

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Building Size:	2,500 SF
Lease Rate:	\$15.00 SF/yr (MG)
Lot Size:	0.75 ± Acres
Lot Frontage:	160 ft Whitehall Rd
Renovated:	2019
Zoning:	C-R Commercial-Rural
Market:	Athens-Clarke County
Traffic Count:	8,750 Whitehall Rd 8,160 S Milledge Ave

### PROPERTY OVERVIEW

The property is a 2,500 SF commercial building with three offices and a large open space which was previously used as a lab and currently occupied by a church. It's located on .75 acres. The property was recently renovated. The lot has 170 ft of frontage on Whitehall Rd. There is a dock high loading area to the left of the building and plenty of parking. It's an ideal location for a research facility given it's proximity to UGA.

### LOCATION OVERVIEW

Property located at 860 Whitehall Rd roughly 600 ft east of the Whitehall Rd-S Milledge Ave roundabout within close proximity to the UGA campus and the east side retail area.

### PROPERTY HIGHLIGHTS

- Zoned Commercial-Rural which allows a large variety of commercial uses.
- High growth area
- Recently renovated
- Conveniently located close to UGA campus and east side Athens retail area
- Previously used as a Lab/Research facility and currently a church

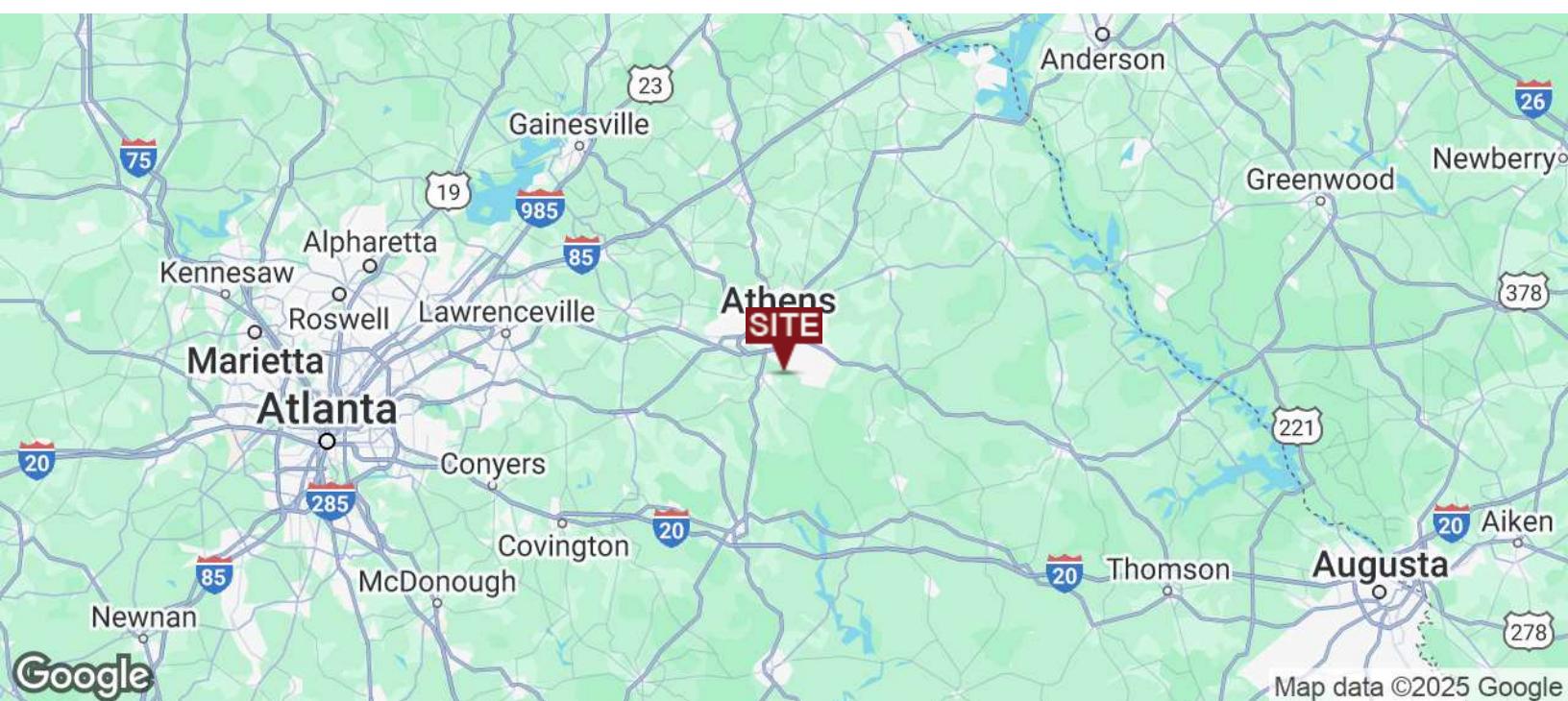
The information contained herein is derived from a variety of sources including the owner, public records and other source Whitworth land Corporation deems to be reliable. Whitworth Land Corporation has no reason to doubt, but does not guarantee the accuracy of this information.

