

# FOR SALE



FULLY LEASED VALUE-ADD COMMERCIAL  
2362 W. BROAD ST. ATHENS, GA 30606  
\$575,000





# EXECUTIVE SUMMARY

2362 W. Broad St. presents a value-add investment opportunity with two fully leased retail/office buildings on a 0.29-acre commercial outparcel along West Broad St./Hwy 78 Business in Athens, GA. Adjacent to one of Georgia's oldest Arby's locations, the property enjoys excellent visibility and access via the signaled intersection at W. Broad St. and Camellia Drive. Multiple access points—including shared driveways with Arby's and Beech Haven Bethel Church, as well as a direct entrance from Camellia Drive—enhance convenience. The property features 14 on-site parking spaces and is enclosed by privacy fencing on three sides. Currently income-producing, the asset offers strong potential for repositioning, owner-occupancy, or future resale at an enhanced value.

**Building A** (left side when facing the property) was built in 1960 and measures approximately 30' x 50'. It features 12' ceilings, a rectangular brick design, asphalt shingle roof, front and side entry doors, and one roll-up door.

**Building B** (right side) was built in 1982 and totals approximately 1,891 SF with 8' ceilings. It includes front and side entries and a small side patio. The building received exterior painting and a new roof in 2020.

Both buildings are low-maintenance structures and are fully leased with renewal options in place, offering stable income today and significant upside potential for investors or future owner-occupants.





