



**FOR LEASE**  
3001 MONROE HWY BOGART, GA 30622  
UNITS 600D & 500A



# EXECUTIVE OVERVIEW

## **Office Condos for Lease in Franklin Grove – Oconee County**

*Available now, Units 500 A & 600 D offer 754 SF of flexible office space in the highly desirable Franklin Grove Office Park, just one mile from the GA 316/US 78 interchange and less than 15 minutes from downtown Athens. Built in 2006 and positioned at the entrance of the Franklin Grove Subdivision, these offices offer excellent visibility, easy access, and modern amenities—all within a well-maintained, professional setting.*

*Both single-story, Class B office suites feature:*

- *Paved entry ramp*
- *Reception area*
- *ADA-compliant restroom*
- *Two spacious private offices, conference space, or flex space*
- *Mechanical/storage closet*

*Lease Terms:*

**Unit 500 A \$1,250/month + NNN & Utilities**

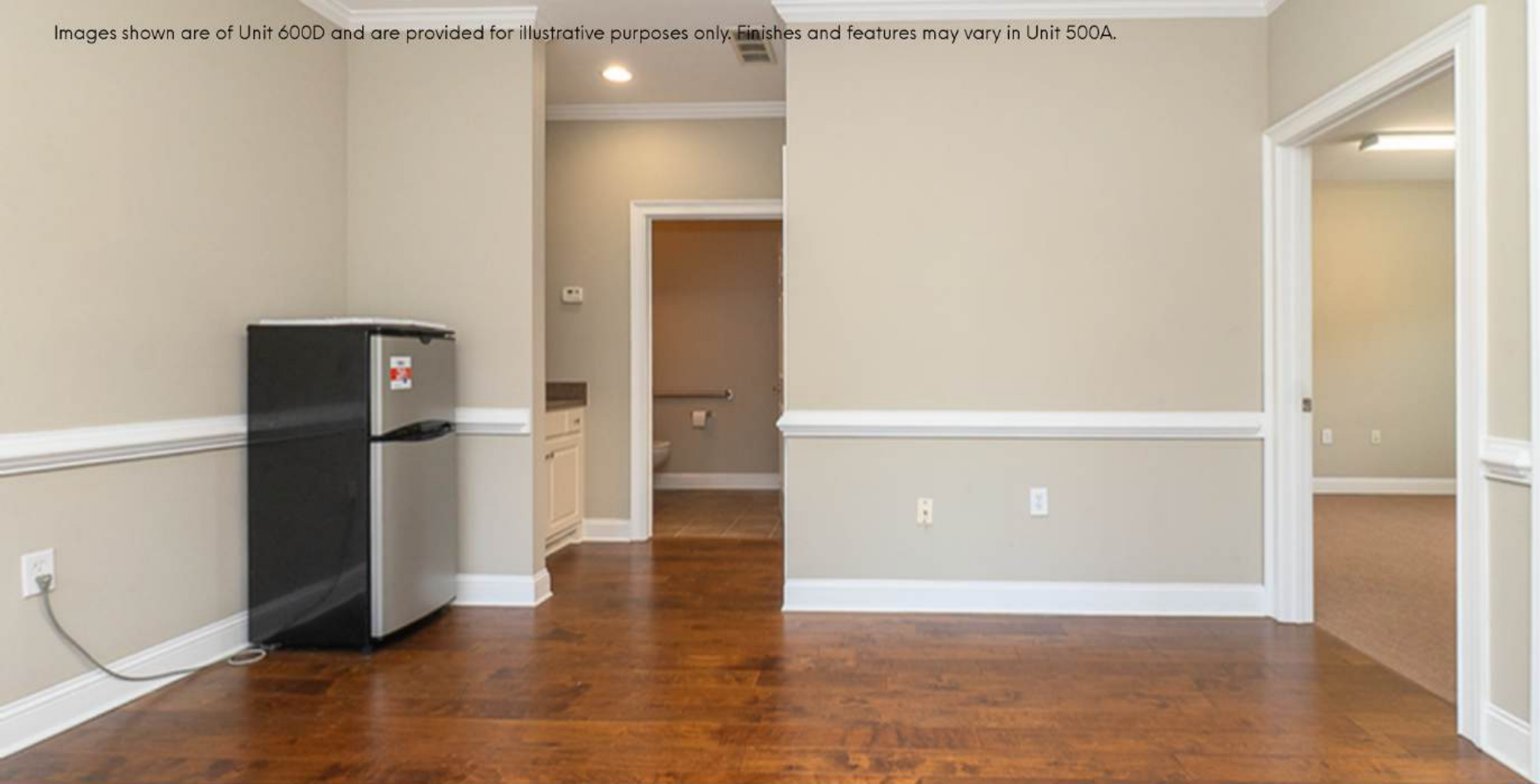
**Unit 600 D \$1,350/month + NNN & Utilities**

