



## 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

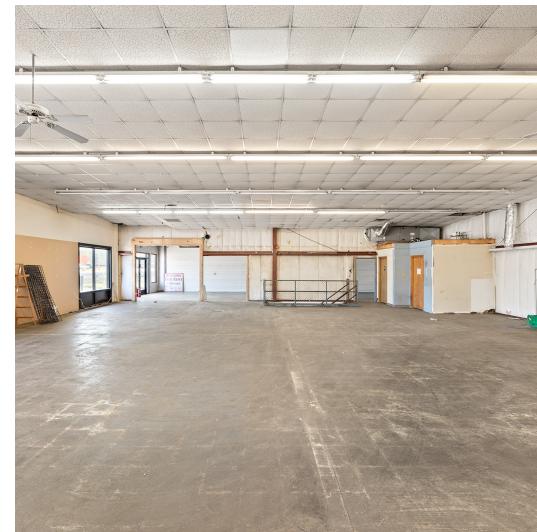
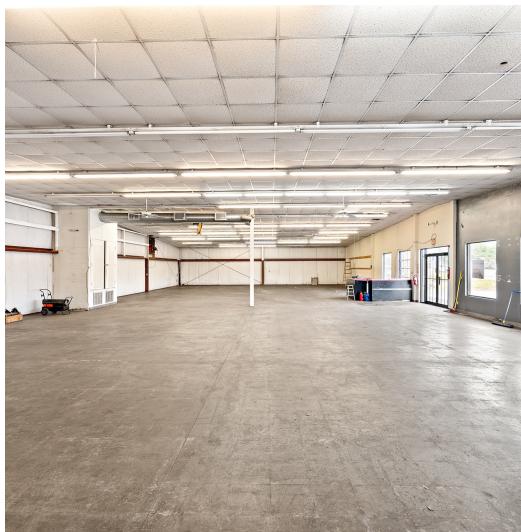
**VIDEO**

