



FOR LEASE

3651 MARS HILL RD. 2000 B WATKINSVILLE, GA 30677

\$17.50/PSF/YR TICAM \$4.85 PSF/YR

\$25,000 TI AVAILABLE



ATLAS

EXECUTIVE OVERVIEW

Property Details:

- Address: 3651 Mars Hill Rd, Watkinsville, GA
- Building Type: Professional Office
- Location: The Summit Executive Park
- Access: Located near Hwy 316 and Hwy 78, with direct routes to Athens and Watkinsville
- Parking: On-site surface parking with sidewalks and a covered front entry

Interior Layout:

- 2,488 SF
- 9 private offices of various sizes
- 8 cubicles/workstations
- ADA compliant restroom
- Storage/IT room
- Access to shared Kitchenette with granite countertops, built-in microwave, and refrigerator, 2 additional restrooms and storage space.

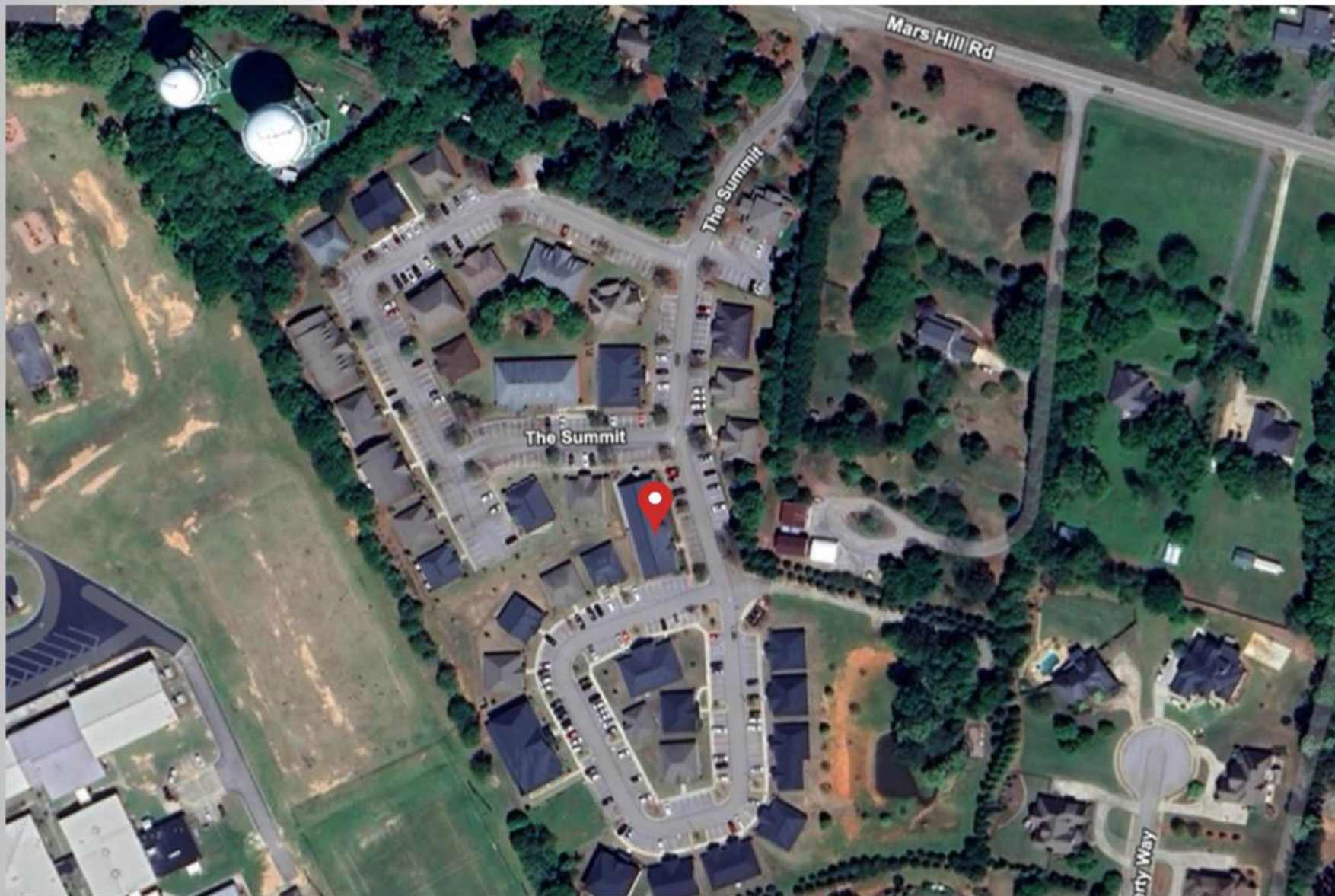
This suite offers a flexible floor plan for professional service providers, small businesses, or administrative operations seeking a well-located, move-in-ready office environment.

