

For Lease

# Office Building

3,846 SF | \$12.00 SF/yr



## Clubhouse Office on Lane Creek Golf Course

1251 Club Drive  
Bishop, Georgia 30621

### Property Description

Presenting a remarkable leasing opportunity overlooking the 18th green of the Lane Creek Golf Course. This distinctive 3,846 SF building features a main floor with 2 offices, two restrooms, a meeting room, a conference room, and a break room, while the upper level offers an additional office, work area, and restroom. With a full basement boasting 3 additional offices, a restroom, a kitchen, and a large recreational/meeting area, this space offers flexibility and functionality. Tall windows flood the interior with natural light, while the back deck provides an additional way to enjoy the scenic view. This building is ideal for businesses seeking a serene yet accessible location or for tenants looking to create a unique meeting or gathering space.

### Location Overview

Overlooking the 18th green at Lane Creek Golf Course, this property offers a rare opportunity to establish a workspace surrounded by stunning views and abundant natural light. With the clubhouse next door and the golf course just outside, this space provides opportunities to host clients and work both in-office and on the course. The large back deck offers an additional space to appreciate the picturesque location of this property. It's the perfect setting for professionals seeking a harmonious balance between work and leisure, where the beauty of the surroundings complements the productivity of the workspace.

## Property Highlights

- 3,846 SF building with 6 offices and 4 restrooms
- Full basement with large recreational/meeting area
- Tall windows allow an abundance of natural light
- Overlooks Lane Creek Golf Course
- Back deck offers views of the 18th Green
- Ample parking for tenants and guests

### OFFERING SUMMARY

<b>Building Size</b>	3,846 SF
<b>Lease Rate</b>	\$12.00 SF/yr (MG)
<b>Lot Size</b>	1.01 Acres

For more information

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# 3D Floor Plan- Main Floor



# 3D Floor Plan- 2nd Floor





# 3D Floor Plan- Basement





Floor 1



Floor 2



Floor 3

**TOTAL: 3846 sq. ft**

BELOW GROUND: 1624 sq. ft, FLOOR 2: 1729 sq. ft, FLOOR 3: 493 sq. ft

EXCLUDED AREAS: MECH/STORAGE ROOM: 105 sq. ft, ELECTRICAL ROOM: 58 sq. ft, PORCH: 146 sq. ft, DECK: 567 sq. ft

Floor Plans Are Approximate And Provided For Illustrative Purposes Only. Verify All Dimensions.