**Estimated TICAM is \$4.62 psf/yr**

*NNN includes parking, dumpster and exterior pest control, landscaping, and maintenance.*



Images shown are of Unit 600D and are provided for illustrative purposes only. Finishes and features may vary in Unit 500A.





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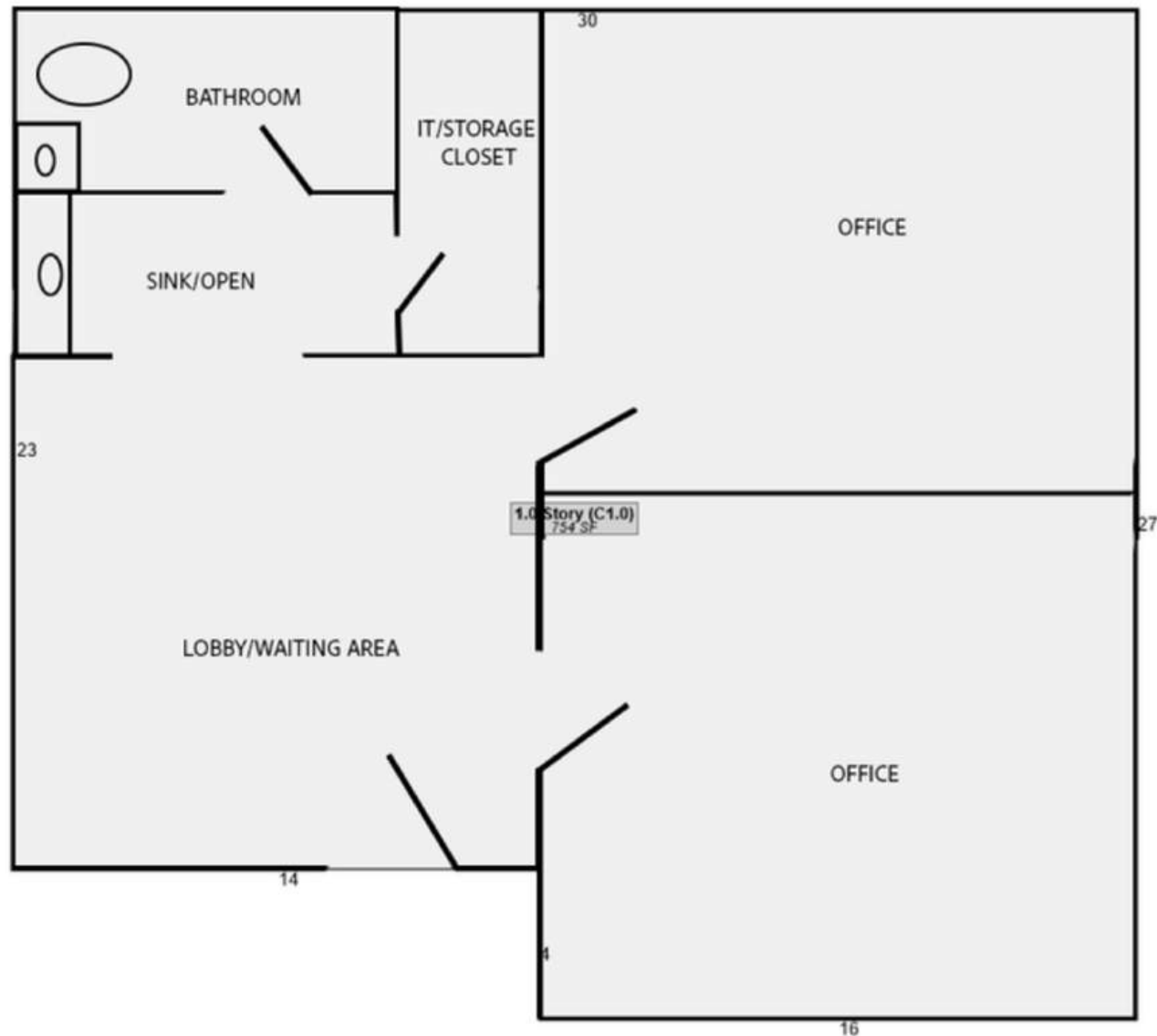