Landlord is offering a \$25,000 Tenant Improvement Allowance

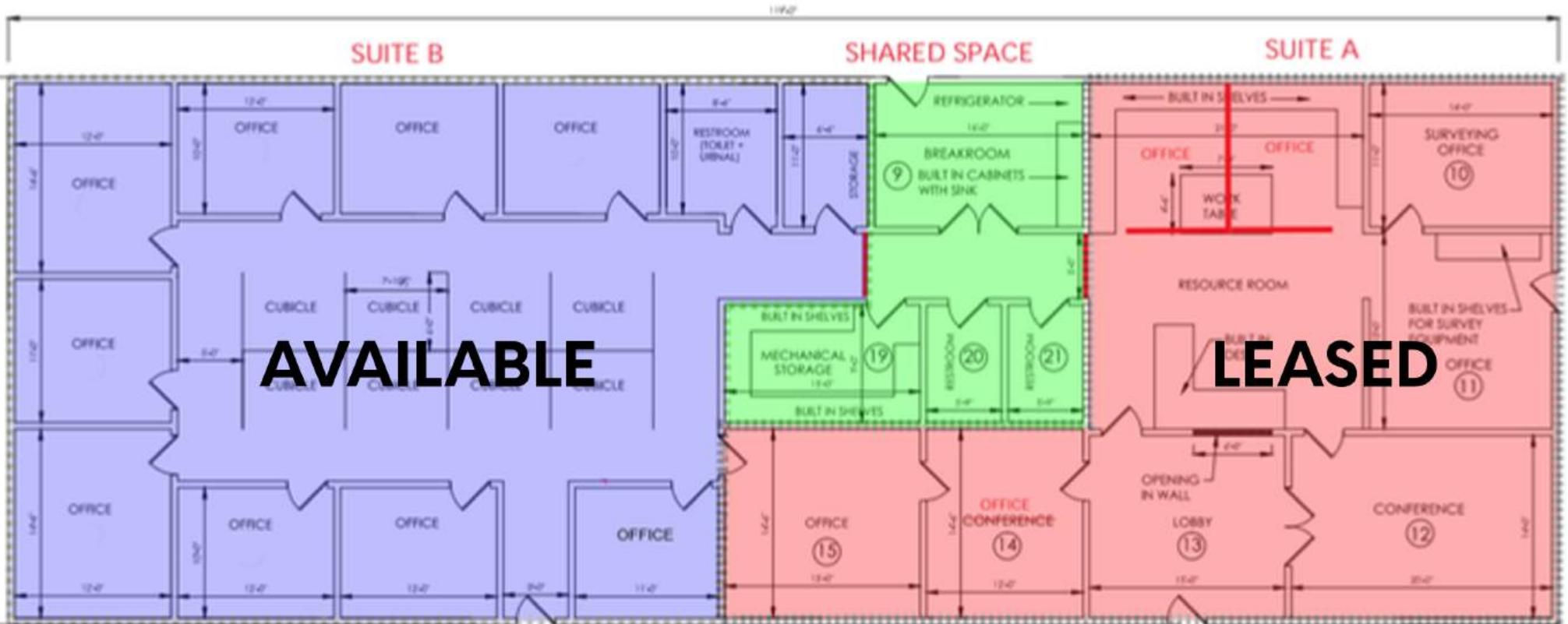


SITE OVERVIEW

The Summit at Mars Hill Office Park, located at 3651 Mars Hill Road, consists of 38 professional office buildings. Many buildings feature A/B layouts, accommodating single or multiple tenants. Structures range from one to one-and-a-half stories with brick and stone exteriors and mature landscaping. Parking is available on a first-come, first-served basis. The property is professionally managed and maintained.



