

Office Suites

*Twin Ponds Business Park*

**For Lease**



***1150 Julian Drive  
Watkinsville, GA 30677***

**For more information contact:**

**Michael Wendt**  
**770-873-1770 (text/call)**  
**Michael@WendtCRS.com**

**Wendt CRS, Inc.**  
Commercial Realty Services



Well located (Intersection of Julian Dr. and Hwy 316).

Very private.

Natural surroundings. Water front offices.

Flexible floor plans.

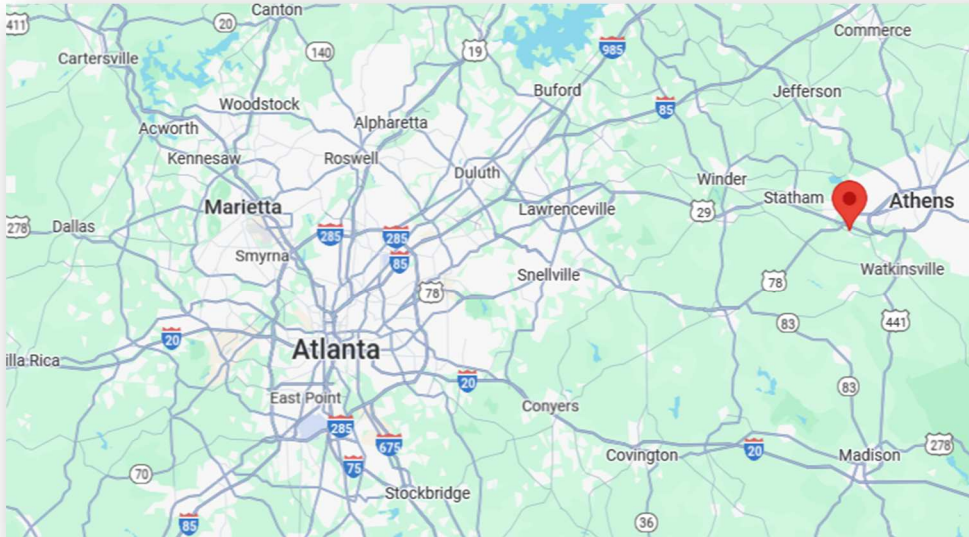
Tours upon request.

Possible furnishings available. ✓

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## *Twin Ponds Business Park*



Watkinsville, Georgia (Southwest Athens) offers a compelling market for tenants and business owners seeking office, retail, industrial, or flex space. With its vibrant community and dynamic daytime population, this area presents a rich opportunity for businesses to attract a diverse customer base while benefiting from a well-connected suburban setting.

### DEMOGRAPHIC SUMMARY

Population	1 Mile	3 Mile	5 Mile
2024 Population	2,295	20,351	46,346
2029 Population	2,528	22,075	49,572
Pop Growth 2024-2029	10.2%	8.5%	7.0%
2024 Average Age	40	40	39
Households			
2024 Households	808	7,850	17,985
2029 Households	890	8,449	19,098
Household Growth 2024-2029	10.2%	7.6%	6.2%
Median Household Income	\$108,333	\$87,660	\$76,271
Average Household Size	2.8	2.6	2.5
Average HH Vehicles	2	2	2
Housing			
Median Home Value	\$313,060	\$319,292	\$324,768
Median Year Built	2002	1997	1995

***Currently offering suites from +/-728 sq.ft. up to +/-11,500 sq.ft.***

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawn without notice, and to any special listing conditions, imposed by our principals.



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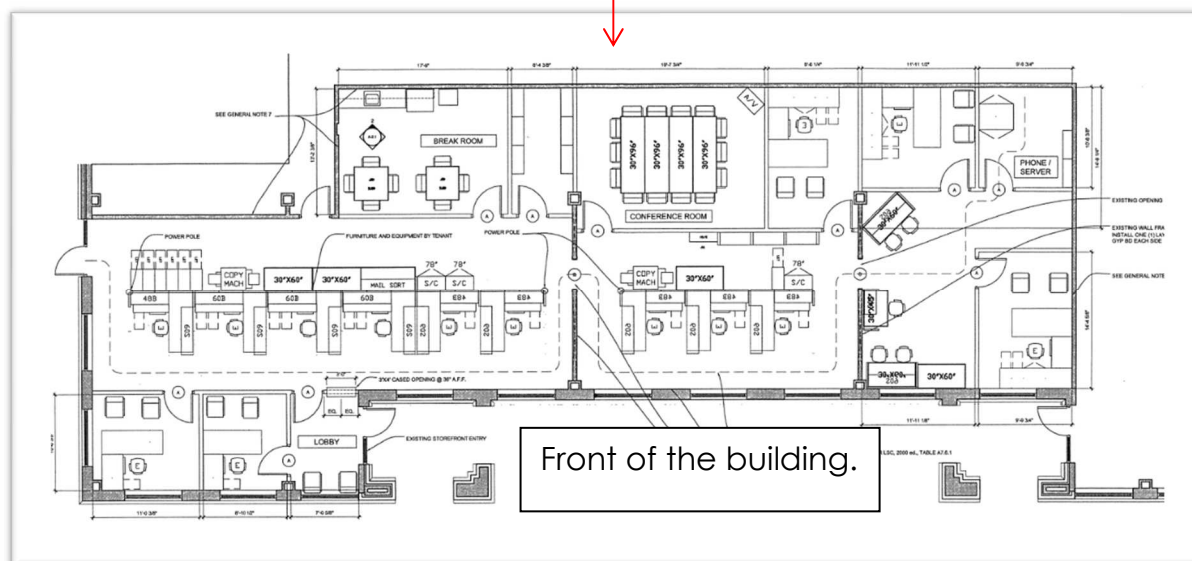