1091 FOUNDERS BLVD., SUITE B, ATHENS, GA

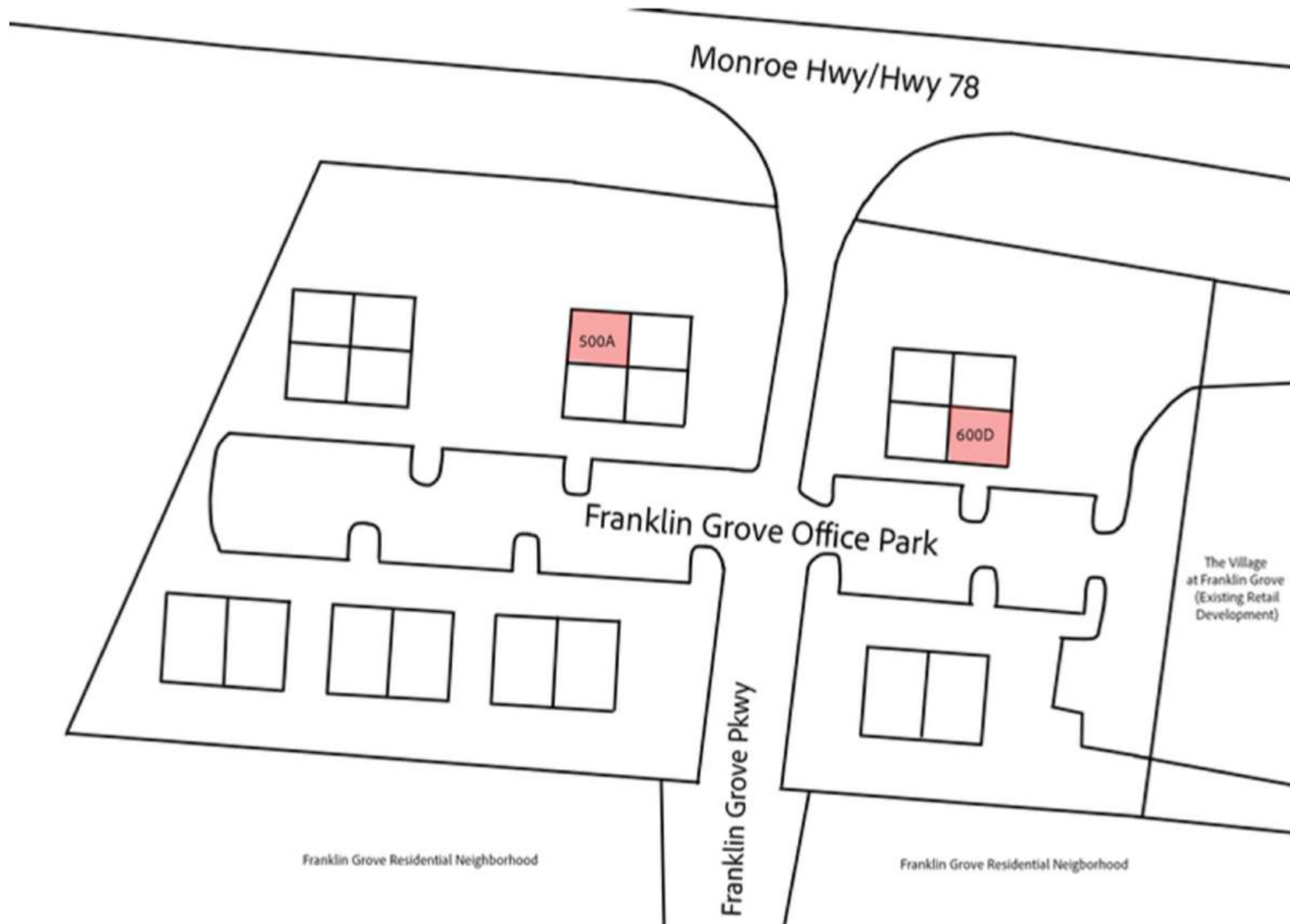


# FLOORPLAN-BOTH UNITS



Floorplan is for informational purposes only and is not drawn to scale. Prospective tenants should take their own measurements.

