

FOR SALE

426 Old Commerce Extension

Athens, GA 30607

For More Information: Stephen Lovett

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Patrick Cisco

770.718.5222 | pcisco@nortoncommercial.com



Norton Commercial

434 Green Street
Gainesville, GA 30501
nortoncommercial.com

NORTON

426 Old Commerce Extension

ATHENS, GA 30607



OFFERING SUMMARY

Sale Price: \$350,000

Price / SF: \$69.05

Lot Size: 2.3 Acres

Year Built: 1975

Building Size: 5,069 SF

Zoning: A3

PROPERTY OVERVIEW

Norton Commercial is proud to present a +/- 2.3-acre church campus located at 426 Old Commerce Extension in Athens, GA. The property features a 5,069± square foot facility that includes a +/- 1,596 SF sanctuary accommodating approximately 120 people, a +/- 1,256 SF fellowship hall, and a commercial kitchen. The building also offers 5 classrooms or offices, 2 restrooms, and 24 on-site parking spaces, making it well suited for a small to mid-size congregation or community-based organization. With flexible interior spaces and a functional layout, this property provides an ideal setting for worship, events, education, and outreach programs.

LOCATION OVERVIEW

Positioned between Athens and Nicholson, the property offers convenient access to Downtown Athens—just 7.1 miles or approximately 15 minutes away. Its location provides the perfect blend of rural tranquility and city connectivity, serving as a central hub for surrounding communities in northeast Georgia. The area benefits from Athens' strong population base, cultural amenities, and regional growth.

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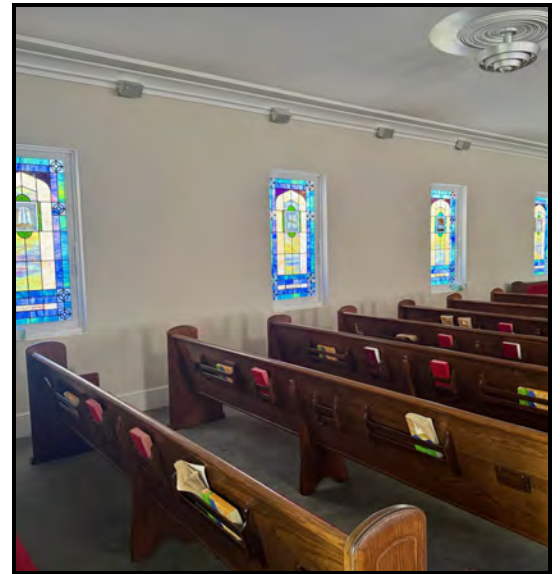
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The information contained herein is from other sources believed to be reliable. No independent investigation of the property or the information contained herein has been made, and no representation is made as to the accuracy or completeness thereof. Properties are subject to sale, withdrawal and other sales or rental condition. Terms are subject to errors, and change without notice.