FLOORPLAN



Building Total = 5,000 SF

Blue = 2,488 SF

Green = 555 SF

Red = 1,957 SF

DEMOGRAPHICS



KEY FACTS

41,909

Population



16,455

Households

38.4

Median Age

\$74,462

Median Disposable Income

EDUCATION



13.5%

High School Graduate



24.6%

Some College/
Associate's Degree



58.0%

Bachelor's/Grad/
Prof Degree



White Collar



Blue Collar

16.3%

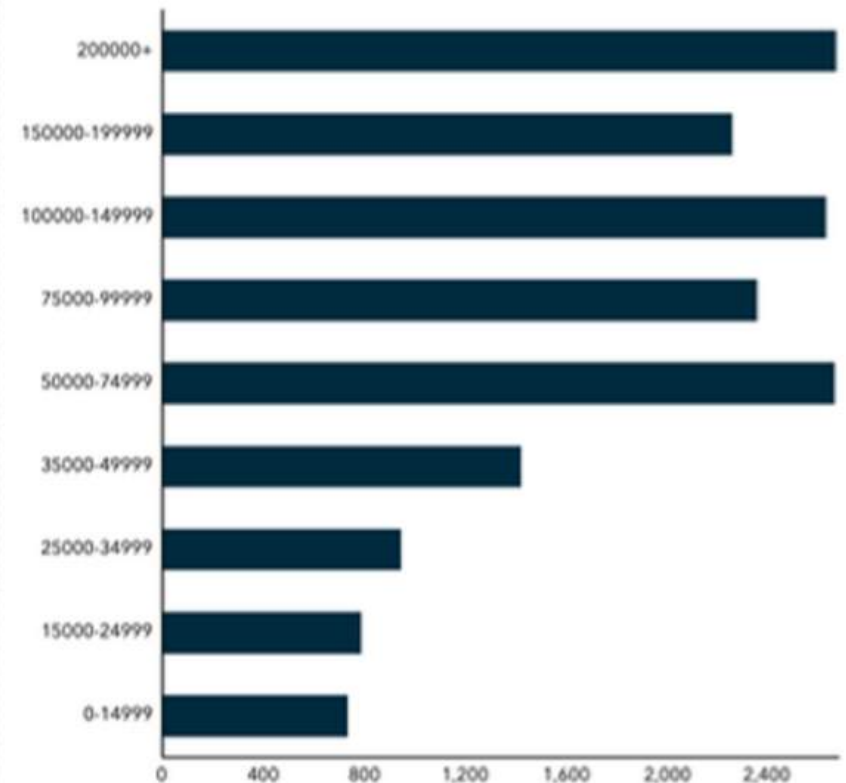


Services

10.8%

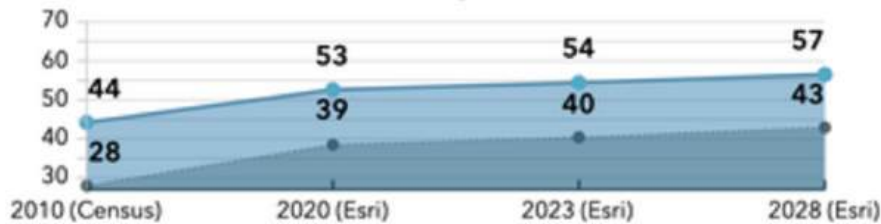
Unemployment Rate

2.6%



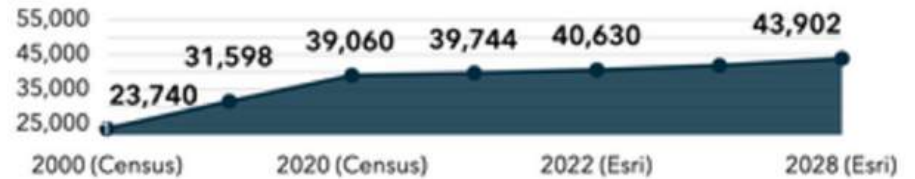
DEMOGRAPHICS

