

For Sale

11,000 SF | \$1,250,000

Retail Space



11,000 SF Commercial Building

4250 Atlanta Hwy
Athens, Georgia 30606

Property Overview

Introducing a free-standing retail building on the busy Atlanta Hwy in Athens, GA. This retail building boasts a generous 6,000 SF showroom/store and an additional 5,000 SF basement, providing ample space for retail operations. The building features one 10'7" high roll-up door, 11-13' ceiling height in the showroom/store, and 9' ceiling height in the basement. The fenced outside storage adds practical versatility, making it an appealing option for businesses with storage needs. Its prime location ensures exposure to high traffic, making it an ideal choice for investors looking to secure a strategic location in the thriving Athens retail market.

Property Highlights

- 11,000 SF free-standing building
- Versatile C-G zoning for diverse retail options
- Traffic count of 32,500 (2024)
- Spacious interior for various retail concepts

Offering Summary

| | |
|----------------|-------------|
| Sale Price: | \$1,250,000 |
| Building Size: | 11,000 SF |
| Lot Size: | 0.6 Acres |

VIDEO

For More Information

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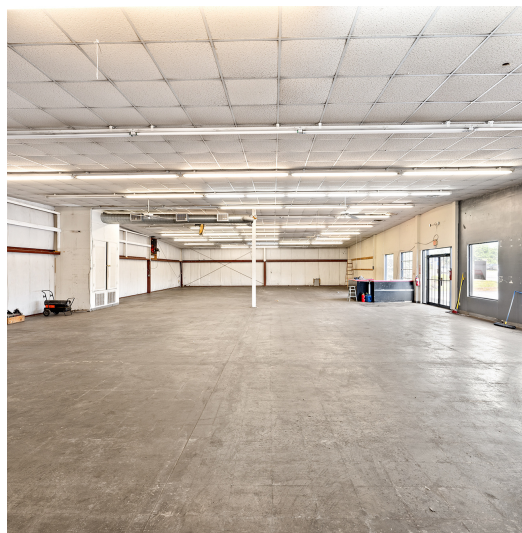
Retailer Map



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[Additional Photos](#)