ADDITIONAL PHOTOS

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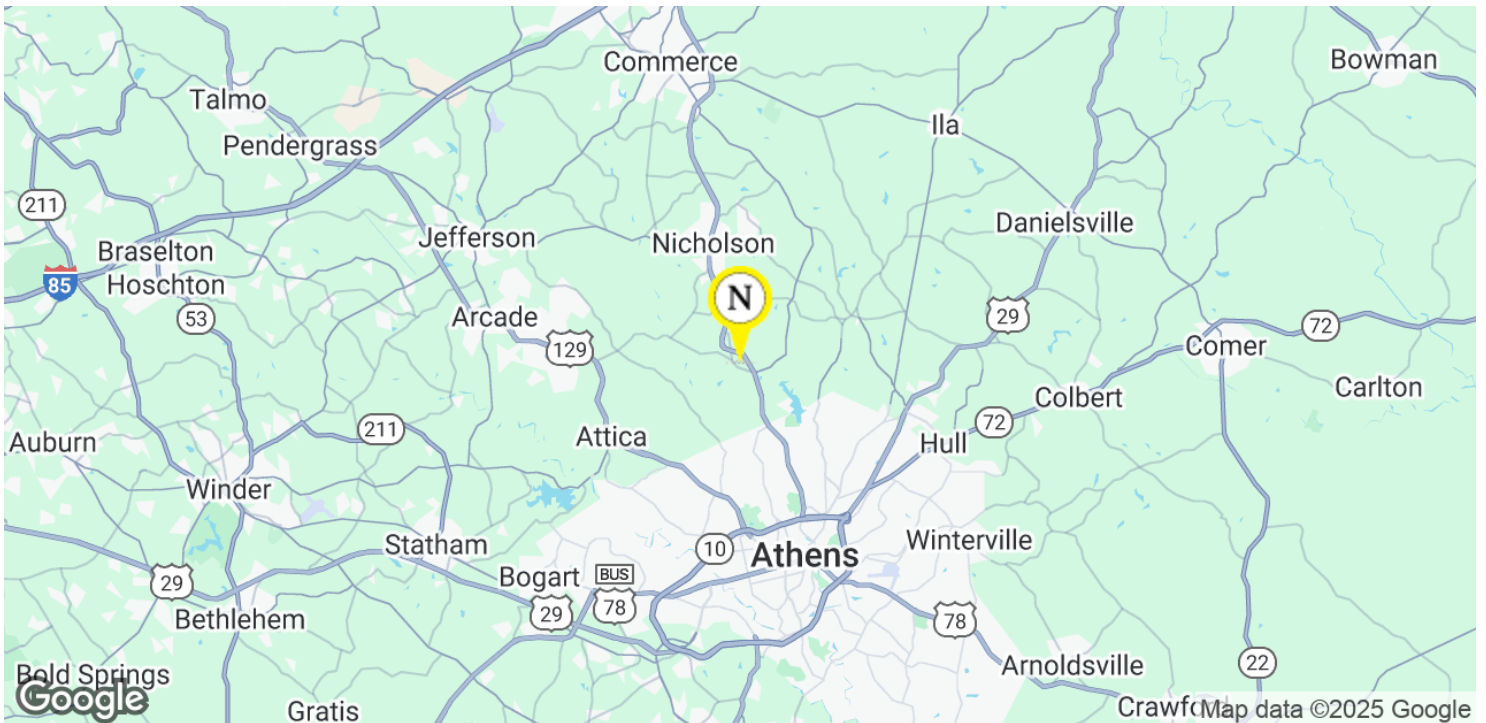
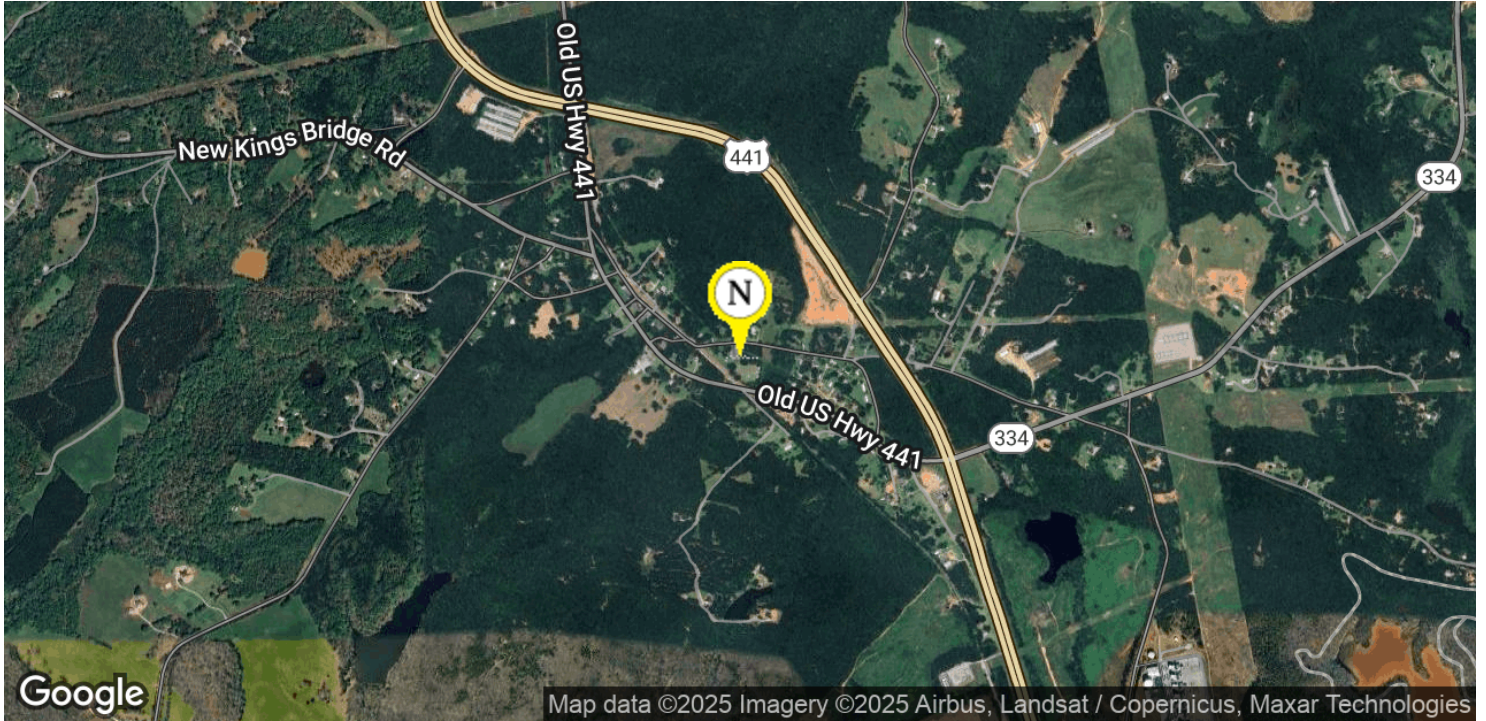
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Executive Summary