# 860 WHITEHALL RD COMMERCIAL BUILDING

860 WHITEHALL RD, ATHENS, GA 30605

**WHITWORTH**  
**LAND**  
CORPORATION

## LOCATION MAP



**GRANT WHITWORTH**

706.548.9300

grantwhitworth@gmail.com

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## RETAILER MAP



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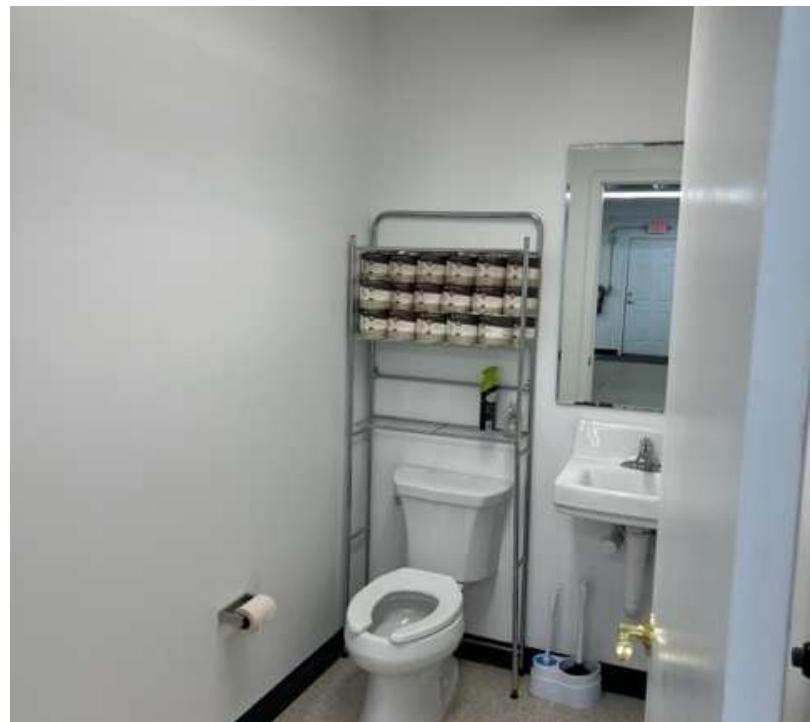


