

SALE

1331 JENNINGS MILL ROAD

1331 Jennings Mill Road Watkinsville, GA 30622



PROPERTY DESCRIPTION

An exceptional development opportunity with this prime property in the thriving Oconee County area. Boasting a coveted B-2 zoning designation, this versatile parcel holds immense potential for a wide range of development opportunities. The properties' strategic location provides superb accessibility and visibility to Highway 316, Athens Loop 10 and Oconee Connector, making it an attractive prospect for a savvy investor. Whether planning a retail, medical, or professional space or any other venture, this property stands ready for long-term success. With close proximity to Epps Bridge Center, Costco, Walmart, Home Depot, Lowes, and numerous restaurants it is the ideal place to work for the employee's convenience. The Georgia DOT indicates a traffic count of approximately 29,000 cars per day just north of the site on Highway 316. The property is a short 9.6 mile drive to Athens and the University of Georgia, and just 64 miles to Atlanta.

OFFERING SUMMARY

Sale Price:	\$4,300,000
Lot Size:	7.2 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	861	11,734	29,210
Total Population	1,925	28,451	72,712
Average HH Income	\$122,968	\$125,916	\$117,081

Charles L. Upchurch III
(706) 540-1810

Marcus Weidower
(706) 254-3251



**COLDWELL BANKER
COMMERCIAL**
UPCHURCH REALTY

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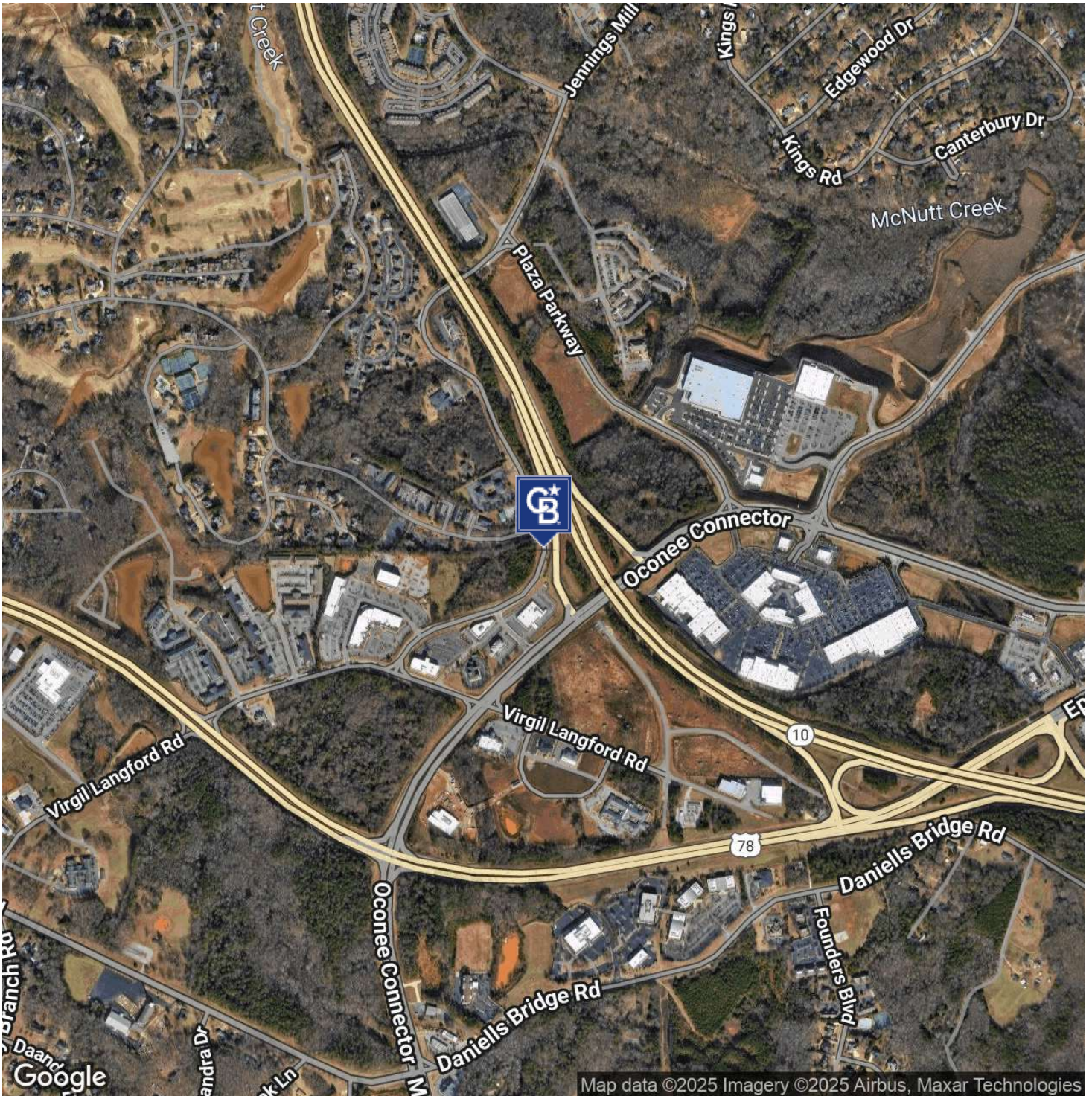