Diversity Index

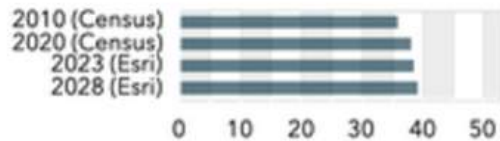


Dots show comparison to Oconee County

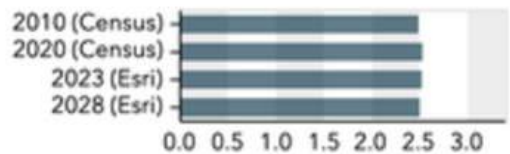
Total Population



Median Age



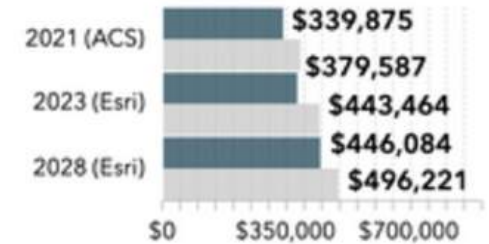
Average Household Size



Owner vs Renter Occupied Units



Median Home Value



Bars show comparison to Oconee County

2000-2020 Compound Annual Growth Rate



2.52%



2.68%



2.72%

Total Housing Units: Past, Present, Future



13,737



16,268

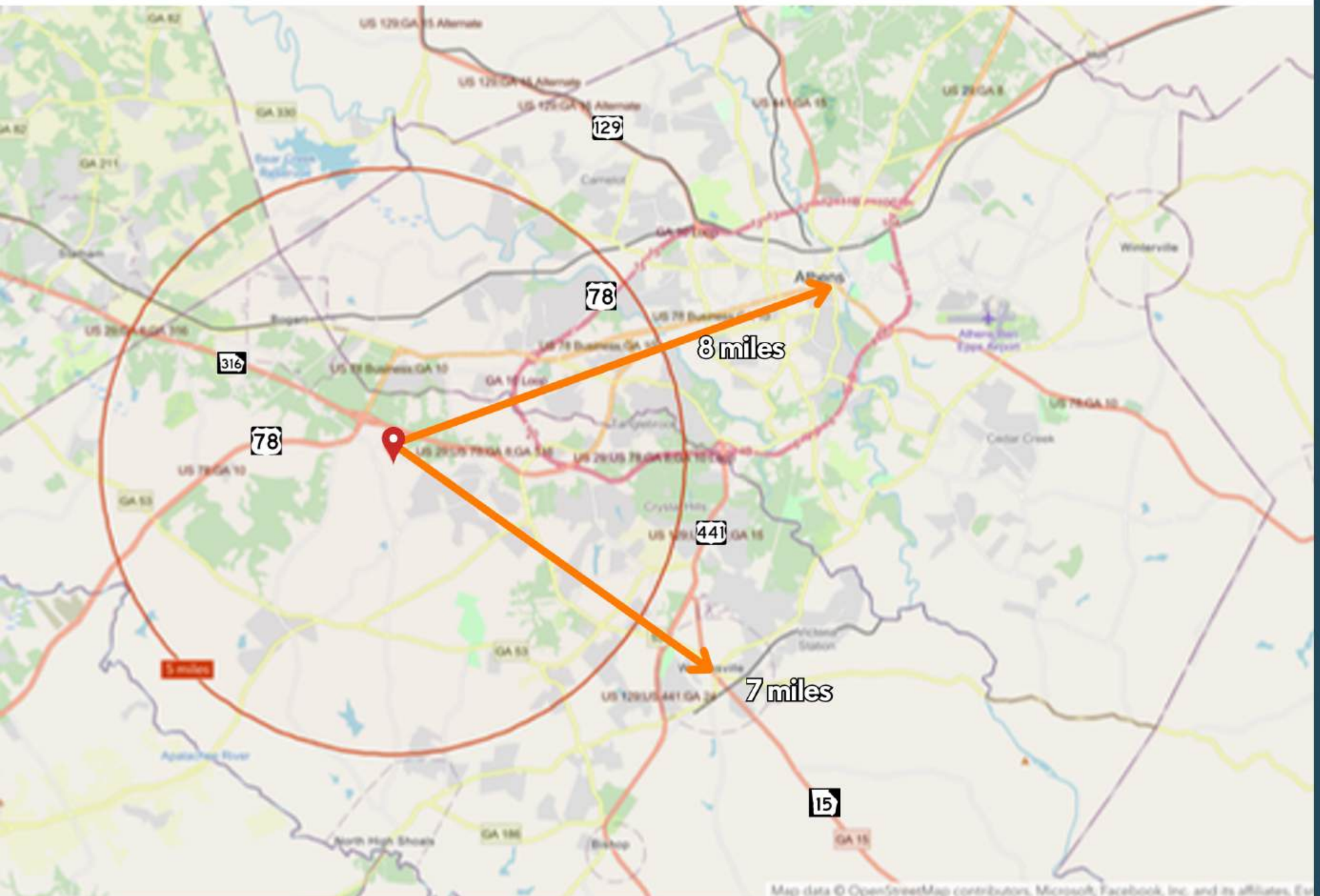


17,449

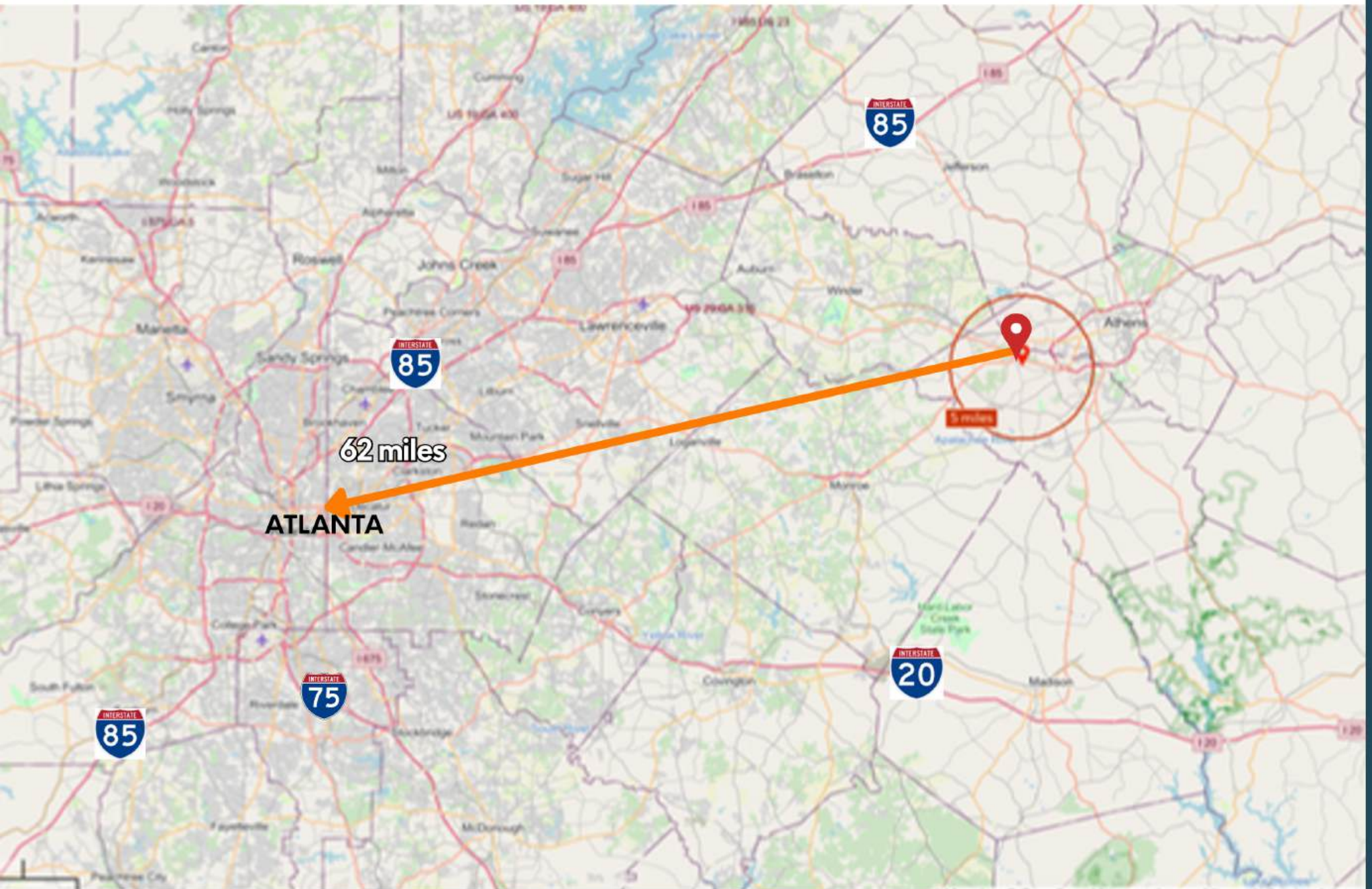