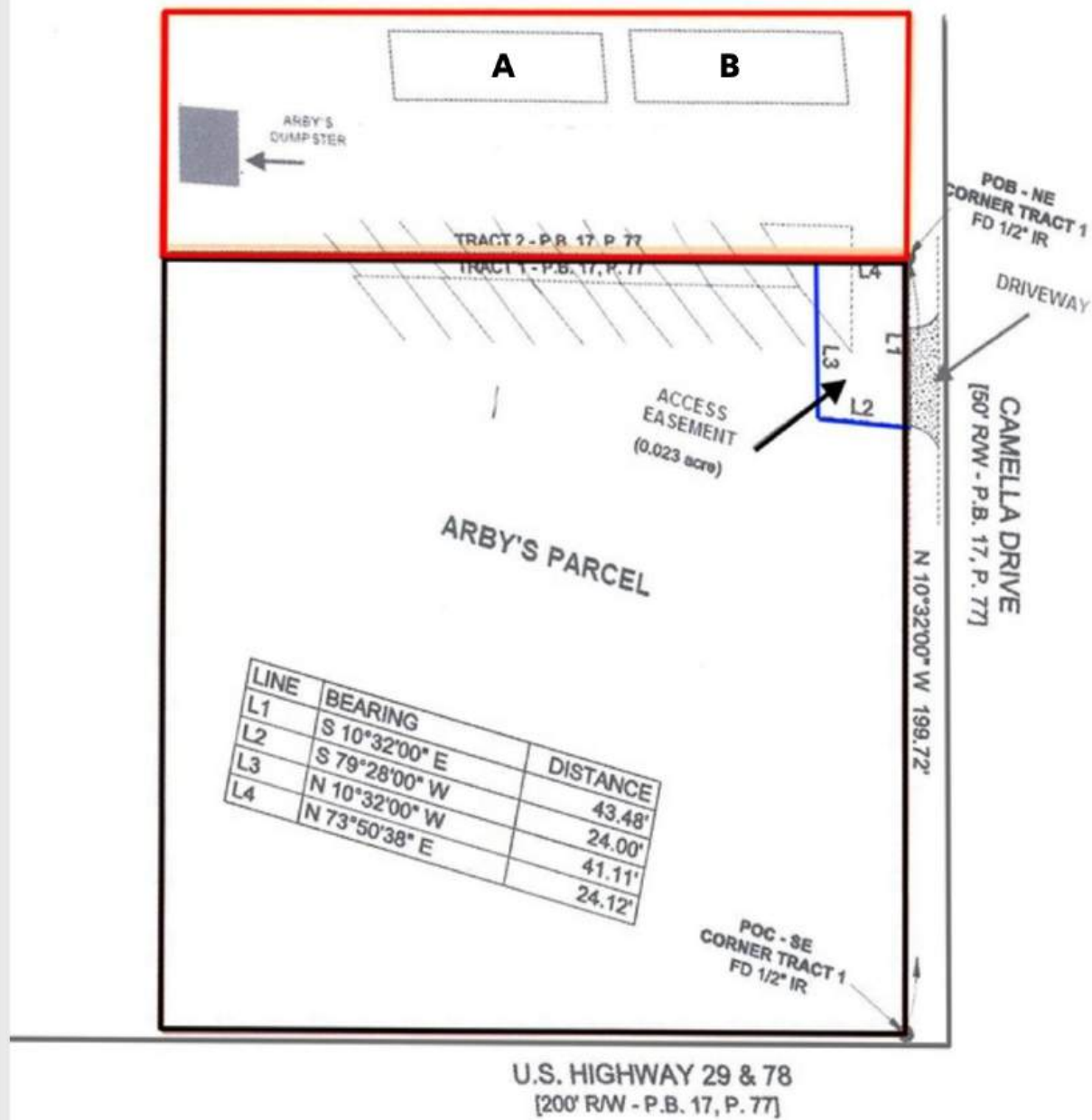
# PROPERTY OVERVIEW

- **Total Building SF:** ± 3,391 SF
- **Unit A:** 1,500 SF
- **Unit B:** 1,891 SF
- **Zoning:**
- **Year Built:** 2006
- **Construction:** Brick

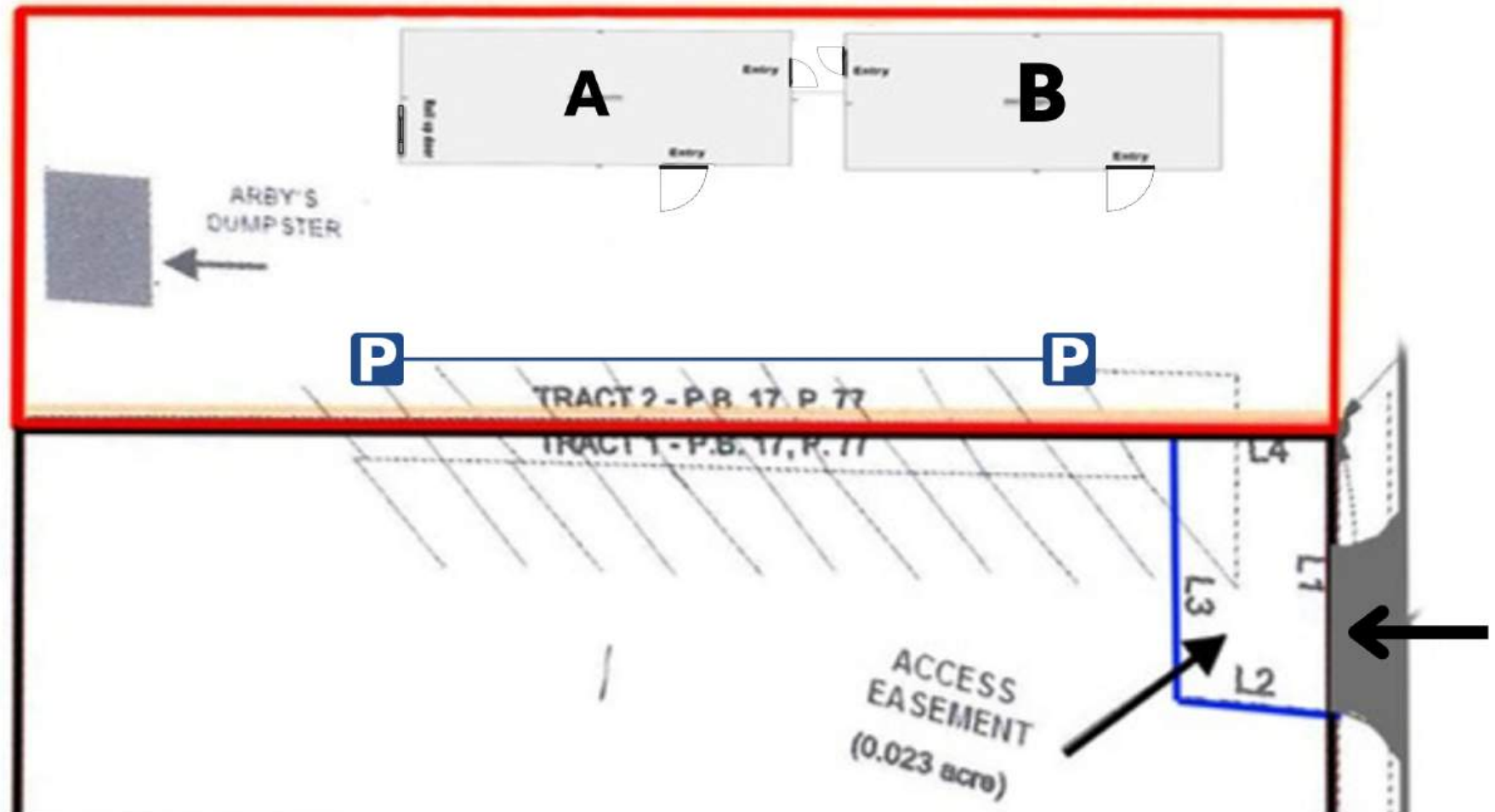
## Property Highlights:

- On-site parking 14 spaces
- 3 entry points, signaled intersection
- High traffic location
- Immediate cash flow
- Value-add investment





# SITE PLAN





ADDRESS	SUITE	RATE	LEASE START	LEASE END	INCREASES	OPTIONS
2362 W. Broad St	A	\$1,500.00	8/22/2022	9/30/2023	None	Renewal in Progress
2363 W. Broad St	B	\$1,909.62	5/1/2023	4/1/2026	3% annually	One 3 year option

Unit B	\$22,692.96
Unit A	\$18,000.00
<b>Total Income</b>	<b>\$40,692.96</b>
Taxes	\$4,002.00
Insurance	\$3,300.00
<b>Total Expenses</b>	<b>\$7,302.00</b>
<b>NOI</b>	<b>\$33,390.96</b>

# AREA INFORMATION

2362 W. Broad St. is situated along Highway 78 Business-a busy commercial route that runs from South Carolina, through Athens and on to Tennessee. It is also minutes away from the intersection of W. Broad St. & Alps Road/Hawthorne Avenue. Alps Road is home to Beechwood Shopping Center and stores like REI, Sephora, Fresh Market, as well as St. Mary's Hospital.





# AREA INFORMATION

The area surrounding 2362 W. Broad St. has experienced significant growth and revitalization in recent years. Right next door, Golden Pantry is constructing a brand-new, state-of-the-art convenience center and gas station. Across the street, the newly completed Classic City Bank building and the revitalized Briarcliff Athens retail center have added fresh energy to the corridor—home to tenants such as Another Broken Egg Café, Georgia Spa Co., and Urgent Care Oconee. Nearby, West Broad Market has also undergone a major facelift and now features new tenants including Five Points Yoga, West Broad Nutrition, Creed Fitness, and Café Racer Coffee & Donuts.

Locally speaking W. Broad St. is a major roadway in Athens that carries hundreds of drivers to and from downtown Athens, Five Points, Atlanta Highway, work, school and play every day. It is just 2.7 miles from the UGA main campus, 4 miles to the UGA Veterinary School, 3.4 miles to Epps Bridge Center and just 5 miles to the entrance the Loop/GA route 10 in either direction.