## GRANT WHITWORTH

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## ADDITIONAL PHOTOS



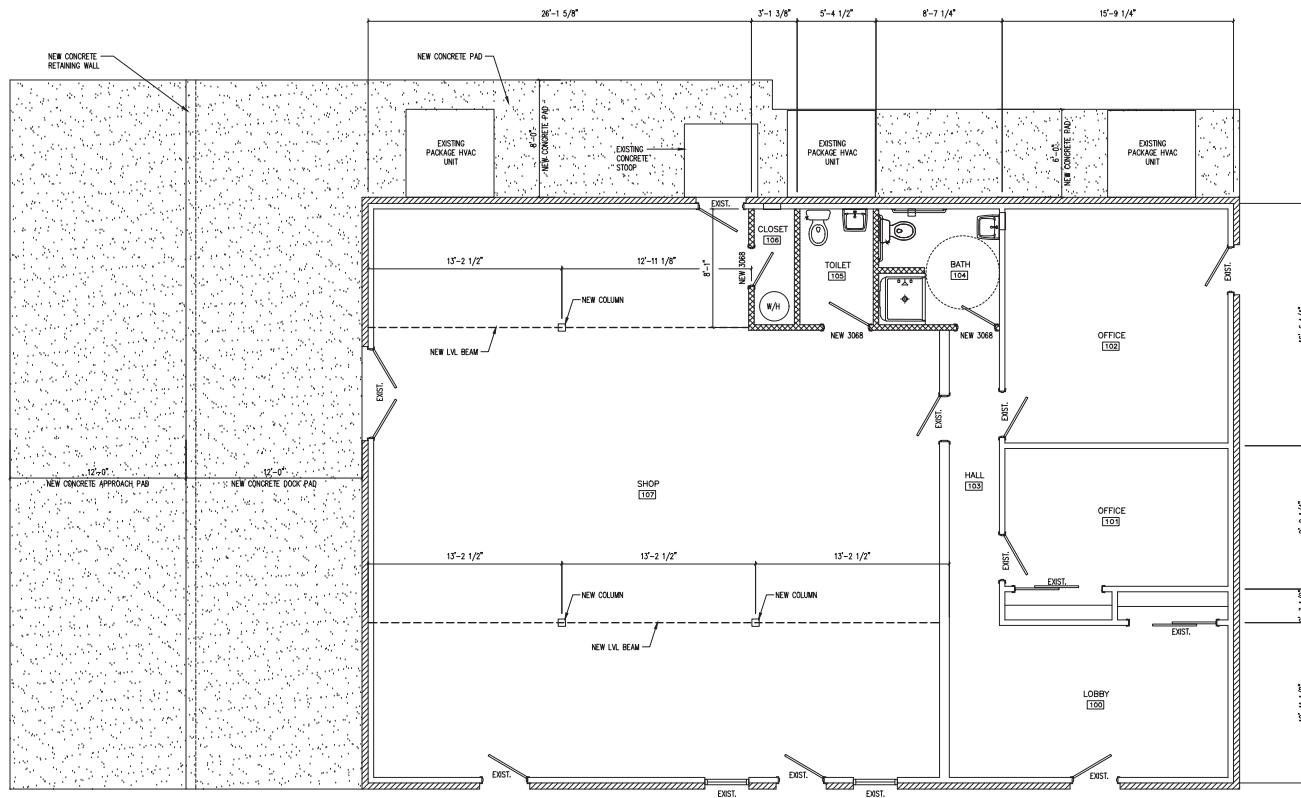
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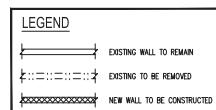
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RENOVATION FLOOR PLAN  
SCALE: 1/4" = 1'-0"



<b>Garland</b> Associates Contractors, Inc.	
GENERAL CONTRACTORS	
1020 Garland Dr. - Suite 400	Bogart, GA 30622
Phone: 770-725-7025	Fax: 770-725-7025
www.garland-associates.com	Commercial - Industrial - Design/Build
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03-05-19	REVISED FOR CLIENT REVIEW
02-18-19	ISSUED FOR CLIENT REVIEW
MK	DATE SUBMITTAL/REVISION
OFFICE RENOVATION	
FOR: RWDC INDUSTRIES	
860 WHITEHALL RD. ATHENS, GA 30605	
SHEET TITLE: RENOVATION FLOOR PLAN	
PROJECT NUMBER: PRELIMINARY	
STREET NUMBER: A12	

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This survey is a retrace of an existing parcel or parcels of land and does not subdivide or create a new parcel. The recording information of the document(s), map(s) or other instrument(s) which created the parcel(s) are stated herein. RECORDATION OF THIS SURVEY DOES NOT IMPLY APPROVAL OF THE LOCAL JURISDICTION FOR THE ISSUANCE OF PERMITS, COMPLIANCE WITH LOCAL PLANNING OR REGULATIONS, NOR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Further, the land surveyor certifies that this map, plat, or plan complies with the minimum technical standards for property surveys in Georgia as set forth in Chapter 180-7 of the Rules of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in the Georgia Plant Act OCGA 15-6-67.