426 Old Commerce Road Ext, Athens, Georgia, 30607
 Rings: 3, 5, 10 mile radii

Prepared by Esri
 Latitude: 34.05297
 Longitude: -83.41453

	3 miles	5 miles	10 miles
Population			
2010 Population	3,485	19,327	134,529
2020 Population	3,350	19,728	149,839
2025 Population	3,376	19,961	155,412
2030 Population	3,764	20,929	160,744
2010-2020 Annual Rate	-0.39%	0.21%	1.08%
2020-2025 Annual Rate	0.15%	0.22%	0.70%
2025-2030 Annual Rate	2.20%	0.95%	0.68%
2020 Male Population	49.8%	48.8%	47.7%
2020 Female Population	50.2%	51.2%	52.3%
2020 Median Age	41.2	37.3	29.8
2025 Male Population	50.2%	49.4%	48.3%
2025 Female Population	49.8%	50.6%	51.7%
2025 Median Age	41.9	38.3	30.6

In the identified area, the current year population is 155,412. In 2020, the Census count in the area was 149,839. The rate of change since 2020 was 0.70% annually. The five-year projection for the population in the area is 160,744 representing a change of 0.68% annually from 2025 to 2030. Currently, the population is 48.3% male and 51.7% female.

Median Age

The median age in this area is 30.6, compared to U.S. median age of 39.6.

Race and Ethnicity

2025 White Alone	67.3%	49.0%	61.5%
2025 Black Alone	12.3%	25.9%	20.7%
2025 American Indian/Alaska Native Alone	0.6%	0.8%	0.5%
2025 Asian Alone	0.9%	1.1%	3.6%
2025 Pacific Islander Alone	0.0%	0.1%	0.1%
2025 Other Race	11.2%	14.3%	6.4%
2025 Two or More Races	7.7%	8.9%	7.2%
2025 Hispanic Origin (Any Race)	18.1%	23.7%	12.0%

Persons of Hispanic origin represent 12.0% of the population in the identified area compared to 19.7% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 65.9 in the identified area, compared to 72.7 for the U.S. as a whole.