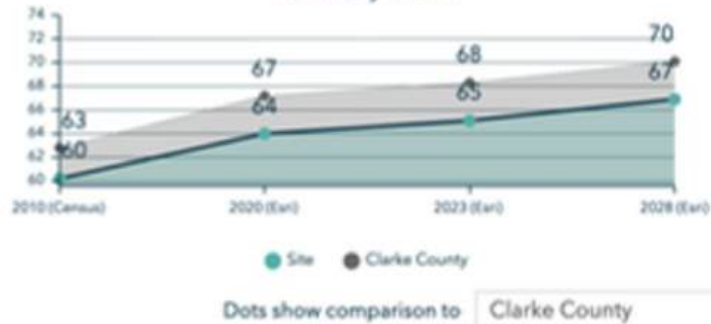
# DEMOGRAPHICS

## Community Change Snapshot

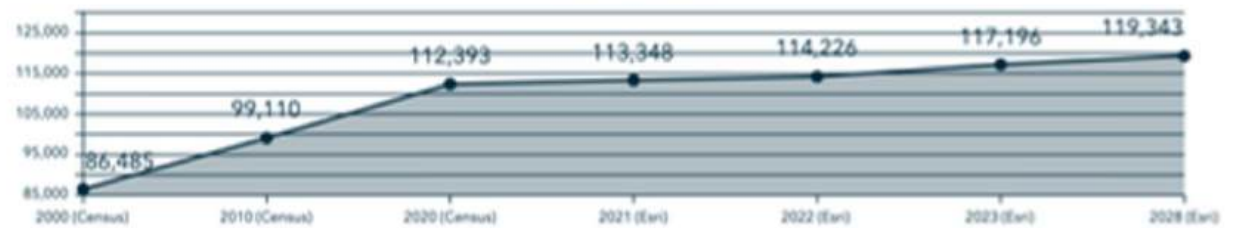
2362 W Broad St, Athens, Georgia, 30606  
Ring of 5 miles



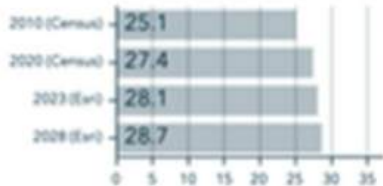
### Diversity Index



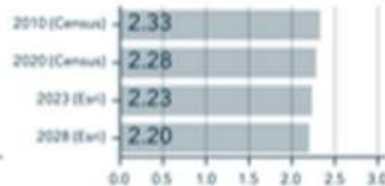
### Total Population



### Median Age



### Average Household Size



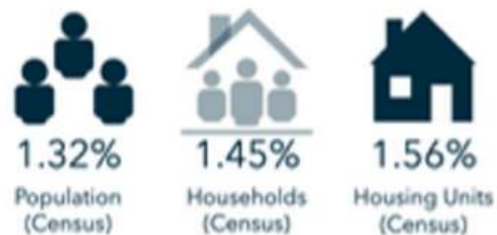
### NEARBY BUSINESS



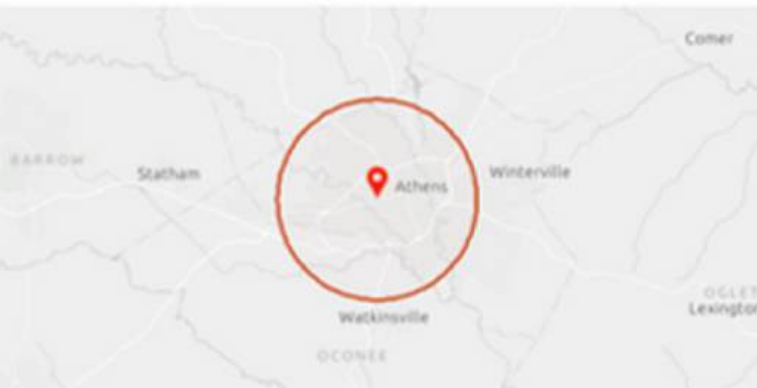
### POPULATION



### 2000-2020 Compound Annual Growth Rate



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



Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020), Esri (2025, 2030), Esri-Data Axle (2025). © 2025 Esri

# 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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