

# LEASE

**1060 COMMERCE DR # 101**

1060 Commerce Dr # 101 Bogart, GA 30622



## PROPERTY DESCRIPTION

This end unit is one large open space perfect for storage or light industrial users. It is a singular open space with 22.5ft ceilings, retail glass front and a rollup door in the rear. There is also a single large restroom with a shower and enough room to change. The greatest bonus, it has HVAC! Owner is open to potential build out of a couple of offices in the space

## LOCATION DESCRIPTION

Located conveniently to Hwy 316 and Hwy 78 - This unit is just a few minutes' drive from Athens, Watkinsville, and Statham. While also not far from Monroe and Winder.

## OFFERING SUMMARY

Lease Rate:	\$3,000 per month (MG)
Available SF:	2,430 SF
Lot Size:	0.05 Acres
Building Size:	2,430 SF

**Roby Redwine**  
(706) 207-2942

**Katie Reeves**  
(706) 254-3446



**COLDWELL BANKER  
COMMERCIAL**  
UPCHURCH REALTY

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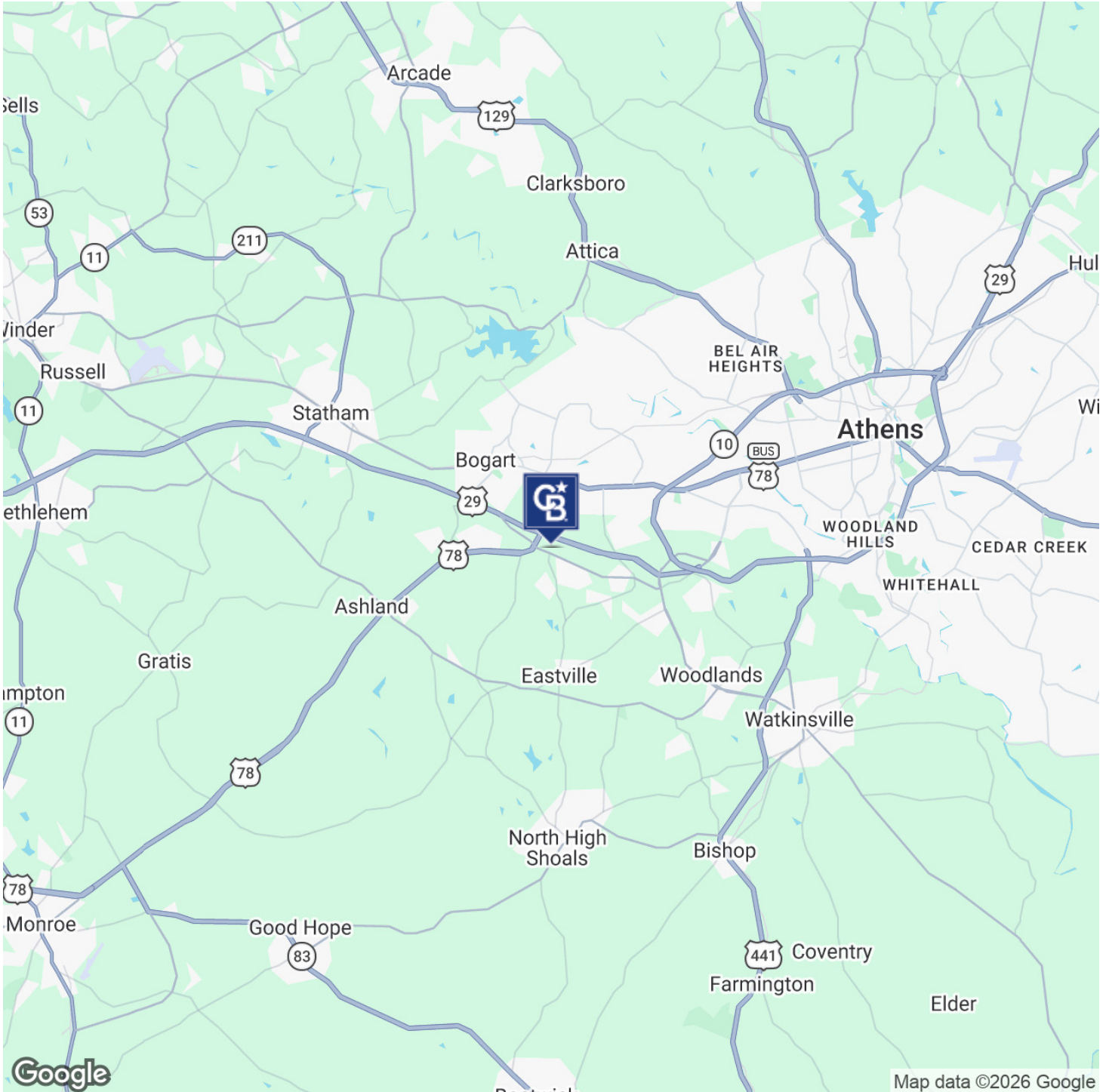


