

1725 Lexington Rd

Athens, GA 30605



FOR SALE

Parker Buchanan
404.372.8701
p.buchanan@bellstreet.com

Nick Thomas
303.949.0366
n.thomas@bellstreet.com

**BellStreet**

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For Sale

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Property Description

Excellent redevelopment or reuse opportunity along one of Athens' busiest commercial corridors. Situated on 1.59 acres zoned C-G, this property features a 3,609 SF vacant car wash with two enclosed drive-through bays and four self-serve bays that can easily be converted into additional garage spaces—ideal for an auto repair, detailing, or service business.

An additional 1,560 SF freestanding building sits at the rear of the property, offering multiple income or owner-user opportunities. The site offers excellent visibility and access from Lexington Road, located just past Exit 8 off Hwy 441/Loop 10, and benefits from strong traffic counts and surrounding commercial development.

Excellent opportunity for an owner-user or investor seeking a well-located Athens commercial site with multiple reuse options.

Property Highlights

- Zoned C-G
- Prime location in Athens
- Ideal for retail/vehicle-related business

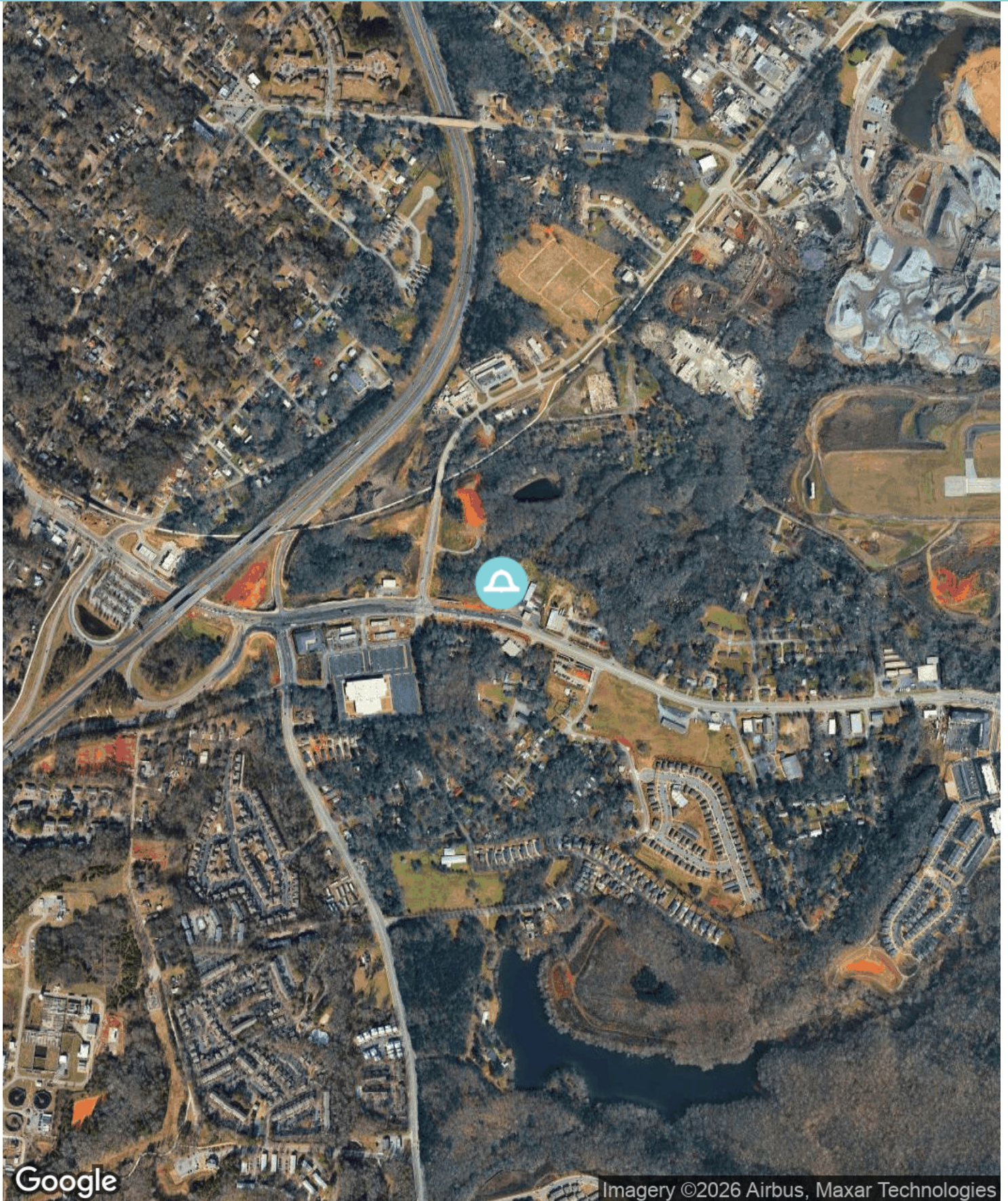
Offering Summary

Sale Price:	\$1,000,000
Lot Size:	1.59 Acres
Building Size:	5,169 SF

Demographics	0.3 Miles	0.5 Miles	1 Mile
Total Households	114	493	2,965
Total Population	253	1,109	6,605
Average HH Income	\$68,361	\$59,819	\$55,026

