

LEASE

1022 TWELVE OAKS DR.
1022 Twelve Oaks Dr. Watkinsville, GA 30677



PROPERTY DESCRIPTION

Available are 4 separate office spaces totaling 4,020 SF. Suite 101 on the main floor is a +/- 1575 SF and on the second floor there are two available executive offices (202 and 203) and suite 201 which is 1,575 SF. These units can be leased separately or can be combined for tenant use.

The building is a two-story brick building with an open foyer upon entry. Each level has a restroom within the common space in addition to the ones within the suites. There is a well-maintained courtyard at the rear of the building and the second level has a large, shared deck overlooking the grounds.

LOCATION DESCRIPTION

Superb Oconee County location on the corner of Hog Mountain Rd. and Twelve Oaks Dr. between Presbyterian Village, Highway 441, and the Butler's Crossing Shopping Center. A very distinctive and attractive office with the rear overlooking UGA's Horticulture pasturelands.

OFFERING SUMMARY

Lease Rate:	\$16.00 - 17.00 SF/yr (NNN; MG)
Available SF:	261 - 2,445 SF
Lot Size:	0.85 Acres
Building Size:	5,476 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 101	\$17.00 SF/yr	1,575 SF
Suite 201	\$16.00 SF/yr	1,575 - 2,445 SF
Suite 202	\$16.50 SF/yr	261 SF
Suite 203	\$16.50 SF/yr	390 SF

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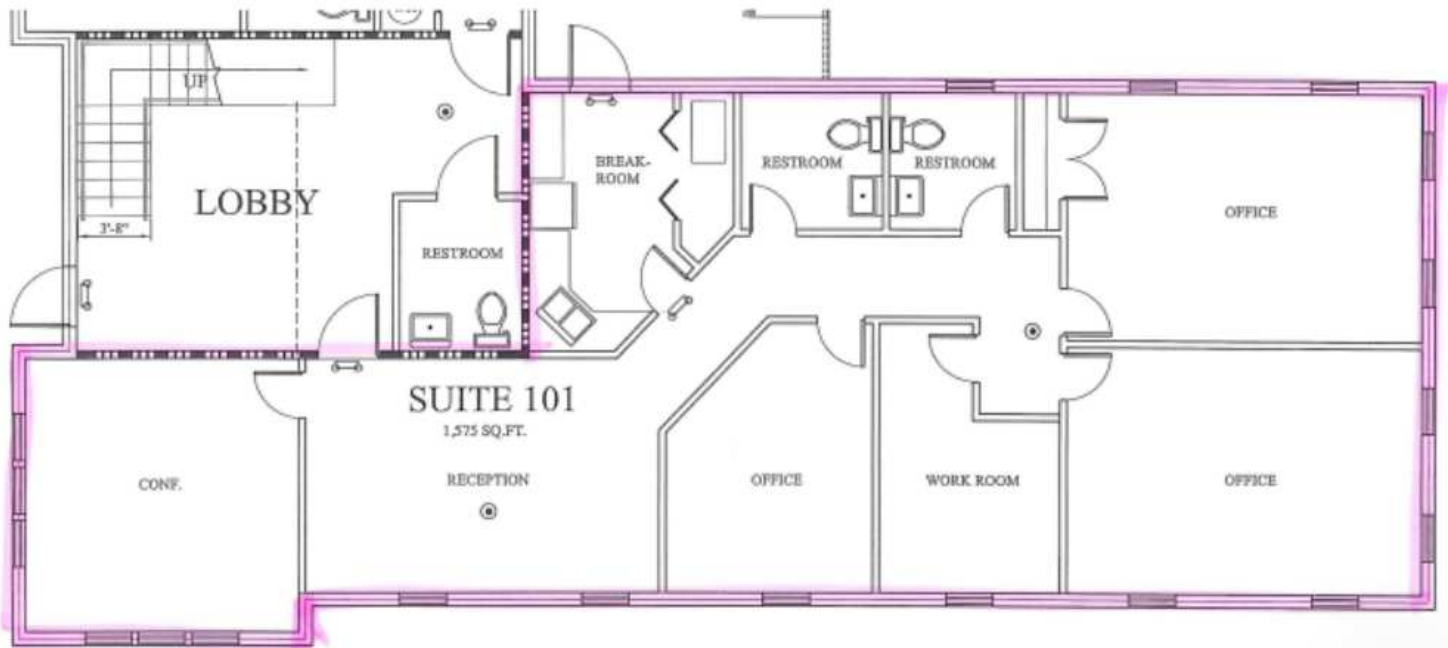