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Aerial Photos

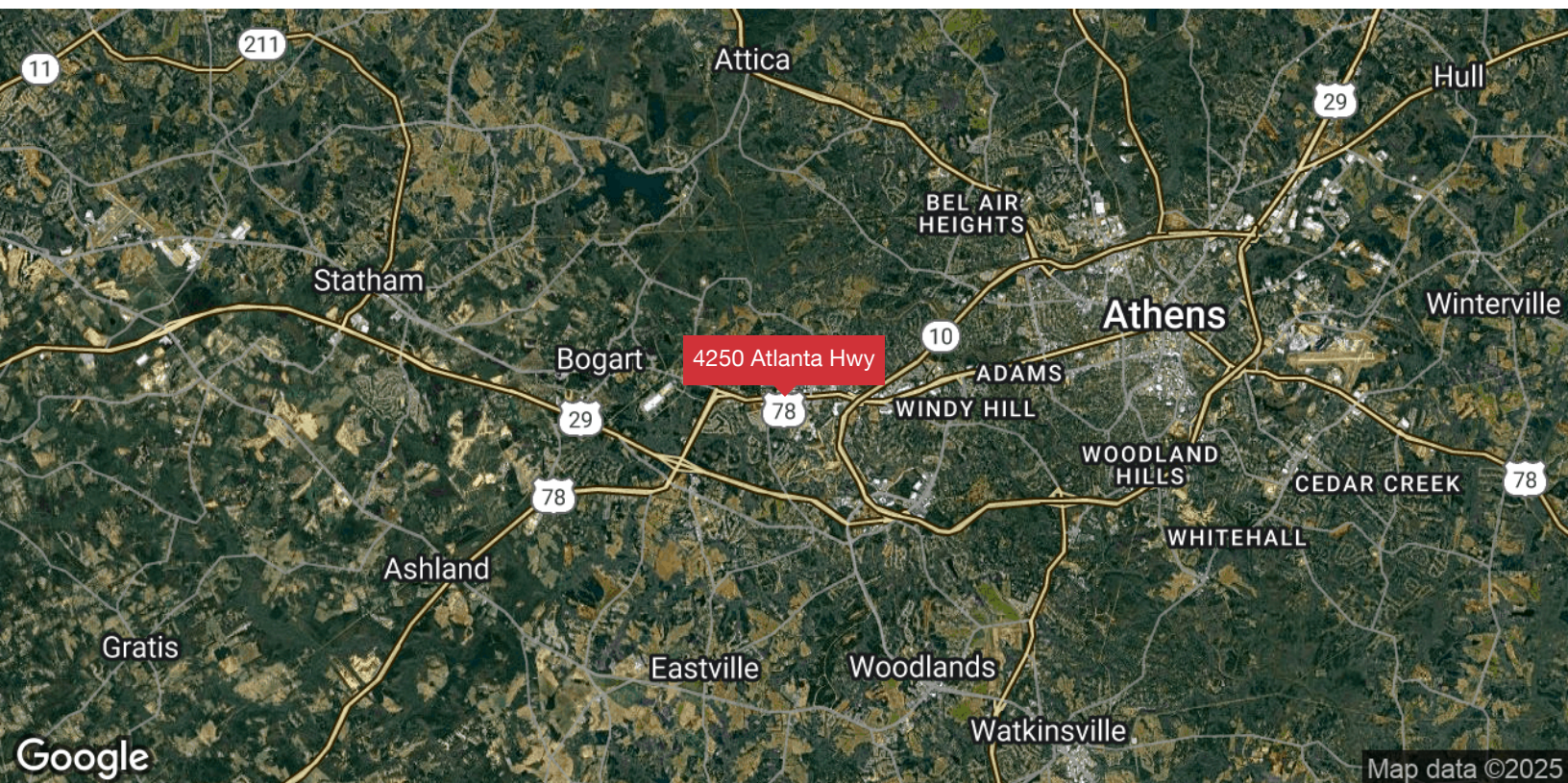




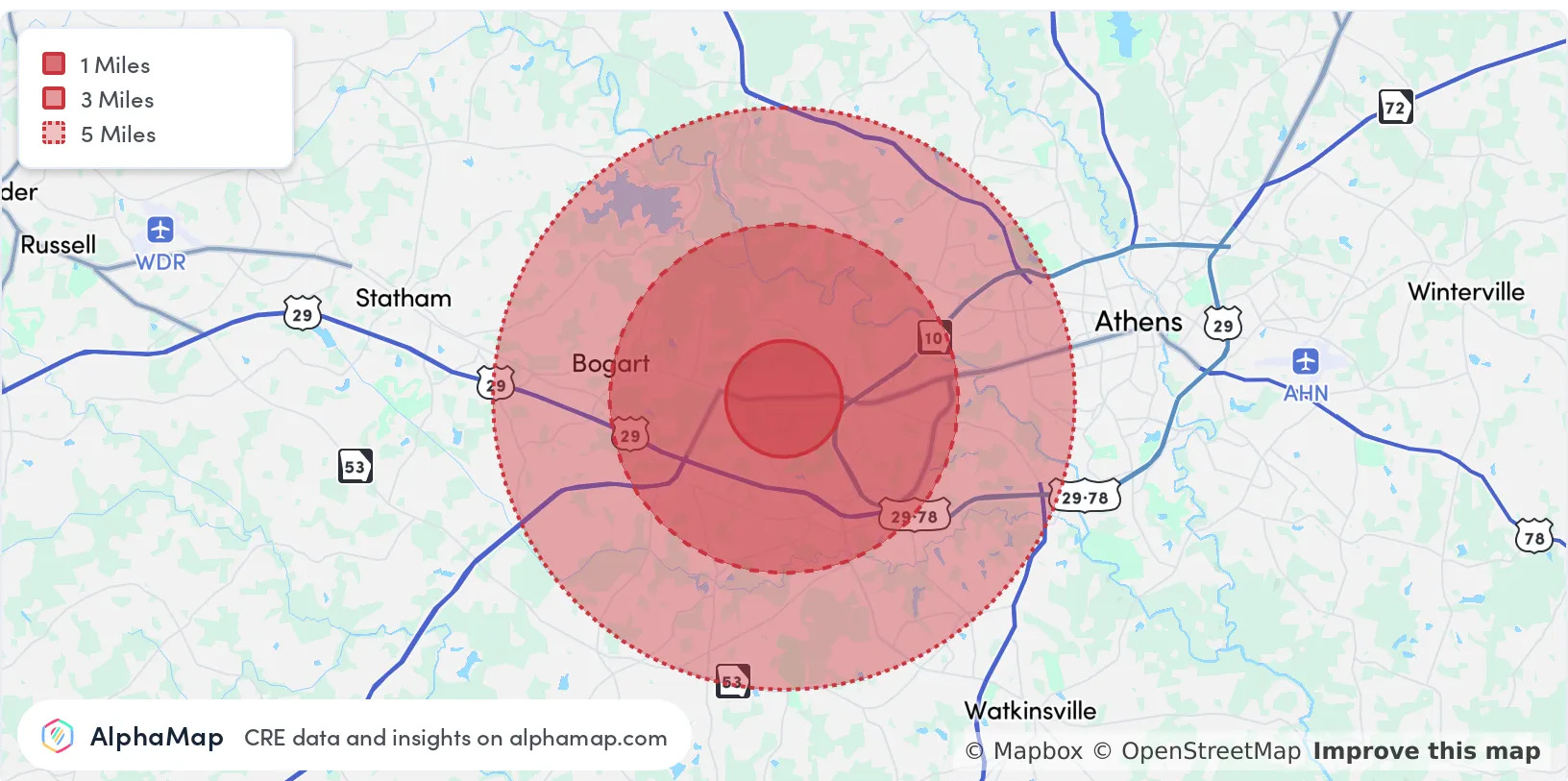
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Location Maps



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| Population | 1 Mile | 3 Miles | 5 Miles |
|----------------------|-----------|-----------|-----------|
| Total Population | 2,891 | 23,486 | 56,485 |
| Average Age | 42 | 41 | 39 |
| Average Age (Male) | 41 | 40 | 38 |
| Average Age (Female) | 43 | 41 | 41 |
| Household & Income | 1 Mile | 3 Miles | 5 Miles |
| Total Households | 1,338 | 9,958 | 22,912 |
| Persons per HH | 2.2 | 2.4 | 2.5 |
| Average HH Income | \$96,711 | \$115,945 | \$115,321 |
| Average House Value | \$309,671 | \$371,662 | \$391,447 |
| Per Capita Income | \$43,959 | \$48,310 | \$46,128 |

Map and demographics data derived from AlphaMap