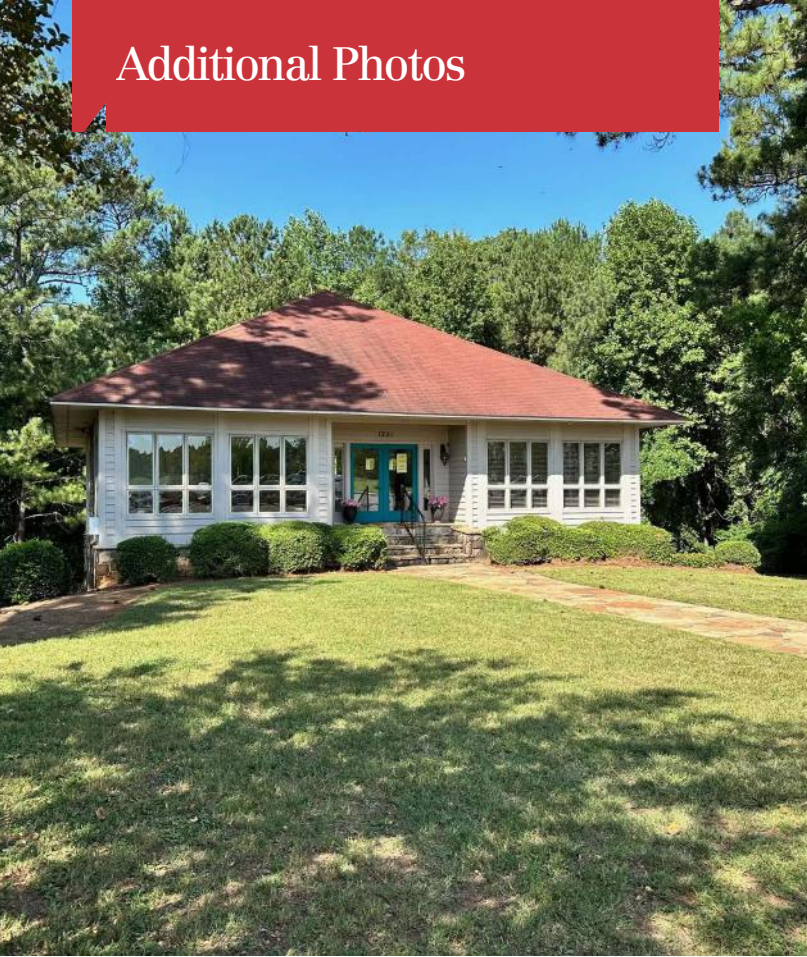


# Additional Photos



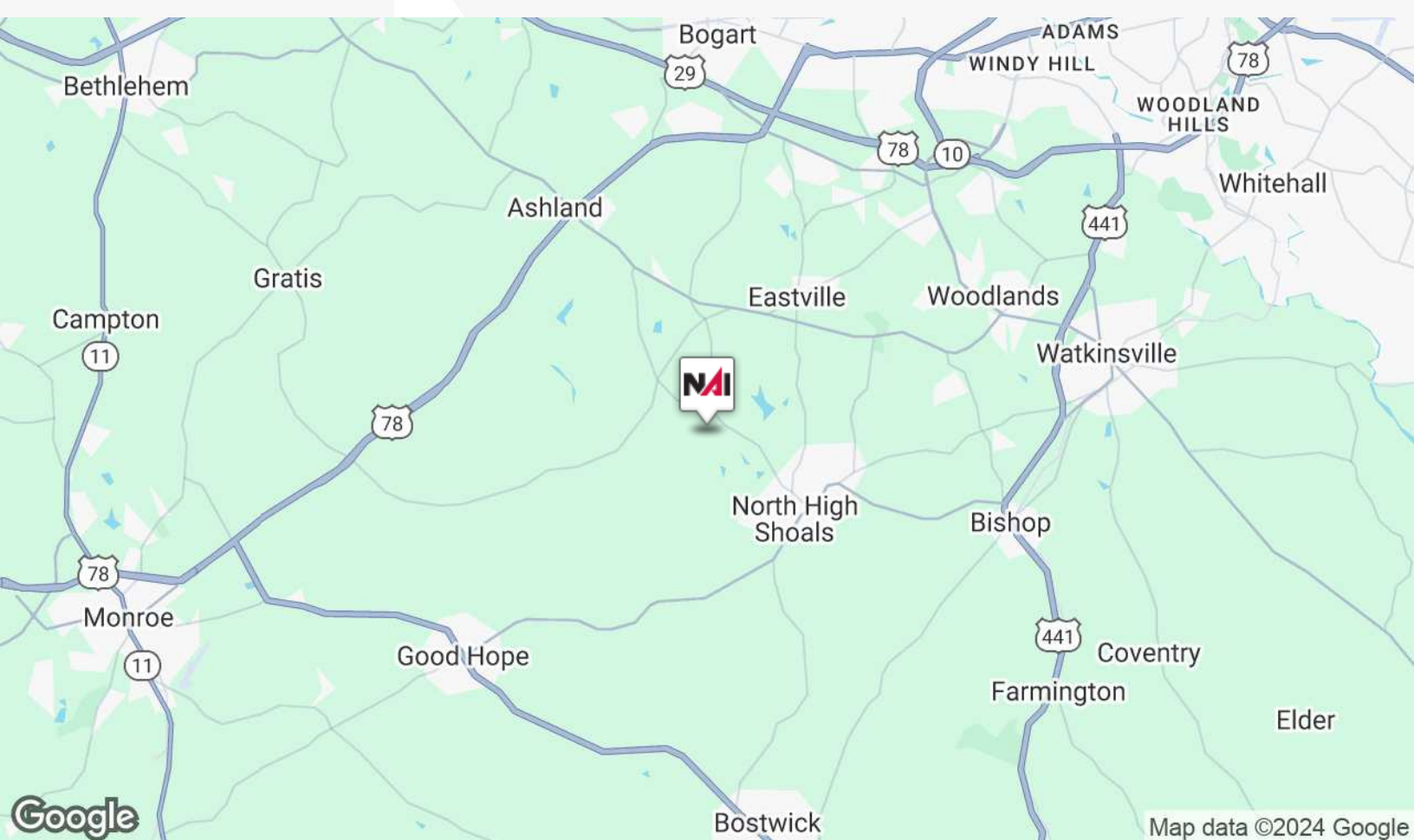


# Additional Photos



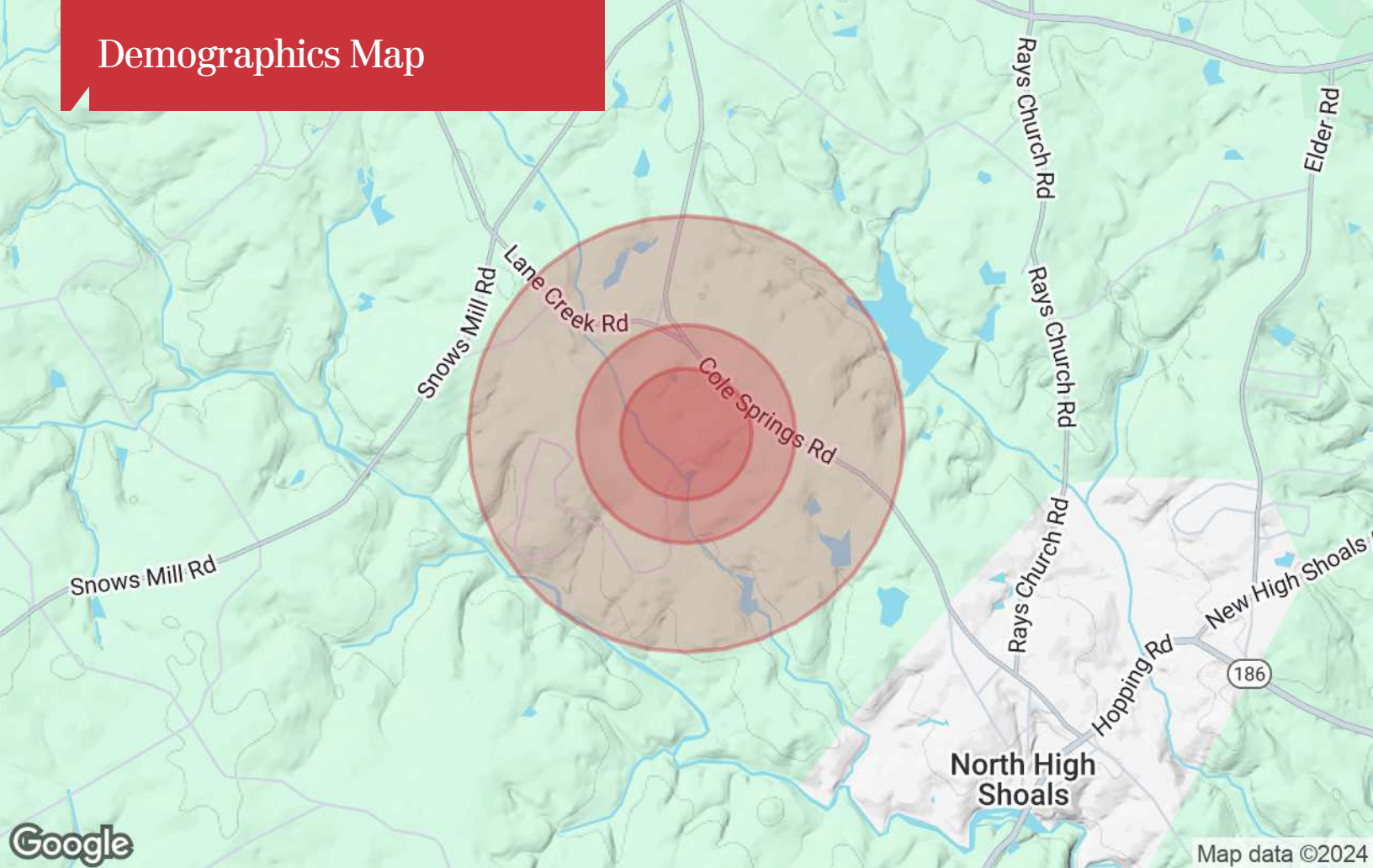


# Location Maps





# Demographics Map



<b>Population</b>	<b>0.3 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
TOTAL POPULATION	57	183	824
MEDIAN AGE	40	40	40
MEDIAN AGE (MALE)	39	39	39
MEDIAN AGE (FEMALE)	40	40	40
<b>Households &amp; Income</b>	<b>0.3 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
TOTAL HOUSEHOLDS	18	60	268
# OF PERSONS PER HH	3.2	3	3.1
AVERAGE HH INCOME	\$159,052	\$159,052	\$159,035
AVERAGE HOUSE VALUE	\$536,421	\$536,421	\$536,373
<b>Race</b>	<b>0.3 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
% WHITE	94.2%	94.9%	94.7%
% BLACK	1.9%	1.7%	1.6%
% ASIAN	1.9%	1.2%	1.4%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.0%	0.5%	0.4%
% OTHER	1.9%	1.7%	1.9%
<b>Ethnicity</b>	<b>0.3 Miles</b>	<b>0.5 Miles</b>	<b>1 Mile</b>
% HISPANIC	7.0%	6.6%	6.3%

\* Demographic data derived from 2020 ACS - US Census