### For More Information

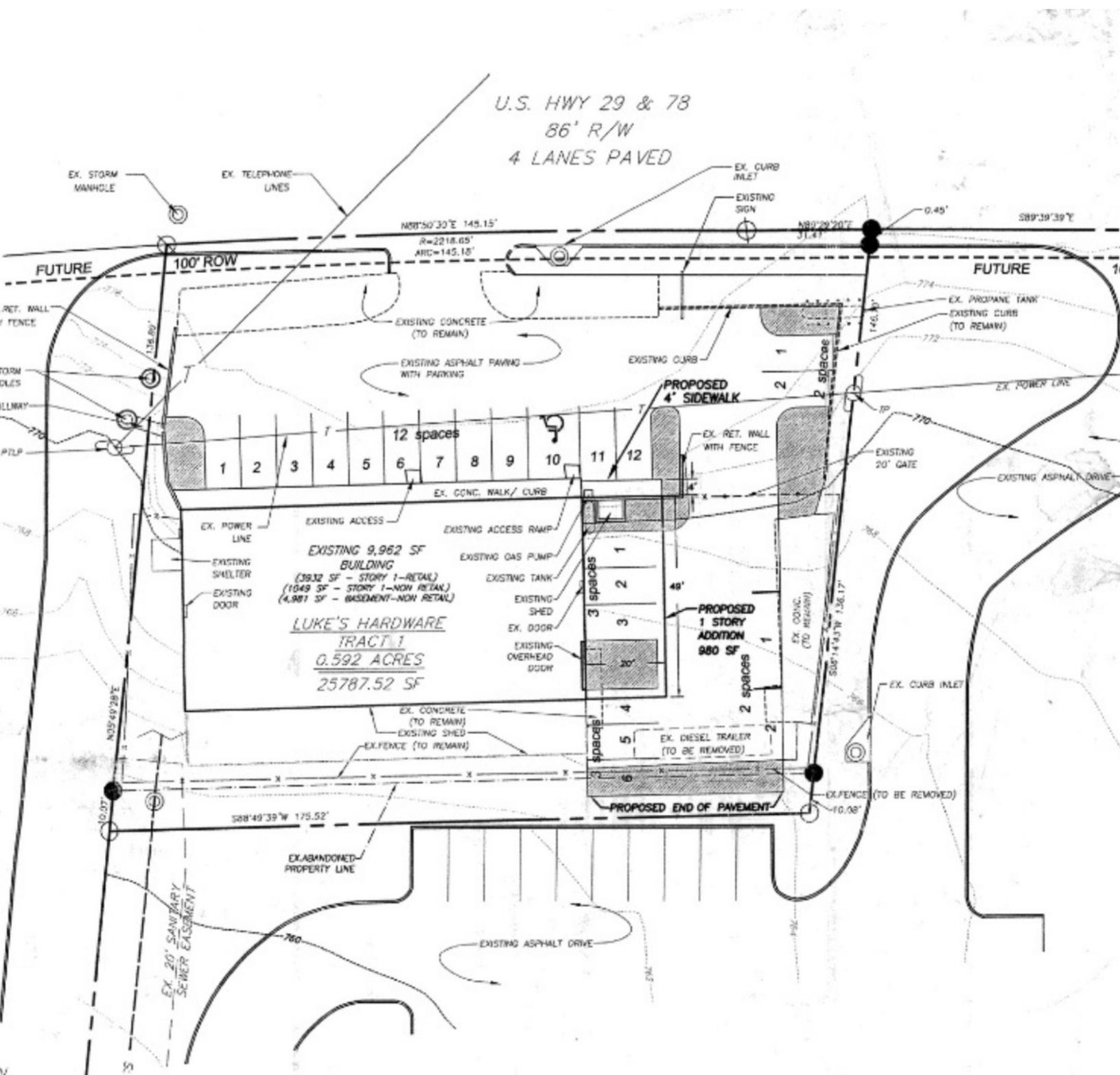
**Brian Elrod, CCIM**

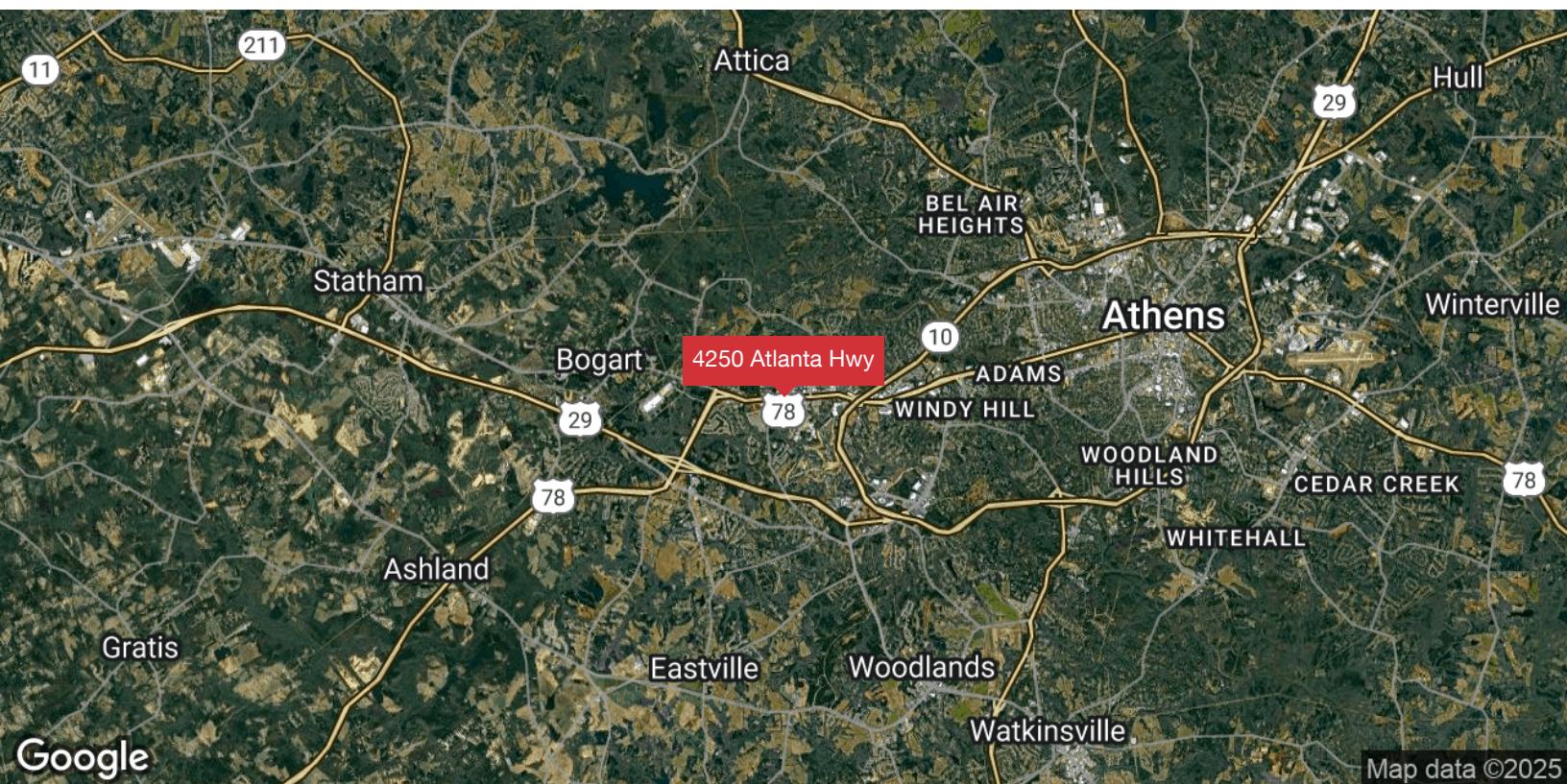
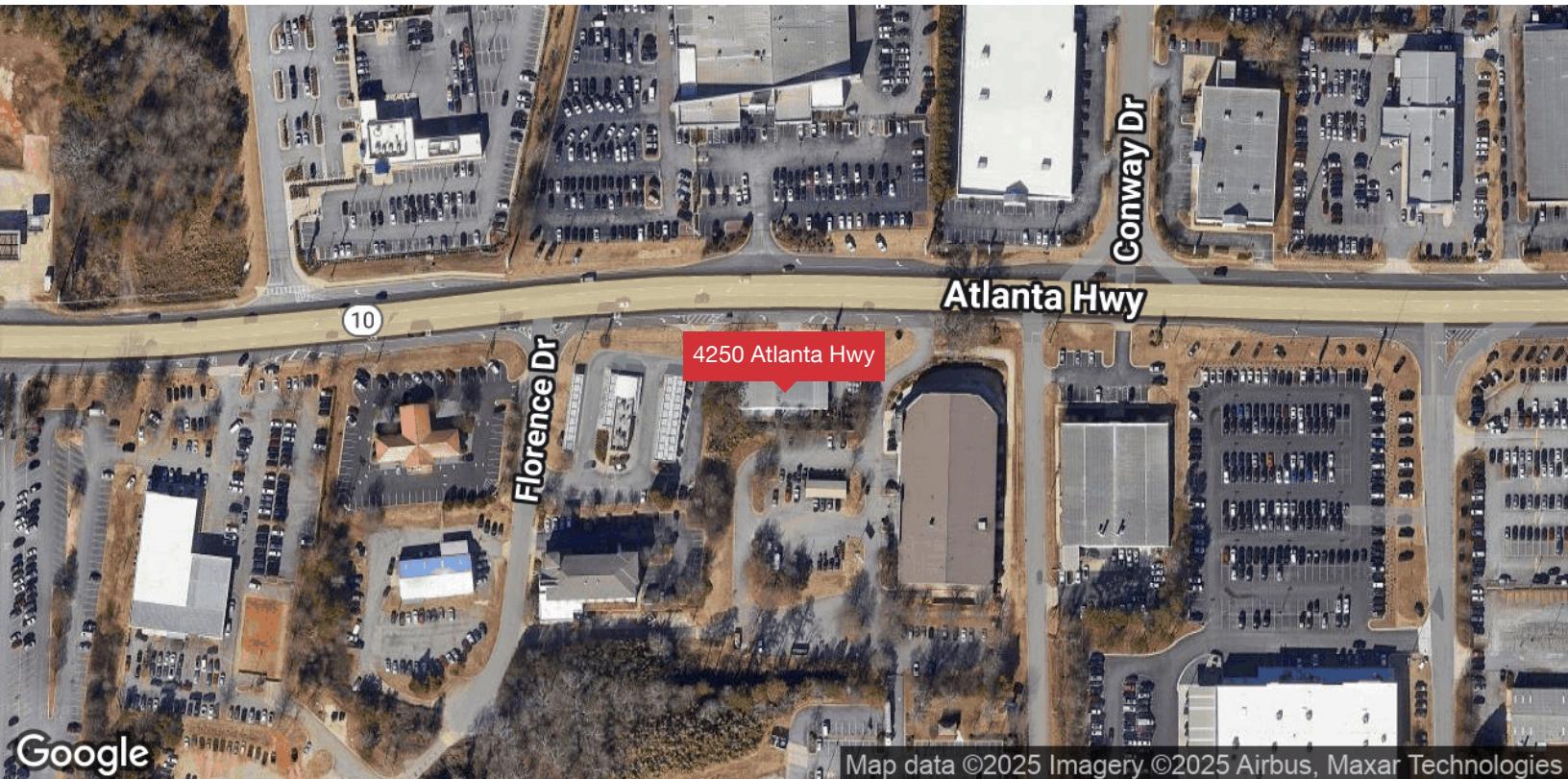
