

283 E Clayton St, Athens. GA 30601



FOR SALE

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PROPERTY DESCRIPTION

The Tena's Building, in the heart of downtown Athens' historic district, offers a rare investment opportunity blending historic charm with modern potential. This 10,989 sq. ft. 3-story building on a corner lot is just two blocks from the UGA arches, ensuring prime visibility and foot traffic. The ground floor is ideal for a café, boutique, or office, while the upper floors offer endless possibilities for luxury apartments or condos. With its blend of historic charm and modern possibilities, this is your chance to own a piece of Athens' history.

LOCATION DESCRIPTION

The Tena's Building is centrally located in downtown Athens, Georgia, known for its vibrant atmosphere, historic charm, and proximity to the University of Georgia. Just steps from the UGA arches, downtown offers a mix of shops, restaurants, and cultural attractions. Positioned at the busy intersection of East Clayton and South Jackson, the building enjoys excellent visibility. With a blend of history and urban energy, downtown Athens is ideal for commercial or residential projects.

OFFERING SUMMARY

Price: \$5,000,000

Price / SF: \$455

Building SF: 10,989

Stories 3

Lot Size: 0.08 SF

Zoning: C-Downtown

Cross Streets: N Jackson

Renovated: 2009

Year Built: 1900



PROPERTY PHOTOS

Tena's Downtown
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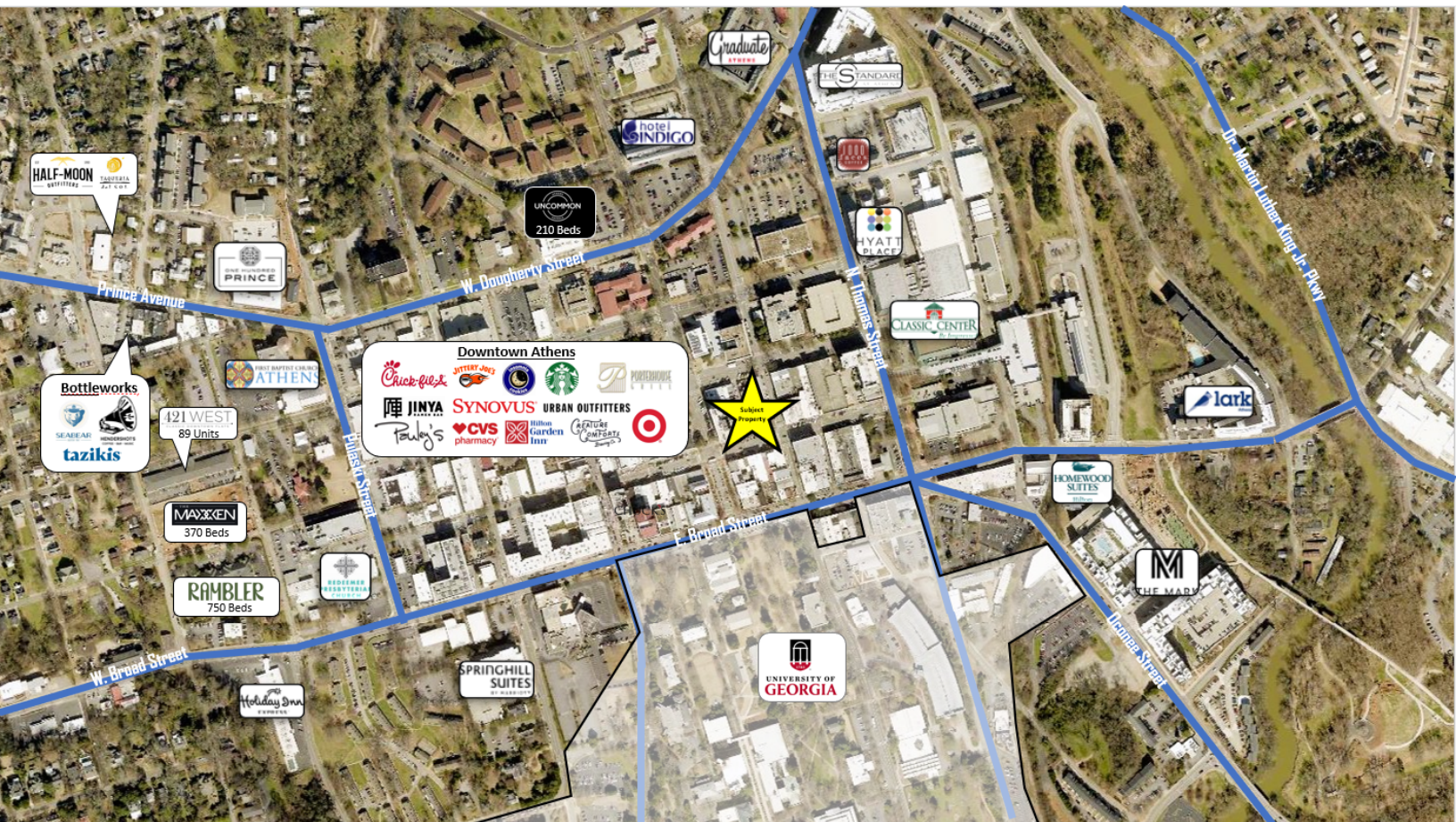


Historic Timeline of 283 East Clayton Street

- 1881: Dr. William A. Carlton, a prominent physician in Athens, purchased the land.
- 1885-1887: Construction of the "Carlton Building."
- 1888-1897: The Carlton Building was used as a venue for secret society meetings, including the Independent Order of Odd Fellows, Oliver Encampment, and Knights of the Golden Eagle.
- 1897-1927: Davison and Lowe's, a dry goods store, operated and renamed to Davison-Nicholson Co. in 1909.
- 1931-1940: The Carlton Building housed various businesses, including:
 - BJ's Sandwich Shop
 - Doolittle's Shoe Department
 - Olivia Cook's dress shop
 - Daisy A. Burton's hat shop opened in 1935.
 - Gloyd's Inc., a women's furnishings store operated from 1937 until at least 1940.
- 1942-1966: Crow's Cut Rate Drug Store opened for business and was eventually converted to Walgreens in 1954.
- 1966: Foster's Jewelers opened for business as tenants of the Carlton's building. Foster's occupancy triggered the facade renovation in unison with Athens' efforts to revitalize downtown.
- 1975: Ownership of the building was deeded to Mrs. Henrietta B. Foster from the heirs of Dr. Carlton.
- 2009: Tena's Fine Diamonds and Jewelry purchased the property from the Foster family and operated their business until 2024.

AERIAL MAP (LOCAL + NEIGHBORHOOD)

Tena's Downtown
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1885-1887

Construction of the "Carlton Building."

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Davison and Lowe's, a dry goods store, operated and renamed to Davison-Nicholson Co. in 1909.

1931-1940

The Carlton Building housed various businesses, including: BJ's Sandwich Shop, Doolittle's Shoe Department, Olivia Cook's dress shop, and Daisy A. Burton's hat shop opened in 1935. Gloyd's Inc., a women's furnishings store operated from 1937 until at least 1940.

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Crow's Cut Rate Drug Store opened for business and was eventually converted to Walgreens in 1954.

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