

LEASE

2000 W BROAD ST
2000 W Broad St Athens, GA 30606



PROPERTY DESCRIPTION

This property is available as an Owner Build to Suit option. Owner is seeking a three-year minimum initial term. Property location is ideal for either retail office users.

PROPERTY HIGHLIGHTS

- 1. Owner Build to Suit
- 2. Highly Trafficked Intersection
- 3. Proximate to both area hospitals
- 4. Ample parking

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	2,214 SF
Building Size:	4,174 SF

Roby Redwine
(706)207-2942

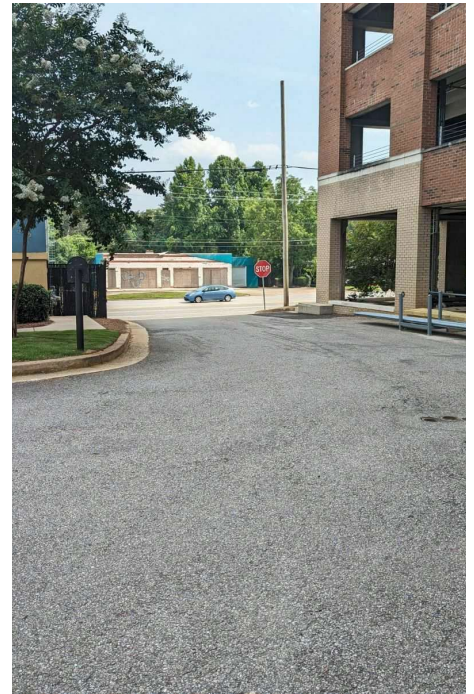
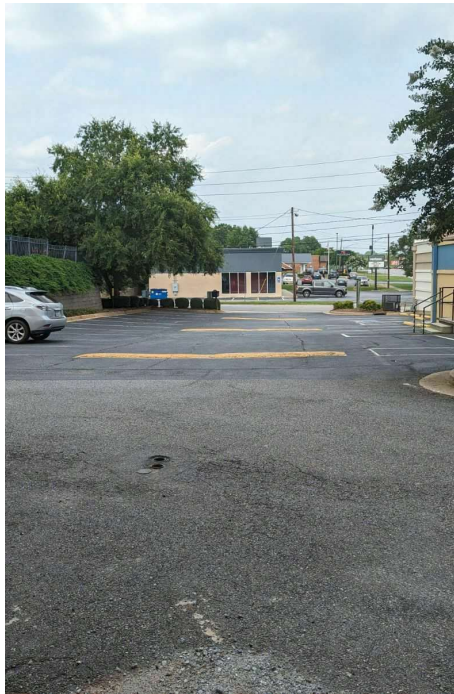
Katie Reeves
(706)254-3446



