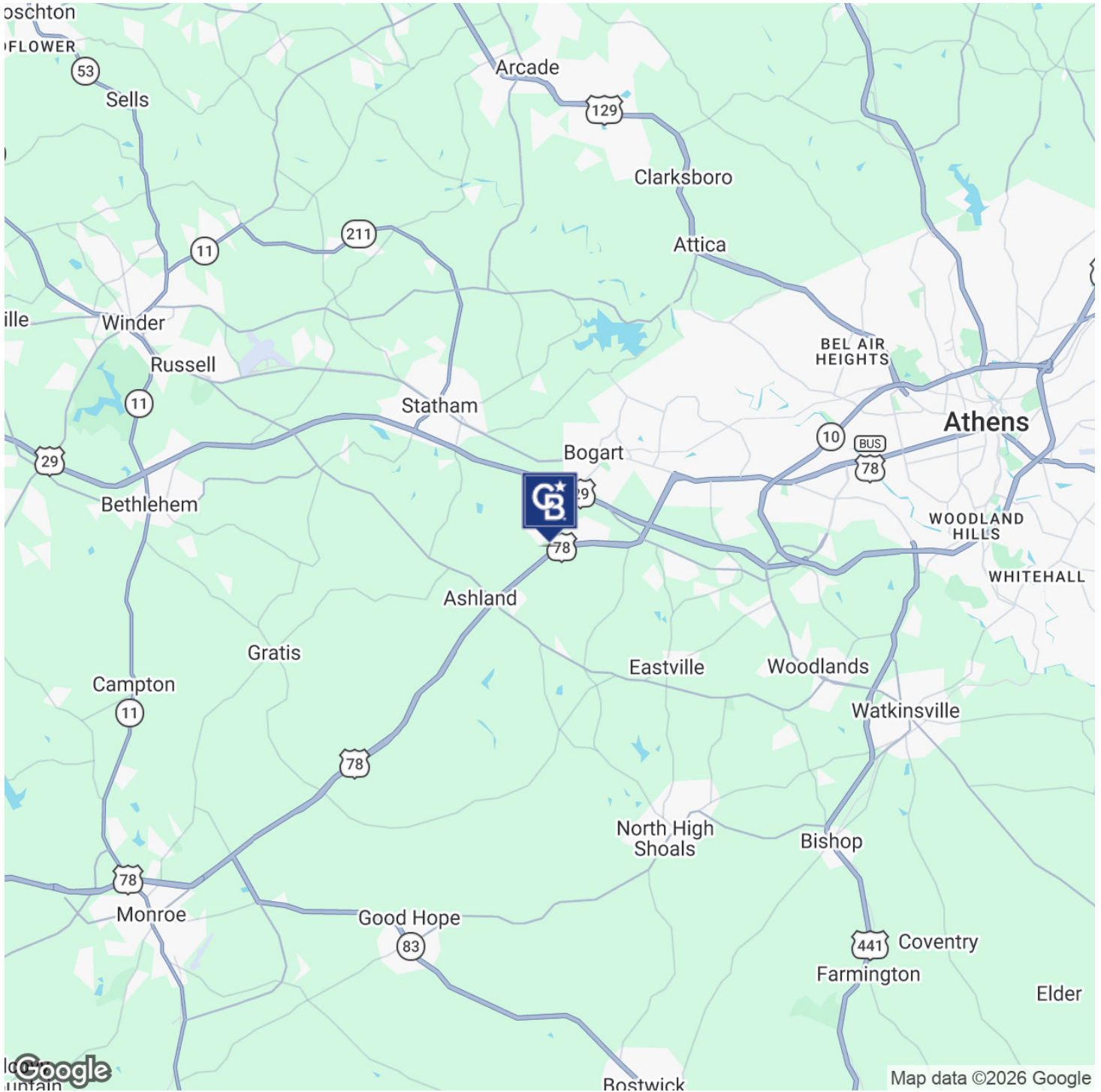


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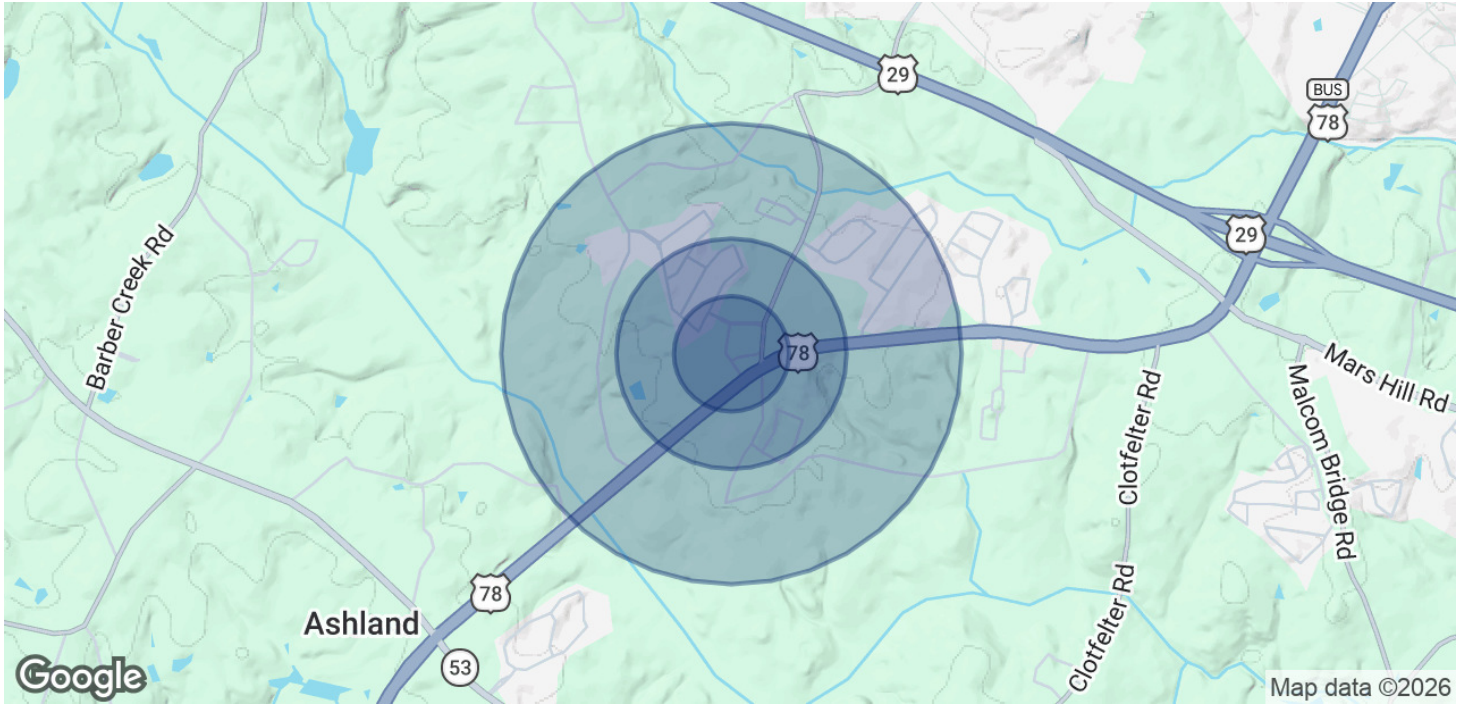


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	63	283	1,196
Average Age	39.3	37.6	36.9
Average Age (Male)	39.8	38.6	38.2
Average Age (Female)	37.9	35.5	34.5

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	20	92	388
# of Persons per HH	3.2	3.1	3.1
Average HH Income	\$192,496	\$190,963	\$193,033
Average House Value	\$552,281	\$520,230	\$506,503

2023 American Community Survey (ACS)

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