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FLOOR PLANS

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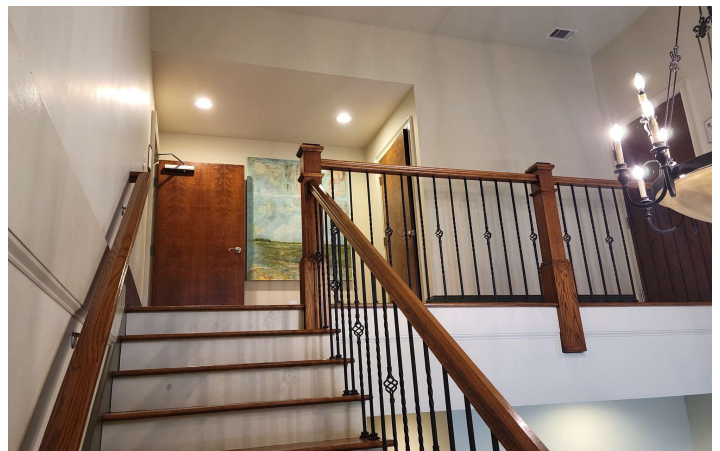
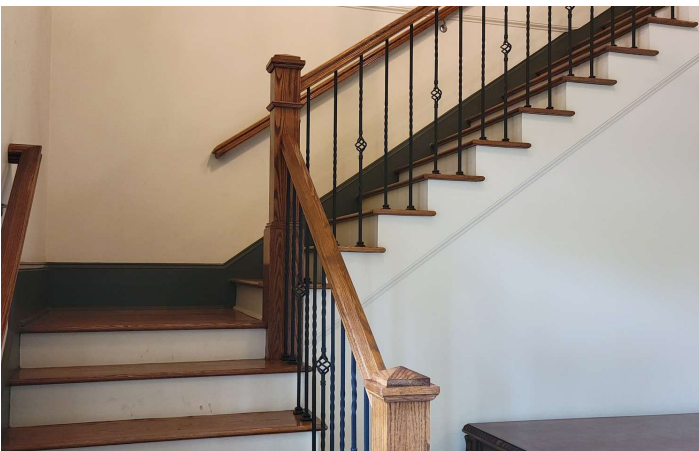
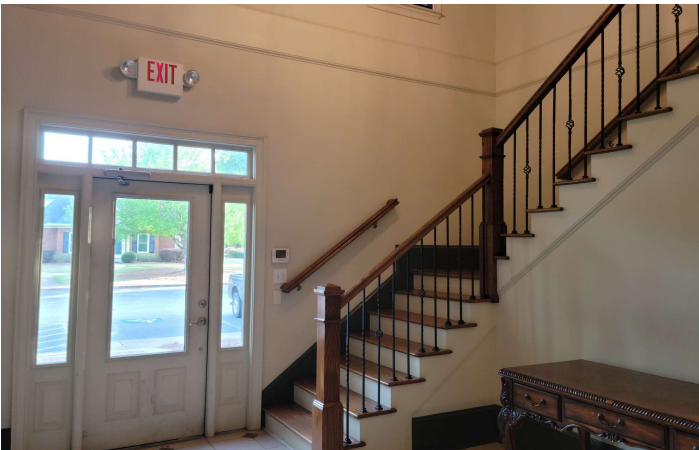
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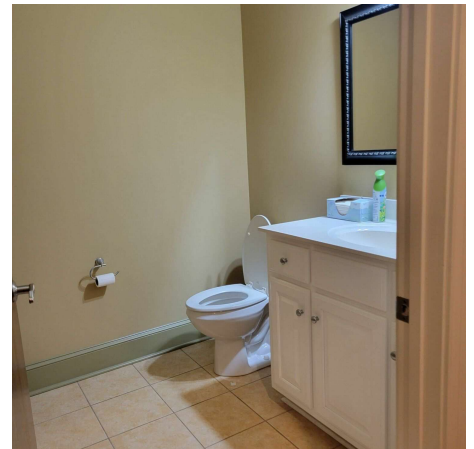
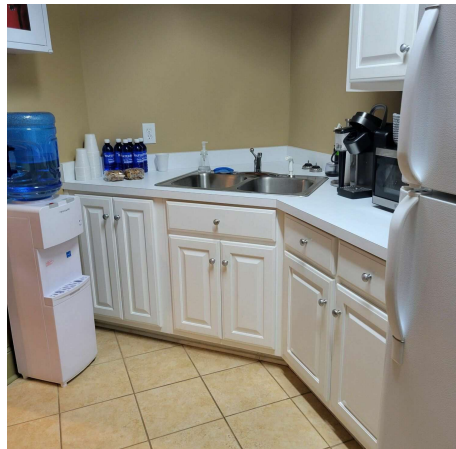
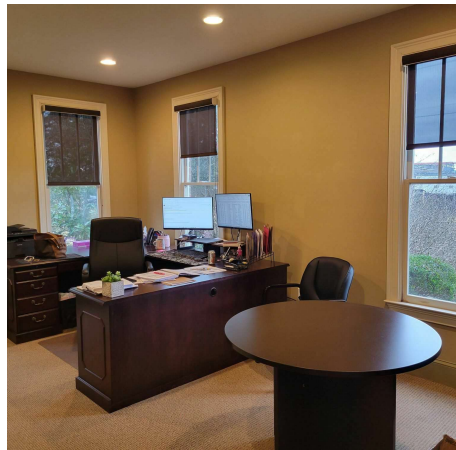
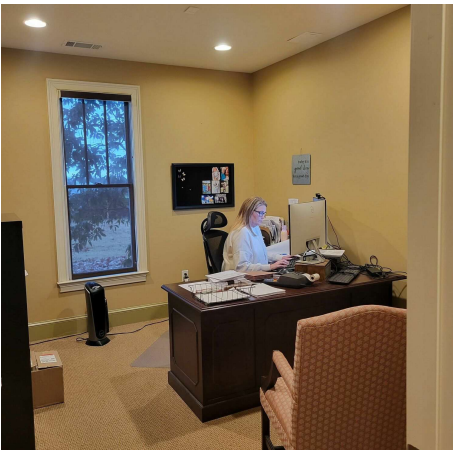