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Google

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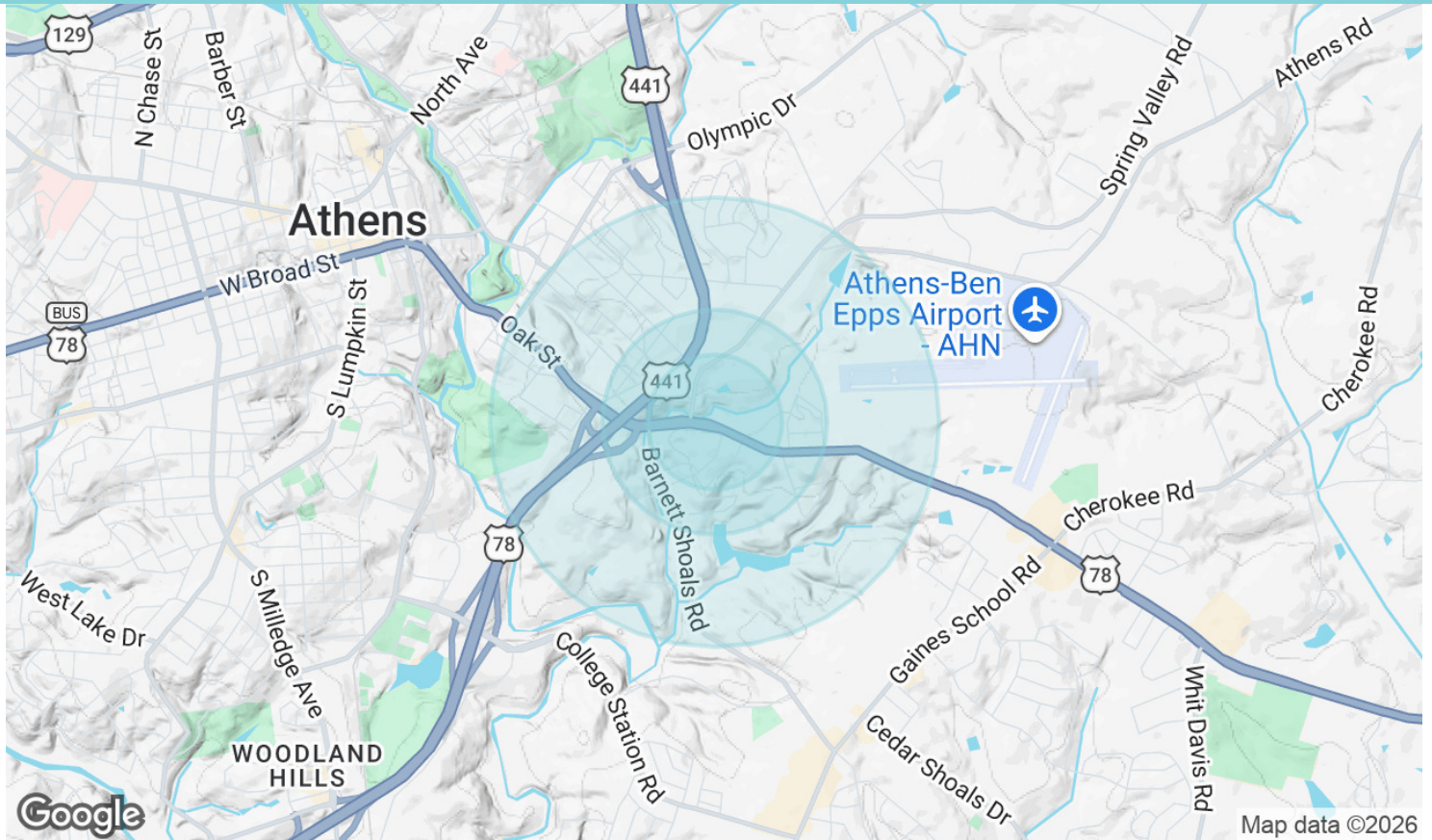
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Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	253	1,109	6,605
Average Age	36	33	33
Average Age (Male)	35	33	32
Average Age (Female)	37	34	34

Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	114	493	2,965
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$68,361	\$59,819	\$55,026
Average House Value	\$273,639	\$251,929	\$233,922

Demographics data derived from AlphaMap