Households

2025 Wealth Index	63	61	61
2010 Households	1,270	6,762	51,378
2020 Households	1,279	7,250	58,520
2025 Households	1,280	7,495	61,578
2030 Households	1,420	7,933	64,453
2010-2020 Annual Rate	0.07%	0.70%	1.31%
2020-2025 Annual Rate	0.01%	0.64%	0.97%
2025-2030 Annual Rate	2.10%	1.14%	0.92%
2025 Average Household Size	2.64	2.64	2.34

The household count in this area has changed from 58,520 in 2020 to 61,578 in the current year, a change of 0.97% annually. The five-year projection of households is 64,453, a change of 0.92% annually from the current year total. Average household size is currently 2.34, compared to 2.38 in the year 2020. The number of families in the current year is 31,877 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units. The Gini index measures the extent to which the distribution of income or consumption among individuals or households within an economy deviates from a perfectly equal distribution. A Gini index of 0 represents perfect equality, while an index of 100 implies perfect inequality.

Source: U.S. Census Bureau. Esri forecasts for 2025 and 2030. Esri converted Census 2010 into 2020 geography and Census 2020 data.

October 09, 2025

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Mortgage Income			
2025 Percent of Income for Mortgage	22.0%	21.7%	32.8%
Median Household Income			
2025 Median Household Income	\$68,592	\$70,511	\$59,125
2030 Median Household Income	\$77,175	\$79,495	\$66,843
2025-2030 Annual Rate	2.39%	2.43%	2.48%
Average Household Income			
2025 Average Household Income	\$84,020	\$84,933	\$82,606
2030 Average Household Income	\$91,457	\$94,800	\$91,889
2025-2030 Annual Rate	1.71%	2.22%	2.15%
Per Capita Income			
2025 Per Capita Income	\$31,735	\$31,476	\$32,750
2030 Per Capita Income	\$34,351	\$35,480	\$36,853
2025-2030 Annual Rate	1.60%	2.42%	2.39%
GINI Index			
2025 Gini Index	36.3	38.8	48.0
Households by Income			

Current median household income is \$59,125 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$66,843 in five years, compared to \$92,476 all U.S. households.

Current average household income is \$82,606 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$91,889 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$32,750 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$36,853 in five years, compared to \$50,744 for all U.S. households.

Housing			
2025 Housing Affordability Index	104	105	71
2010 Total Housing Units	1,416	7,556	57,862
2010 Owner Occupied Housing Units	858	4,364	24,356
2010 Renter Occupied Housing Units	412	2,398	27,022
2010 Vacant Housing Units	146	794	6,484
2020 Total Housing Units	1,376	7,708	63,275
2020 Owner Occupied Housing Units	864	4,601	26,706
2020 Renter Occupied Housing Units	415	2,649	31,814
2020 Vacant Housing Units	101	471	4,710
2025 Total Housing Units	1,372	7,940	66,658
2025 Owner Occupied Housing Units	898	4,871	29,127
2025 Renter Occupied Housing Units	382	2,624	32,451
2025 Vacant Housing Units	92	445	5,080
2030 Total Housing Units	1,538	8,433	69,873
2030 Owner Occupied Housing Units	1,036	5,342	31,579
2030 Renter Occupied Housing Units	384	2,591	32,873
2030 Vacant Housing Units	118	500	5,420
Socioeconomic Status Index			
2025 Socioeconomic Status Index	44.0	43.9	45.9

Currently, 43.7% of the 66,658 housing units in the area are owner occupied; 48.7%, renter occupied; and 7.6% are vacant. Currently, in the U.S., 57.9% of the housing units in the area are owner occupied; 32.3% are renter occupied; and 9.8% are vacant. In 2020, there were 63,275 housing units in the area and 7.4% vacant housing units. The annual rate of change in housing units since 2020 is 1.00%. Median home value in the area is \$309,954, compared to a median home value of \$370,578 for the U.S. In five years, median value is projected to change by 3.63% annually to \$370,465.

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