

# 405 GAINES SCHOOL ROAD

MULTI-TENANT OFFICE INVESTMENT | ATHENS, GEORGIA 30605

100% LEASED | OFFERED FOR SALE



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| PRICE     | CAP RATE | NET OPERATING INCOME | EXPENSE LOAD   | BUILDING SIZE | OCCUPANCY |
|-----------|----------|----------------------|----------------|---------------|-----------|
| \$750,000 | 6.91%    | \$51,811             | 32.0% of gross | 4,664 SF      | 100%      |

## The Offering

A 4,664 SF multi-tenant office building on 1.089 acres at the corner of Gaines School Road and Ponderosa Drive in east Athens, fully leased across six suites to health care, wellness and professional service users.

In-place net operating income is \$51,811. At \$750,000 that is a 6.91% cap rate and \$160.81 per square foot.

Suites run from roughly 250 to 2,700 SF, with a weighted average remaining lease term of about 3.0 years. Leases are gross. Operating expenses run 32.0% of gross income, or \$5.24 per square foot.

**Rent roll, lease abstracts and operating detail are available to qualified buyers under a confidentiality agreement.**

## Property Facts

|               |                                        |
|---------------|----------------------------------------|
| Address       | 405 Gaines School Rd, Athens, GA 30605 |
| County        | Athens-Clarke                          |
| Parcel        | 233D1 D002                             |
| Site area     | 1.089 acres                            |
| Building area | 4,664 SF, six suites                   |
| Year built    | 1955; effective 2004                   |
| Zoning        | C-O, Commercial-Office                 |
| Stories       | Main plus finished lower level         |
| Parking       | 20+ surface spaces                     |
| Frontage      | Gaines School Rd and Ponderosa Dr      |
| Flood zone    | Zone X                                 |

## Location

- Corner frontage on Gaines School Road and Ponderosa Drive in east Athens
- South to the Athens Perimeter (SR 10 Loop), north to US 78 Lexington Road; downtown Athens and UGA three to four miles northwest
- Gaines School Road traffic in the 8,001 to 15,000 vehicles per day band (Esri 2026)

## Trade Area, One Mile

|                         |             |
|-------------------------|-------------|
| Population              | 8,919       |
| Households              | 4,137       |
| Daytime population      | 7,347       |
| Businesses / employees  | 298 / 3,213 |
| Median household income | \$54,666    |