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SUITE 101

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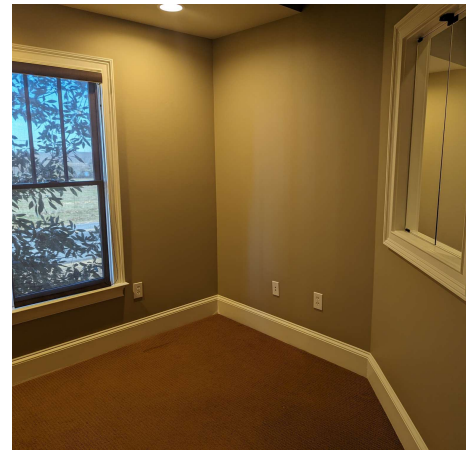


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SUITE 201

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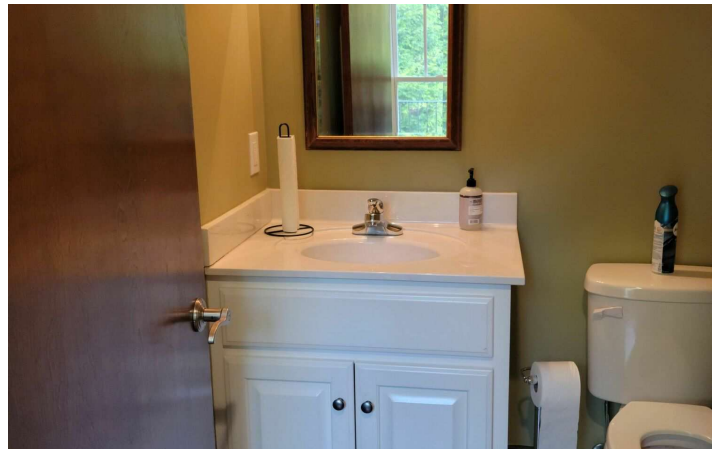


