

PRIME CORNER PROPERTY FOR SALE

\$2,500,000



823 PRINCE AVE, ATHENS, GA 30606



PROPERTY HIGHLIGHTS

- PRIME CORNER LOCATION AT PRINCE AVE & MILLEDGE AVE WITH STRONG DAILY TRAFFIC COUNTS
- 3,921 SF BUILDING ON A 0.58-ACRE LOT WITH AMPLE ON-SITE PARKING
- FLEXIBLE C-O ZONING ALLOWS FOR OFFICE, MEDICAL, RETAIL, OR MIXED-USE USES
- LOCATED BETWEEN DOWNTOWN ATHENS AND NORMALTOWN NEAR UGA AND PIEDMONT ATHENS REGIONAL
- STRONG REDEVELOPMENT OPPORTUNITY IN ONE OF ATHENS' MOST DESIRABLE COMMERCIAL CORRIDORS



PROPERTY IS CURRENTLY OCCUPIED AND OPERATING AS NORMAL. PLEASE DO NOT DISTURB TENANT OR EMPLOYEES. ALL INQUIRIES AND SHOWINGS MUST BE COORDINATED THROUGH LISTING BROKER



SUBJECT AERIAL





PROPERTY DETAILS



APN	122B2 B001
PROPERTY TYPE	HOSPITALITY, MIXED USE, MULTIFAMILY, OFFICE, RETAIL
SUBTYPE	CREATIVE OFFICE, MEDICAL OFFICE, RESTAURANT
SQUARE FOOTAGE	3,921 SQ FT
UNITS	1
LEASE TYPE	MODIFIED
BROKER CO-OP	YES
CLASS	B
YEAR BUILT	1970
YEAR RENOVATED	1985
ACERAGE	0.580
ZONING	C-O
PARKING SPACES	20 PER 1,000 SQ FT
INVESTMENT TYPE	REDEVELOPMENT
GROUND LEASE	NO
OWNERSHIP	FEE SIMPLE



CLARKE COUNTY

- CLARKE COUNTY, GEORGIA—ANCHORED BY THE VIBRANT CITY OF ATHENS—IS A DYNAMIC ECONOMIC HUB WITH A RICH BLEND OF EDUCATION, INNOVATION, AND CULTURE.
- HOME TO THE UNIVERSITY OF GEORGIA, THE COUNTY BENEFITS FROM A HIGHLY SKILLED AND EDUCATED WORKFORCE, A STEADY INFLUX OF YOUNG TALENT, AND A SPIRIT OF ENTREPRENEURSHIP.
- THE COUNTY'S ECONOMIC CLIMATE IS BOLSTERED BY STRONG INFRASTRUCTURE, COLLABORATIVE PUBLIC-PRIVATE INITIATIVES, AND AN INCLUSIVE, FORWARD-LOOKING COMMUNITY.



FOOD SERVICE

9.8%

MANAGEMENT

9.78%

EDUCATION

13.5%

TOP 6 INDUSTRIES IN THE CLARKE COUNTY WORKFORCE

SALES

7.96%

OFFICE
ADMINISTRATION

8.94%

PRODUCTION

4.86%



POPULATION DATA

2024 POPULATION



2024 MEDIAN HOUSEHOLD INCOME



2024 MEDIAN AGE



LETS CONNECT



DANE HENDERSON

ADVISOR



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