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inset



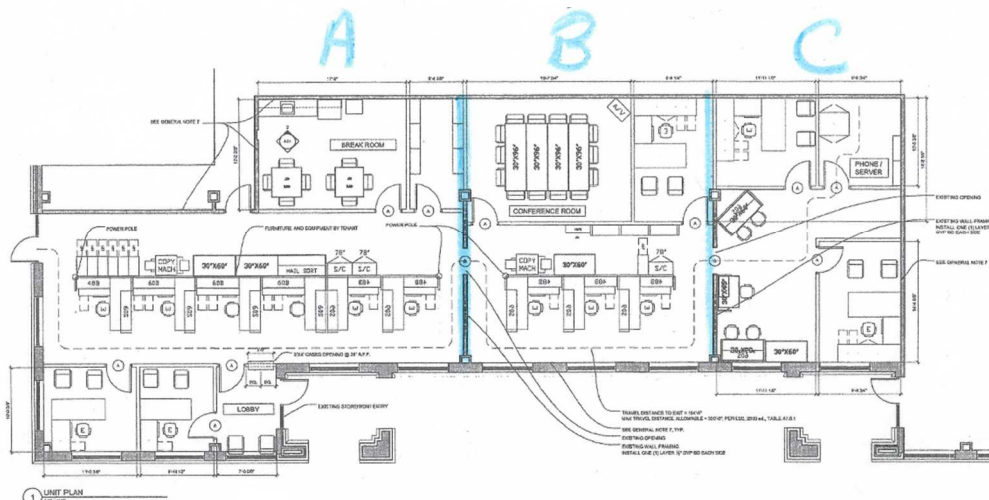
Front of the building.

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Possible Subdivisions

Suite	Rentable Sq.Ft.
A	2,719
B	1,116
C	728
D	855
E	1,082
F	2,076
G	2,931



## Twin Ponds Business Park

Floor plans are approximate and should be field verified for accuracy.

## Trade Area Insights

Watkinsville's community is characterized by affluent, family-oriented households, with 41.2% of residents identified as Savvy Suburbanites. This group is known for their preference for natural products and active engagement with digital media, providing a fertile ground for businesses aiming to target health-conscious and tech-savvy consumers. The median household income of \$102,417, with a projected increase to \$124,695, underlines the area's strong purchasing power, making it an attractive location for consumer-focused enterprises.

The area welcomes approximately 11,849 additional daytime visitors, increasing the potential customer base for businesses during peak hours. This influx is supported by a total population of 22,044, which has seen a 6.5% growth, indicating a thriving community with a promising future. The median age of 42.1 and a sizable population of over 2,000 individuals in their 20s and 70s reflect a diverse age demographic, offering opportunities for businesses catering to both younger and older consumers.

Watkinsville's suburban periphery offers a tranquil yet accessible environment, ideal for businesses seeking a balance between urban convenience and suburban charm. With a high homeownership rate of 90.7% and predominantly single-family residences, the community exhibits stability and commitment, which are crucial for businesses seeking long-term customer relationships.

The area's low unemployment rate of 4.1% compared to the national average of 4.2% further enhances its appeal, suggesting a strong local workforce ready to support business operations. For tenants and business owners, this translates into a reliable consumer market and potential employee base, reinforcing the viability of establishing a presence in Watkinsville.

Looking forward, Watkinsville's upward economic trajectory and dynamic demographic landscape create a promising environment for businesses to thrive. By aligning with the community's lifestyle and leveraging the robust daytime traffic, businesses can effectively position themselves to capture and retain a loyal customer base.