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SUITES 202 AND 203

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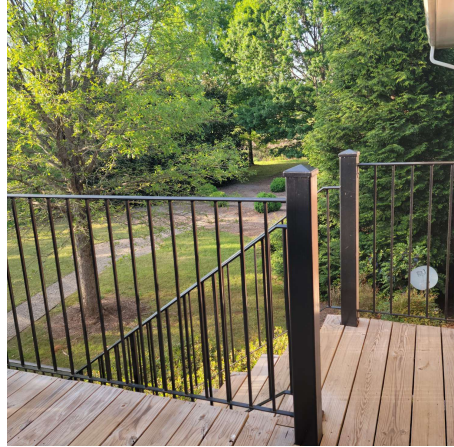
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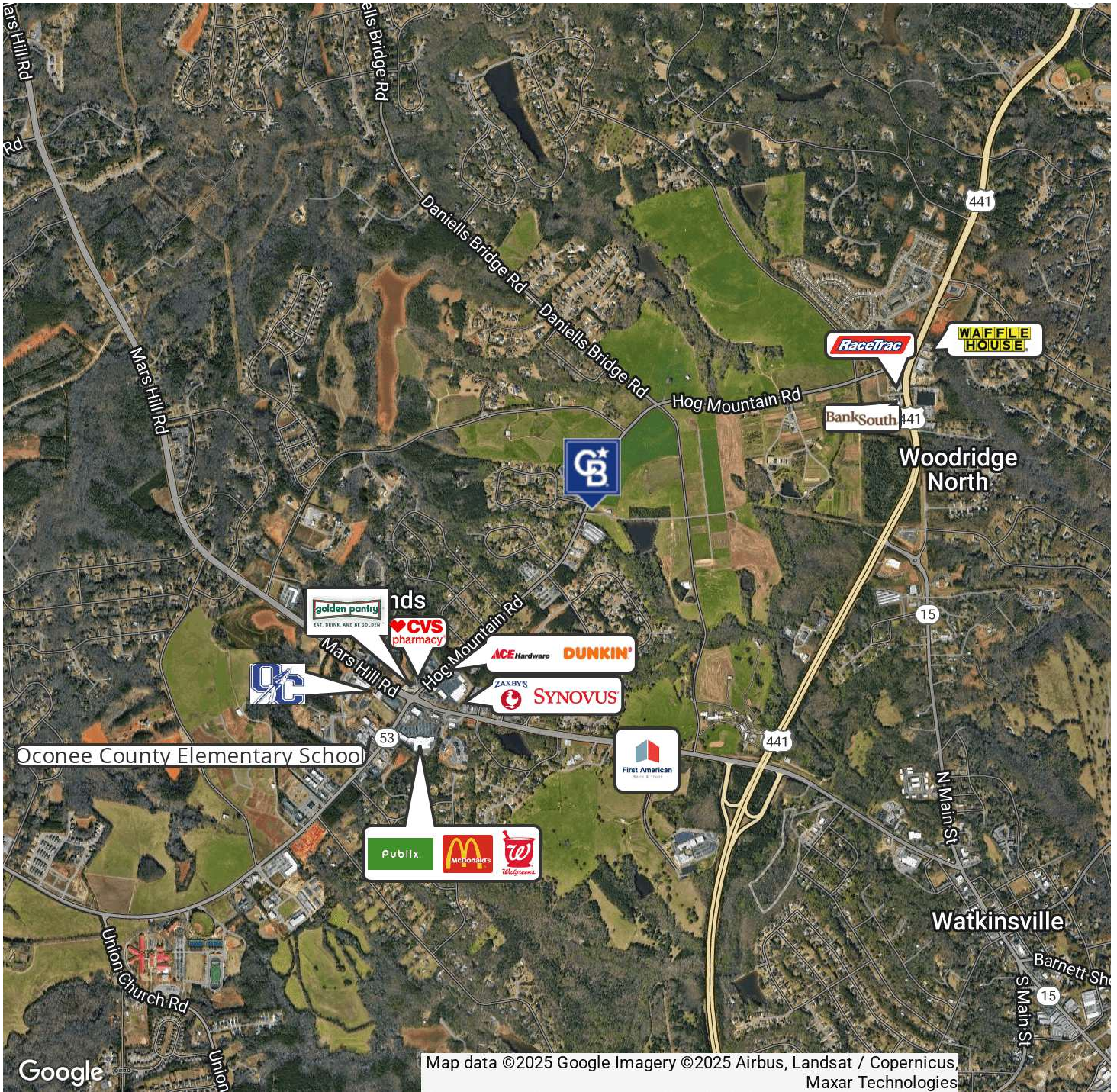
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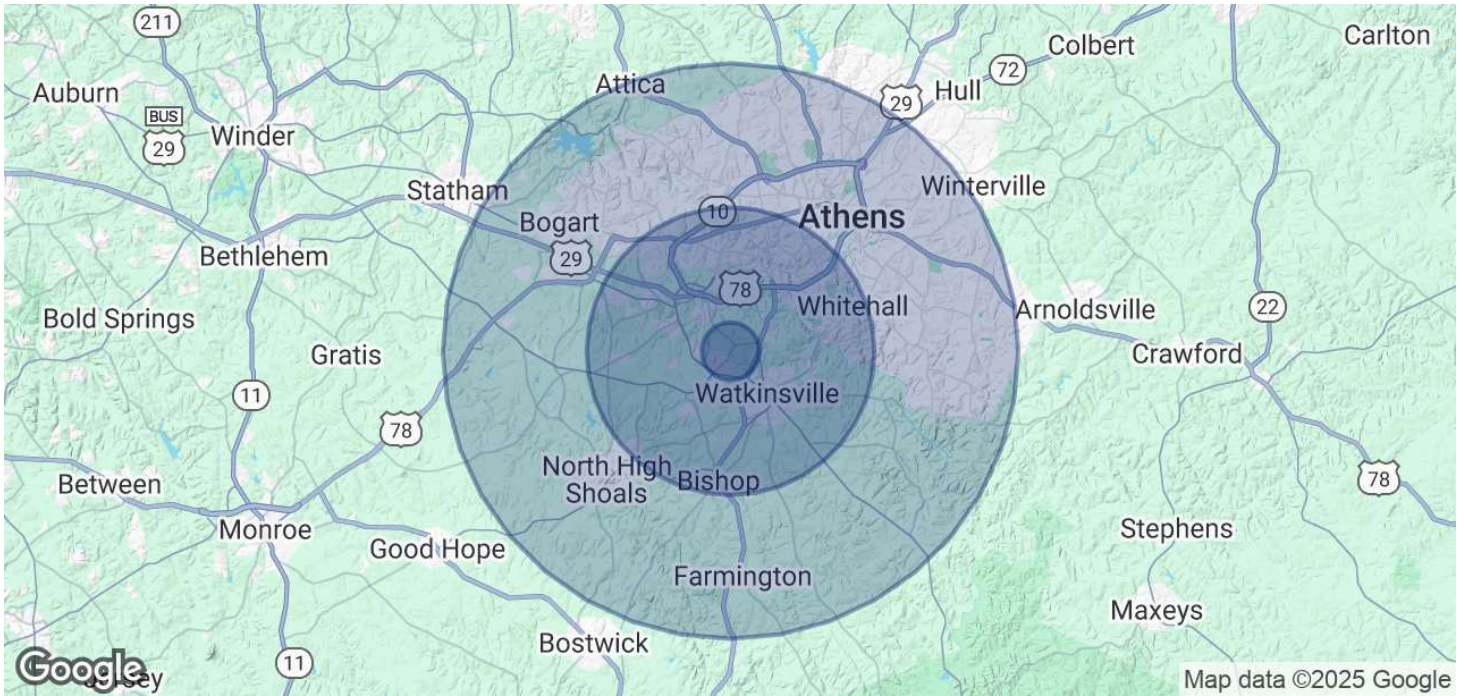
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,872	54,949	161,842
Average Age	35.8	35.9	34.4
Average Age (Male)	27.2	34.2	33.3
Average Age (Female)	42.7	39.1	35.9
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	662	23,422	66,409
# of Persons per HH	2.8	2.3	2.4
Average HH Income	\$95,266	\$94,038	\$74,246
Average House Value	\$298,827	\$273,528	\$211,163

2020 American Community Survey (ACS)

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