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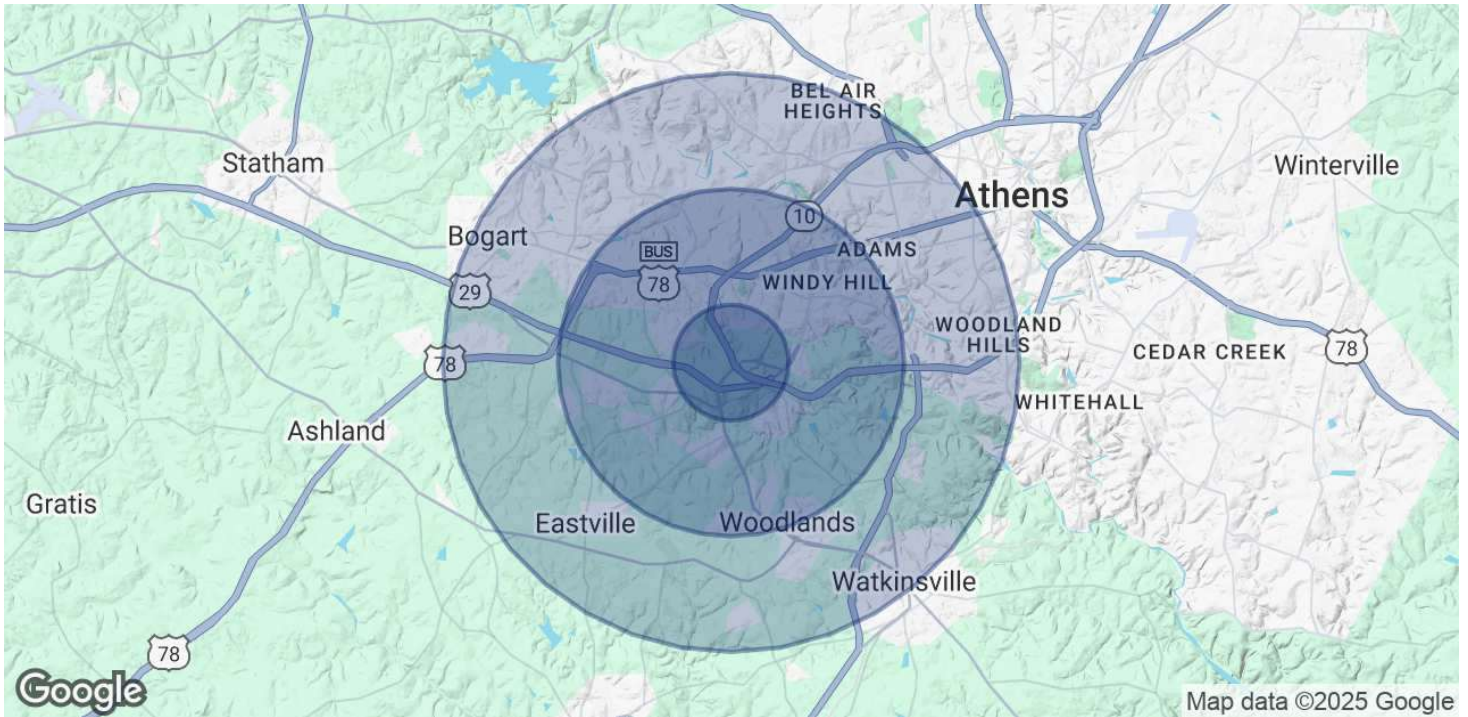


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	1,925	28,451	72,712
Average Age	43	40	38
Average Age (Male)	42	39	37
Average Age (Female)	44	41	39

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	861	11,734	29,210
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$122,968	\$125,916	\$117,081
Average House Value	\$400,285	\$425,914	\$433,059

Demographics data derived from AlphaMap

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