

FOR LEASE

CITYGATE OFFICE PARK

1047 Summit Grove Drive Watkinsville, GA 30677



PROPERTY DESCRIPTION

Only one space left available for lease!
Building 400 Unit #401 is the sole remaining space in the recently finished City Gate office Development. #401 is an end unit with three sides of windows and is approximately 1,800sf. Owner to work with tenant to build to suit to meet users preferences and needs.

PROPERTY HIGHLIGHTS

- Brand new office park.
- Very convenient to Athens/UGA as well as Watkinsville.
- Ideal and visible location.
- Easy access.

LOCATION DESCRIPTION

Strategically located on the corner of U.S. Hwy 441 Bypass (Veterans Parkway) and Macon Highway just across from the newly constructed Oconee County government building. The property is situated very proximate to Athens and Watkinsville as well as the Butlers Crossing retail area. A mere three miles to Georgia 10 Loop as well as close to Georgia Hwy. 316.

OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Available SF:	1,800 SF
Building Size:	29,444 SF

Roby Redwine
(706) 207-2942

Katie Reeves
(706) 254-3446



**COLDWELL BANKER
COMMERCIAL**
UPCHURCH REALTY

PHOTOS

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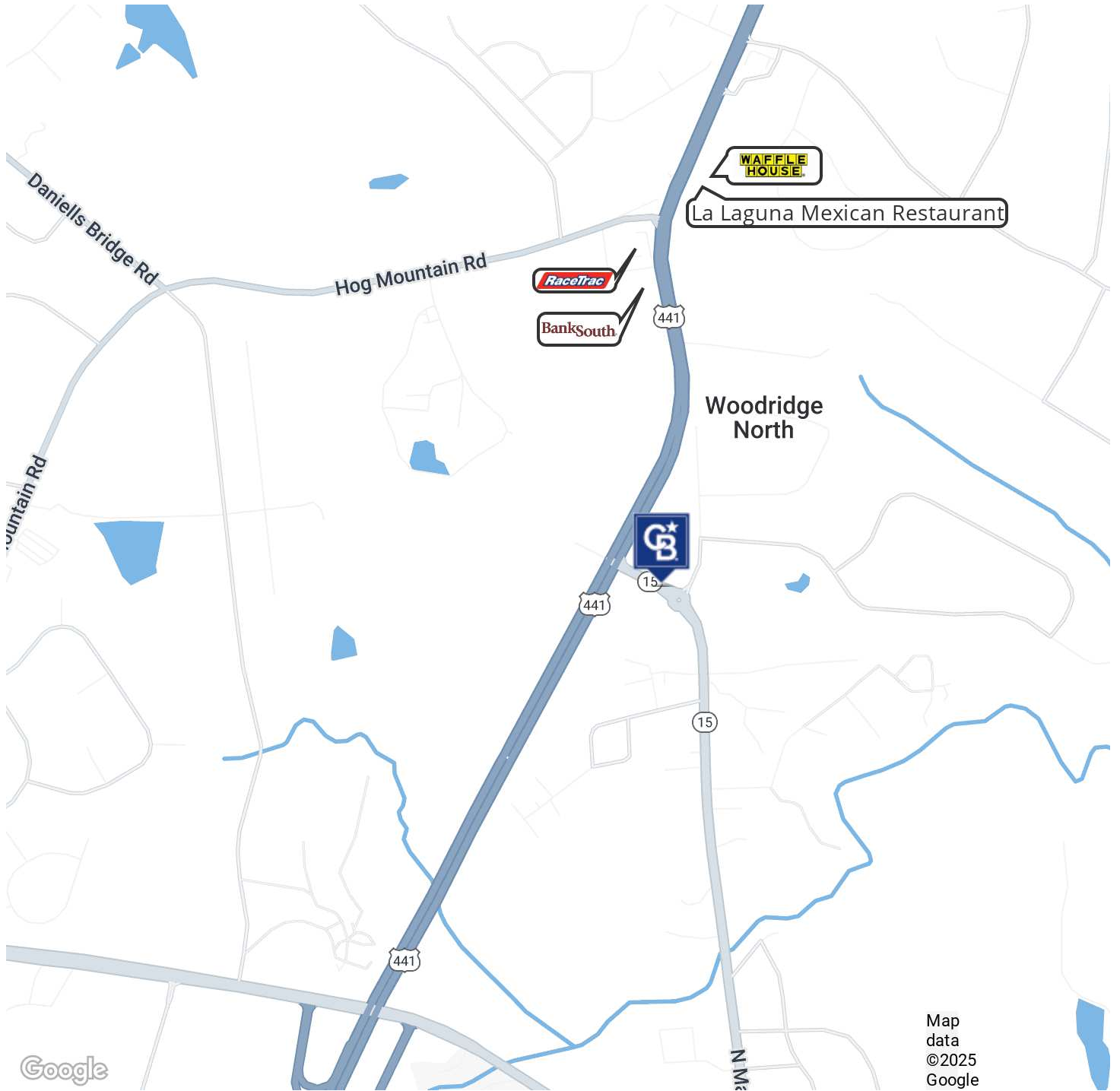