Russell L. Cheek 12/19/18

This property is subject to any valid and enforceable easements, restrictions, and rights of way, written or unwritten.



RECORD NORTH  
BASED ON PLAT BOOK H PAGE 47E

## ABBREVIATIONS:

C/L = centerline  
CMF = concrete monument found  
CTP = crimped top pipe  
DB = deed book  
IPF = iron pin found  
IPS = iron pin set  
INT. = intersection  
OTP = open top pipe  
O/S = offset  
N/A = not applicable  
PB = plat book  
N/F = now or formerly  
RB = rebar  
R/W = right of way

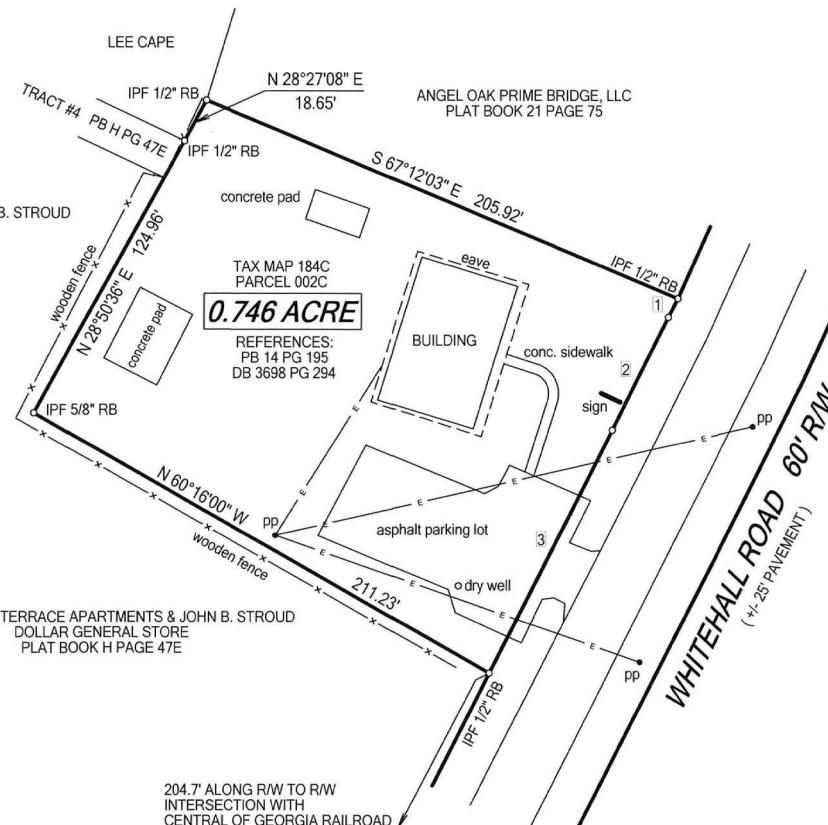
The field equipment used for this survey was a Topcon GPT 3005W total station. The field data upon which this plat was based has a closure precision of one foot in 14.589 feet and an angular error of .09 seconds per angle point and was adjusted using the compass rule.

This plat has been calculated for closure and found to be accurate within one foot in 64.380 feet.



SURVEYED BY:  
RUSSELL L. CHEEK  
163 N. CURRAHEE LANE  
TOCCOA, GA 30577  
PHONE: 706-886-8536

50 0 50 100



LINE TABLE		
Id	Bearing	Distance
1	S 26°51'39" W	8.49'
2	S 26°21'59" W	50.63'
3	S 26°42'40" W	109.57'