18,374

LOCATION



LOCATION



TRAFFIC DATA

MARS HILL RD.@ MALCOM BRIDGE RD. WATKINSVILLE, GA 30677

0000219_0212 - 219-0212

- SRX 001000
County: Oconee
Route number: 00026300
LRS section: 219026300
Functional class: 4U - Minor Arterial (Urban)
Coordinates: 33.919654482034, -83.5131277126242



Site Data



Count History

Year	Month	Count type	Duration	Count	ADT
2023	September	Volume	48 hours	12,605	6,302
2019	September	Volume	48 hours	12,024	6,012
2016	March	Volume	48 hours	11,404	5,702
2012	July	Volume	48 hours	7,555	3,778

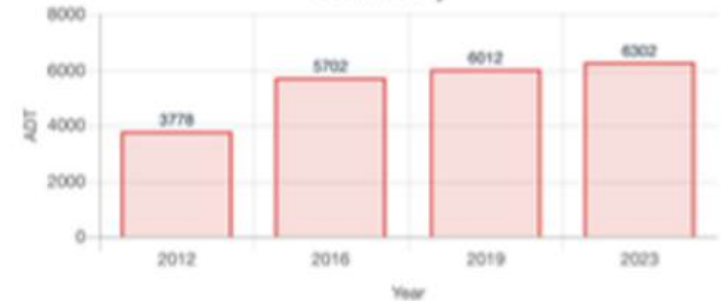
Annual Statistics

Data Item	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Statistics type	-	Estimated	Actual	Estimated	Estimated	Actual	Estimated	Estimated	Estimated	Actual
AADT	3,670	3,790	4,920	4,950	4,910	5,330	4,820	5,160	5,280	5,580
K-Factor	-	-	0.135	-	-	0.132	0.132	0.132	0.132	0.137
D-Factor	-	-	0.500	-	-	0.620	0.620	0.620	0.620	0.550
Future AADT	-	-	5,200	6,890	8,060	9,400	9,400	11,400	10,000	9,490

Average Hourly Volume



Count History



AADT Trend



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.