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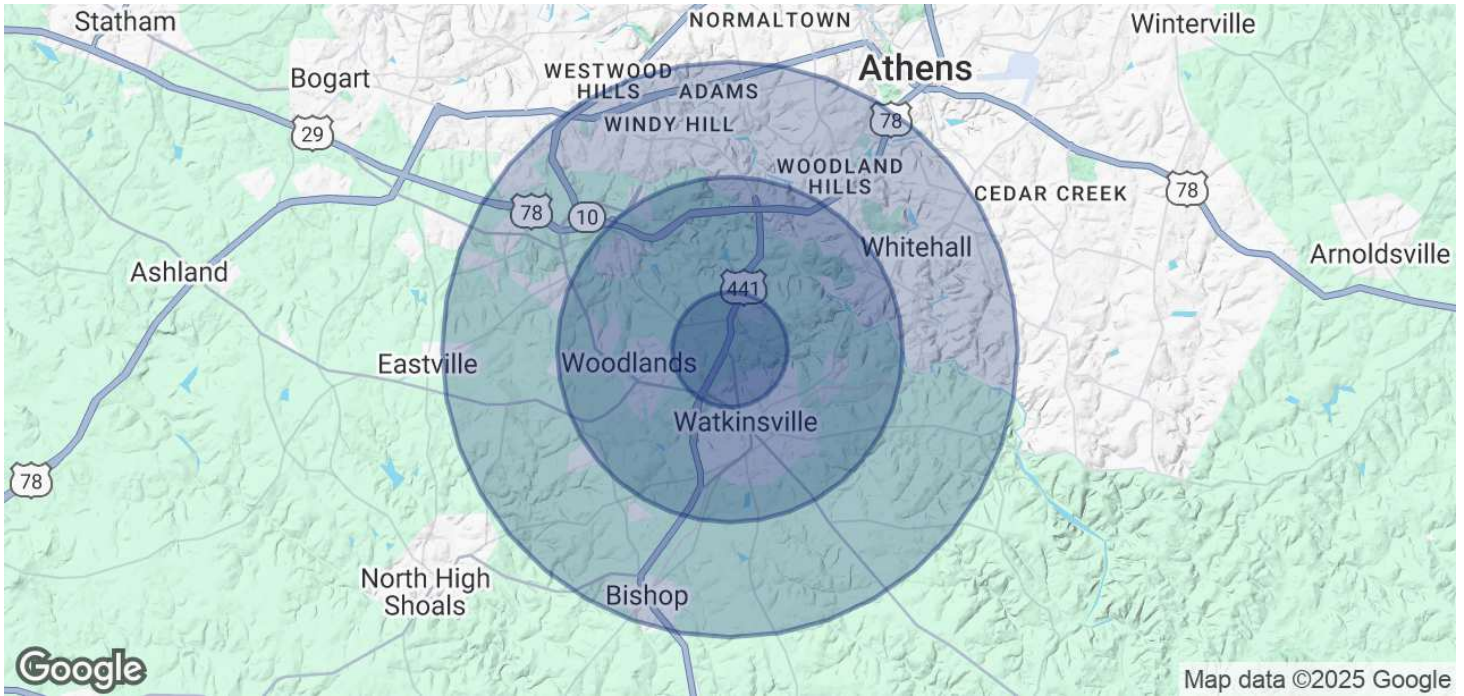


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DEMOGRAPHICS

CITYGATE OFFICE PARK

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,855	46,348	116,688
Average Age	39.3	38	37
Average Age (Male)	38.8	37.7	36.1
Average Age (Female)	39.5	37.9	37.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,525	19,737	49,679
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$66,556	\$63,319	\$59,484
Average House Value	\$152,781	\$159,460	\$159,534

* Demographic data derived from 2020 ACS - US Census

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