RETRACMENT SURVEY FOR:  
**RWDC INDUSTRIES**

Located in: .217 G.M.D. Clarke County, Georgia

Date: 19 - December - 2018 Job No. 18116 Bk. 36

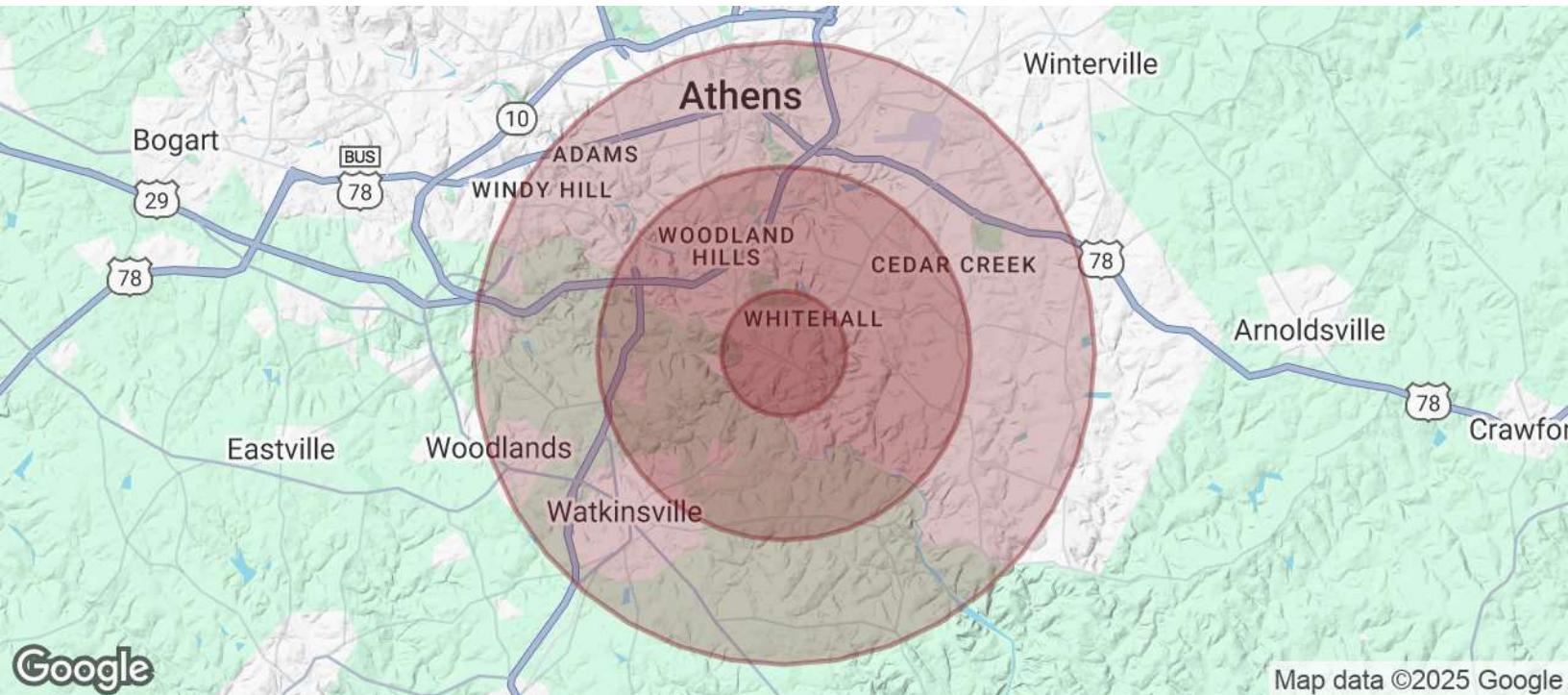
Revisions: none

Field work completed: 17 - December - 2018

Scale: 1 inch = .50 feet File: RWDC Industries

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## DEMOGRAPHICS MAP & REPORT



### POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,380	31,985	89,967
Average Age	25.1	31.2	31.2
Average Age (Male)	25.8	30.4	29.4
Average Age (Female)	25.8	33.1	33.1

### HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	972	13,987	37,366
# of Persons per HH	2.4	2.3	2.4
Average HH Income	\$51,057	\$72,114	\$67,465
Average House Value	\$99,345	\$193,792	\$209,561

2020 American Community Survey (ACS)

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