**COLDWELL BANKER
COMMERCIAL**
UPCHURCH REALTY

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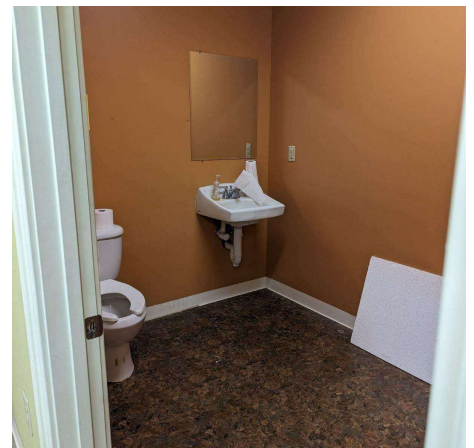
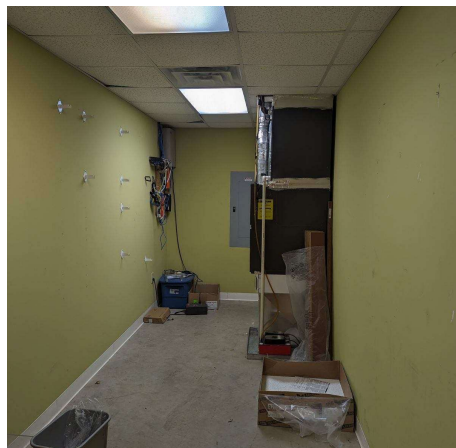
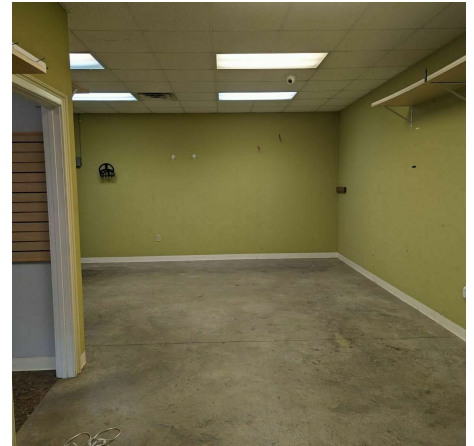
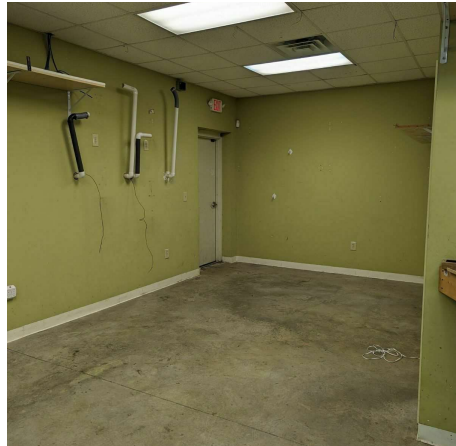
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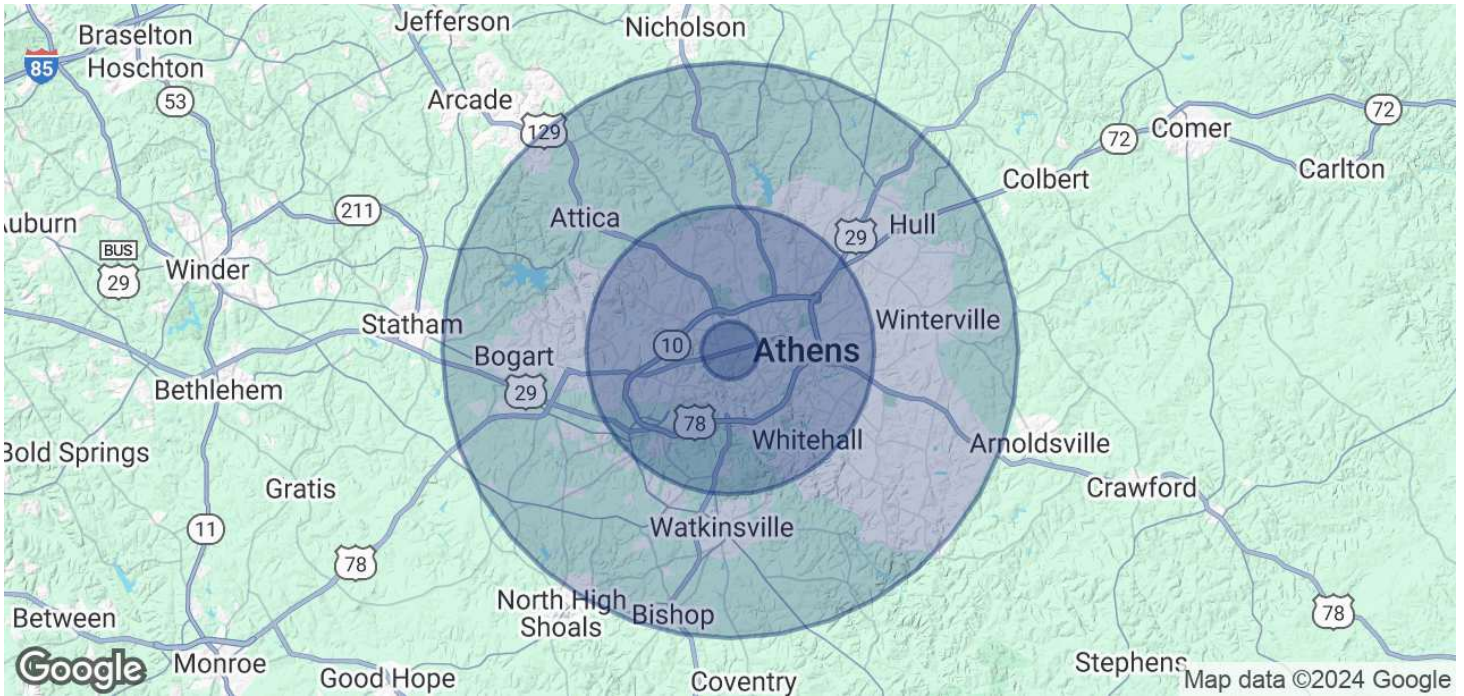
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	10,627	110,660	174,238
Average Age	31.3	31.9	34.4
Average Age (Male)	30.1	30.6	33.2
Average Age (Female)	31.9	33.8	36.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,177	46,420	71,857
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$57,326	\$64,296	\$70,871
Average House Value	\$206,212	\$192,007	\$199,276

2020 American Community Survey (ACS)

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