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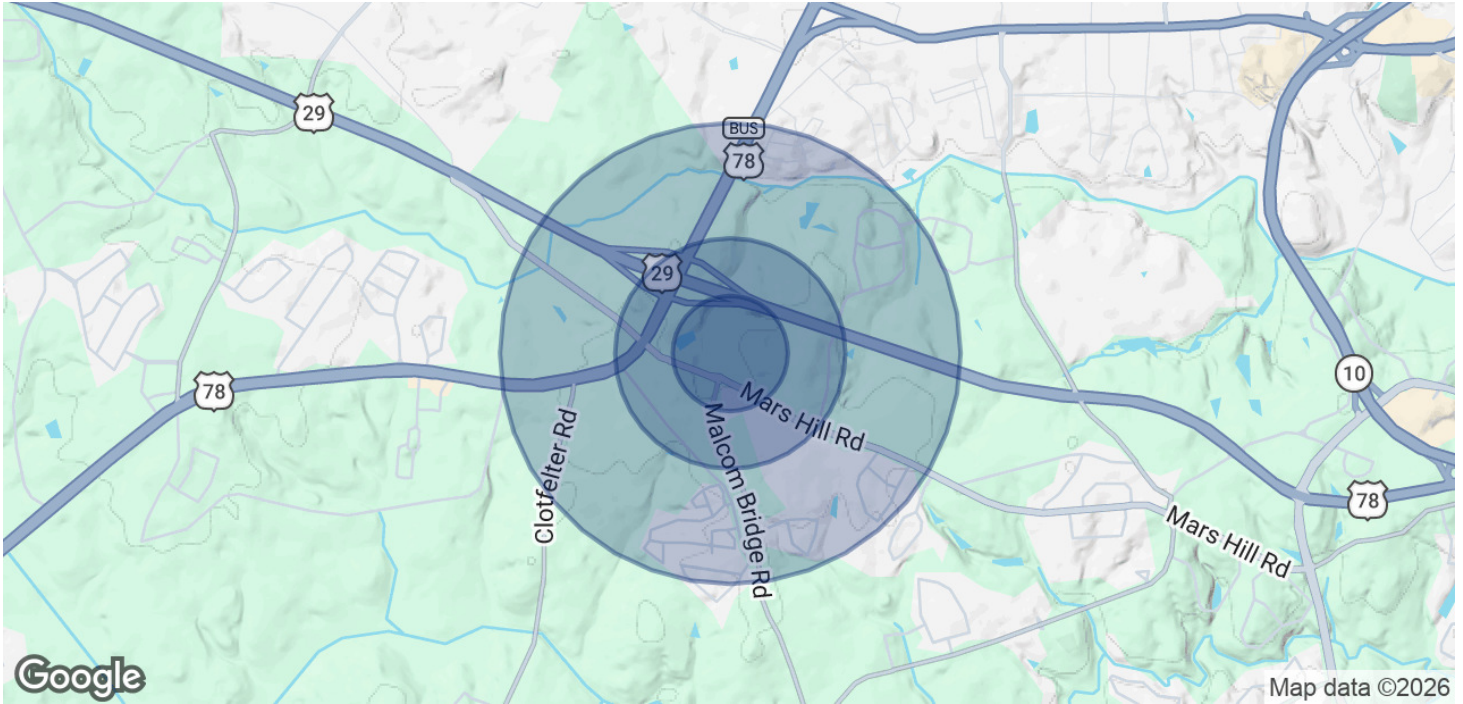


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## POPULATION

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Population	124	485	1,961
Average Age	38.1	39.1	38.6
Average Age (Male)	41.9	40.4	40.5
Average Age (Female)	32.3	38.1	39.1

## HOUSEHOLDS & INCOME

### 0.25 MILES

### 0.5 MILES

### 1 MILE

Total Households	36	153	659
# of Persons per HH	3.4	3.2	3
Average HH Income	\$255,716	\$210,391	\$177,374
Average House Value	\$524,701	\$506,645	\$454,244

2023 American Community Survey (ACS)

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