# SITE PLAN

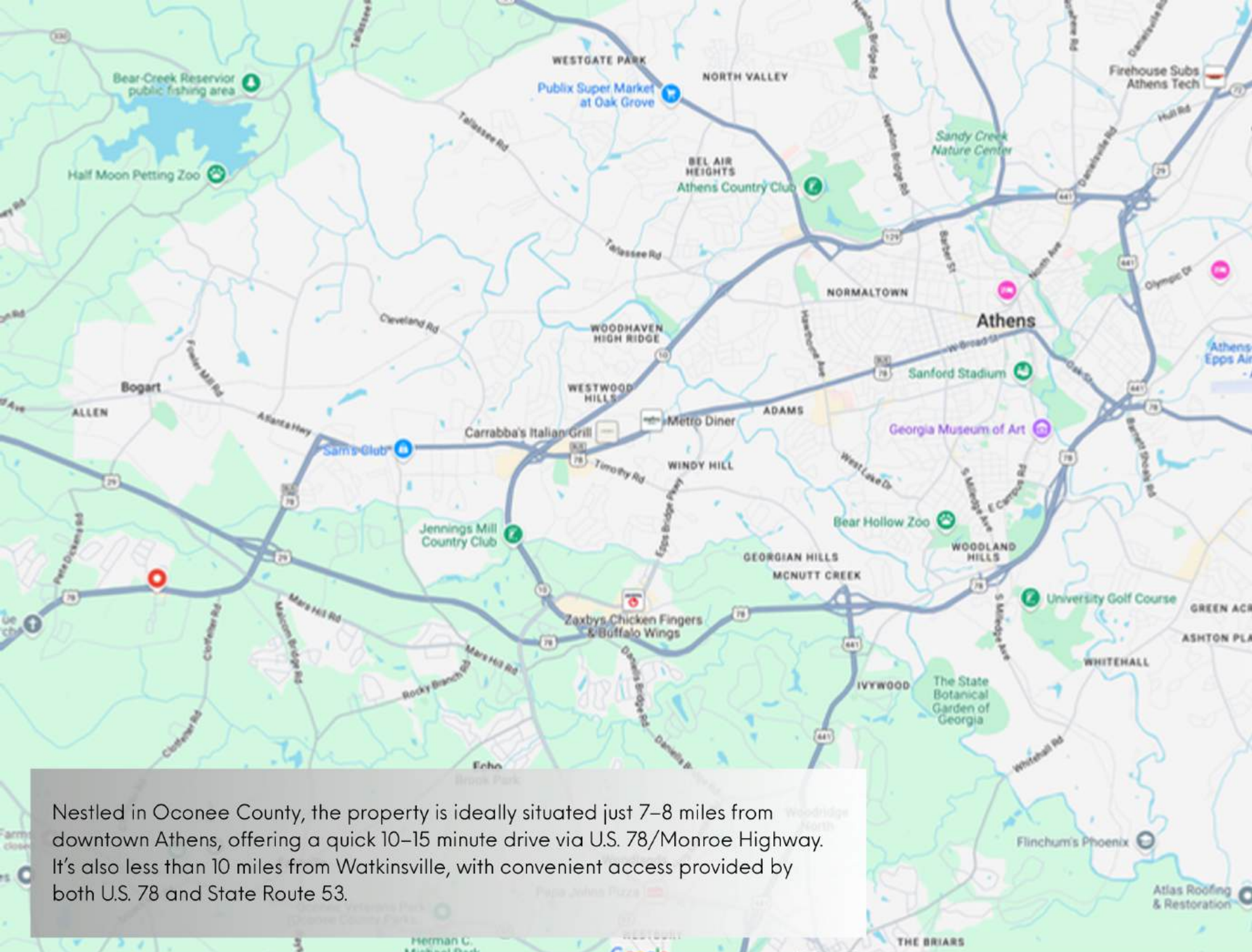






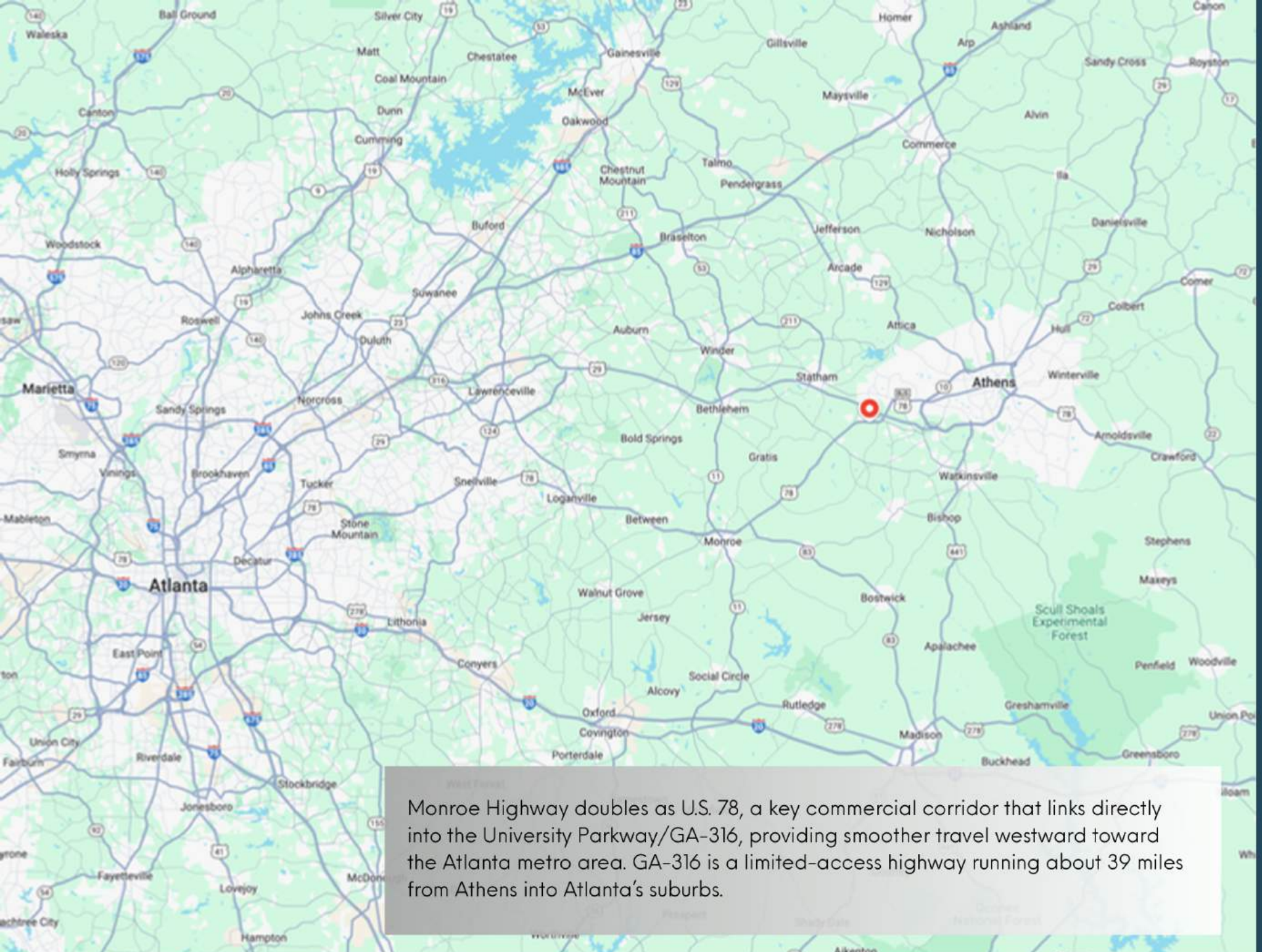
The property offers quick access to Athens' Perimeter Highway (Loop 10), just minutes away, providing direct connectivity to major business districts, including downtown Athens, the Epps Bridge commercial corridor, and the Atlanta Highway retail area—all within a 10-mile radius. This location is ideal for businesses seeking visibility and convenience near Athens' primary commercial and employment centers.