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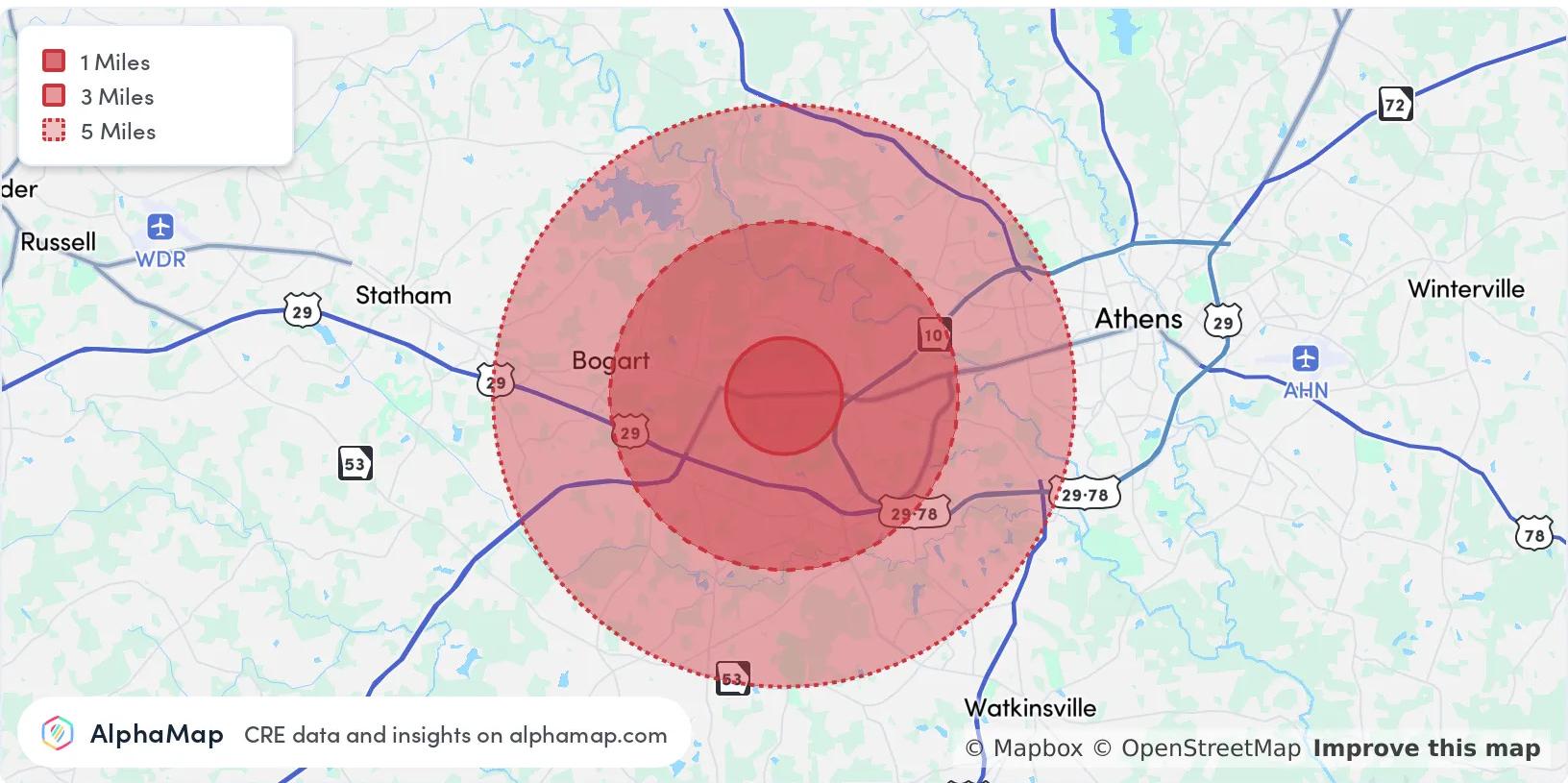












Population	1 Mile	3 Miles	5 Miles
Total Population	2,891	23,486	56,485
Average Age	42	41	39
Average Age (Male)	41	40	38
Average Age (Female)	43	41	41

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