Nestled in Oconee County, the property is ideally situated just 7–8 miles from downtown Athens, offering a quick 10–15 minute drive via U.S. 78/Monroe Highway. It's also less than 10 miles from Watkinsville, with convenient access provided by both U.S. 78 and State Route 53.





Monroe Highway doubles as U.S. 78, a key commercial corridor that links directly into the University Parkway/GA-316, providing smoother travel westward toward the Atlanta metro area. GA-316 is a limited-access highway running about 39 miles from Athens into Atlanta's suburbs.



# DEMOGRAPHIC PROFILE

15 MIN DRIVE TIME



**28.5K**

Households



**34.9 ↓**

Median Age

13.5% lower than **United States**.



**4.7**

Home Value to Income Ratio

Median home value divided by  
median household income



**\$391.1K ↑**

Median Home Value

5.3% higher than **United States**.



**Diversity Index**

**55.1**

0 100



## Tapestry

Top 5 segments by household count

[D1 Emerging Hub >](#)

2,995 | 10.5%



[K7 Room to Roam >](#)

2,716 | 9.5%



[K6 City Greens >](#)

2,520 | 8.8%



[H1 Flourishing Families >](#)

2,424 | 8.5%



**Source:** This infographic contains data provided by Esri (2025). © 2025 Esri

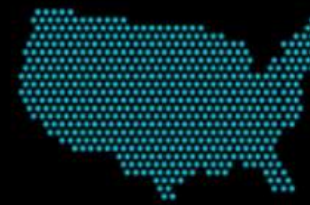




# Emerging Hub

3001 Monroe Hwy, Bogart, Georgia, 30622

Drive time band of 0 - 15 minutes



**ArcGIS**  
**TAPESTRY**  
The Fabric of US Neighborhoods

## DOMINANT TAPESTRY SEGMENT



2,995 households are *Emerging Hub*

10.5% of households are in this segment

**Emerging Hub:** Tech Trailblazers LifeMode

This segment is characterized by young, high-earning, mobile urban professionals.

[Learn more...](#)

## ABOUT THIS SEGMENT



Residents visit museums, attend music concerts, and watch theater shows.



They often plan domestic trips and spend money on workout wear, team sports apparel, and educational books.



These residents use the internet to conduct meetings, complete assignments, and search for employment and housing. Social media use is common.



Playing video games and watching TV are common sources of entertainment.

## ABOUT THIS AREA

**Household Type:**

Multi-Units, Single Family

**Employment:**

Prof, Mgmt

**Median Age:**

34.9

**Median Household Income:**

\$83,003

**Education:**

59.0% College degree (2+ years)



## KEY FACTS FOR THIS AREA

Click facts to 'Explore for more' details

77,734

Population

28,507

Households

2.62

Avg Size Household

108

Wealth Index

80

Housing Affordability Index

55

Diversity Index

\$391,114

Median Home Value

1.25%

Forecasted Annual Growth Rate

# 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.

