

1080 Vend Drive | Watkinsville, GA 30677



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Property Description

5,500 SF of office, medical office, or mixed-use space available in widely sought-after Watkinsville, GA. The available square footage is split between (2) spaces: Suite 300 (3,064 SF), and Suite 400 (2,436 SF). All spaces can be combined, if needed. Athens Eye Associates and Terminix are the primary tenants within the Building.

Location Description

Located at 1080 Vend Drive in Watkinsville, GA. Easy accessibility and visibility off Highway 316 which averages 32,800 VPD. Close proximity to Piedmont Oconee Health Campus, Epps Bridge Centre, Butler's Crossing Shopping Center, and Athens 10 Loop-Oconee Connector. Minutes away from the thriving retail, dining, entertainment, and medical districts of Oconee County and Athens, GA.

Summary

- Available:** 5,500 RSF
- Building SF:** 16,211 SF
- Lease Rate:** \$16.50/SF
- CAM Estimate:** \$3.00/SF
- Lease Type:** NNN
- Term:** +5 Years
- Space Use:** Office
Medical
Mixed Use
- Tenant Imp. Allowance:** Available
- Zoning:** B-2
- Map/Parcel:** C 01S 002
- Parking:** 4/1000



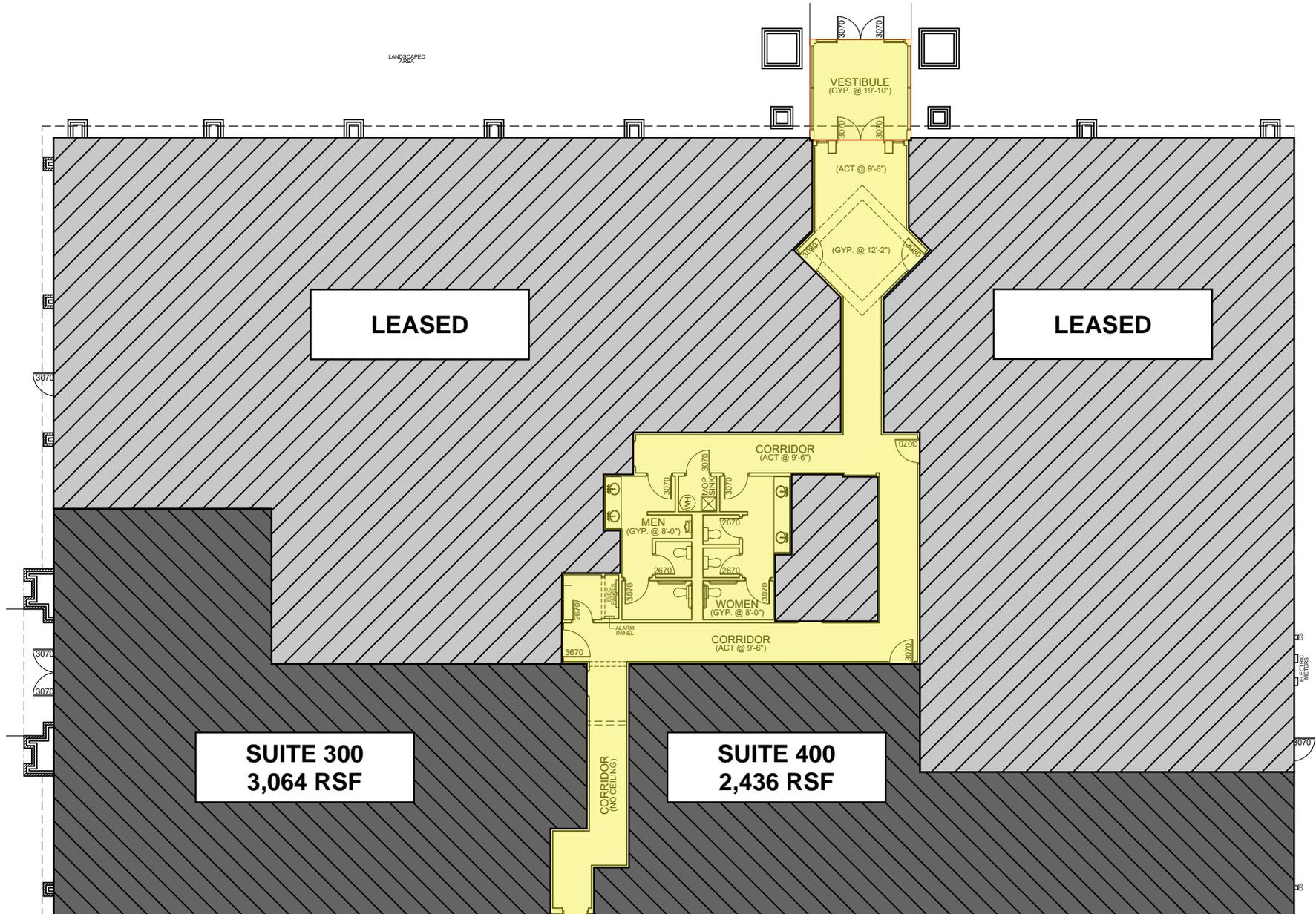




PROPERTY PHOTOS



FLOOR PLAN



HVAC UNITS



HVAC UNITS



HVAC UNIT



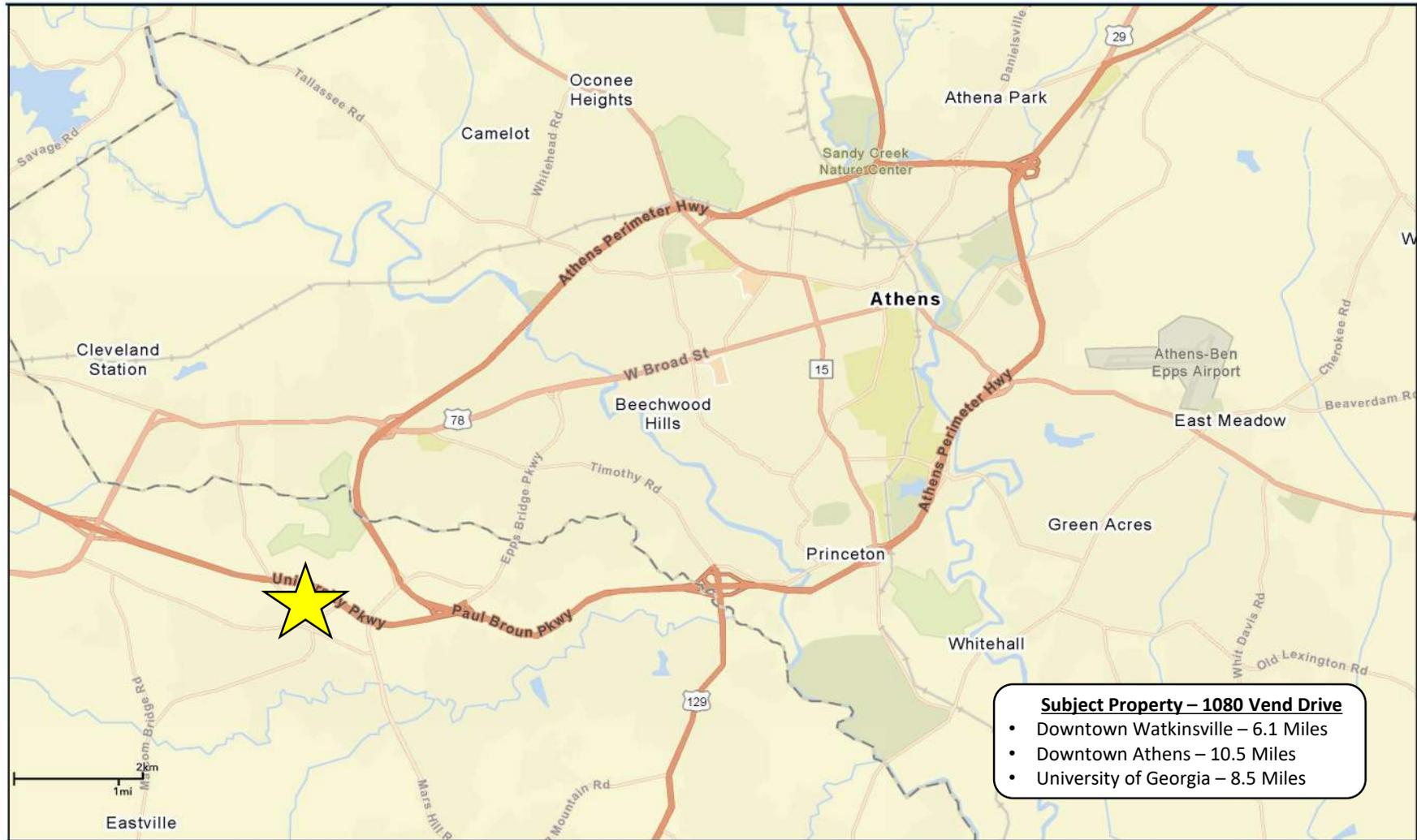
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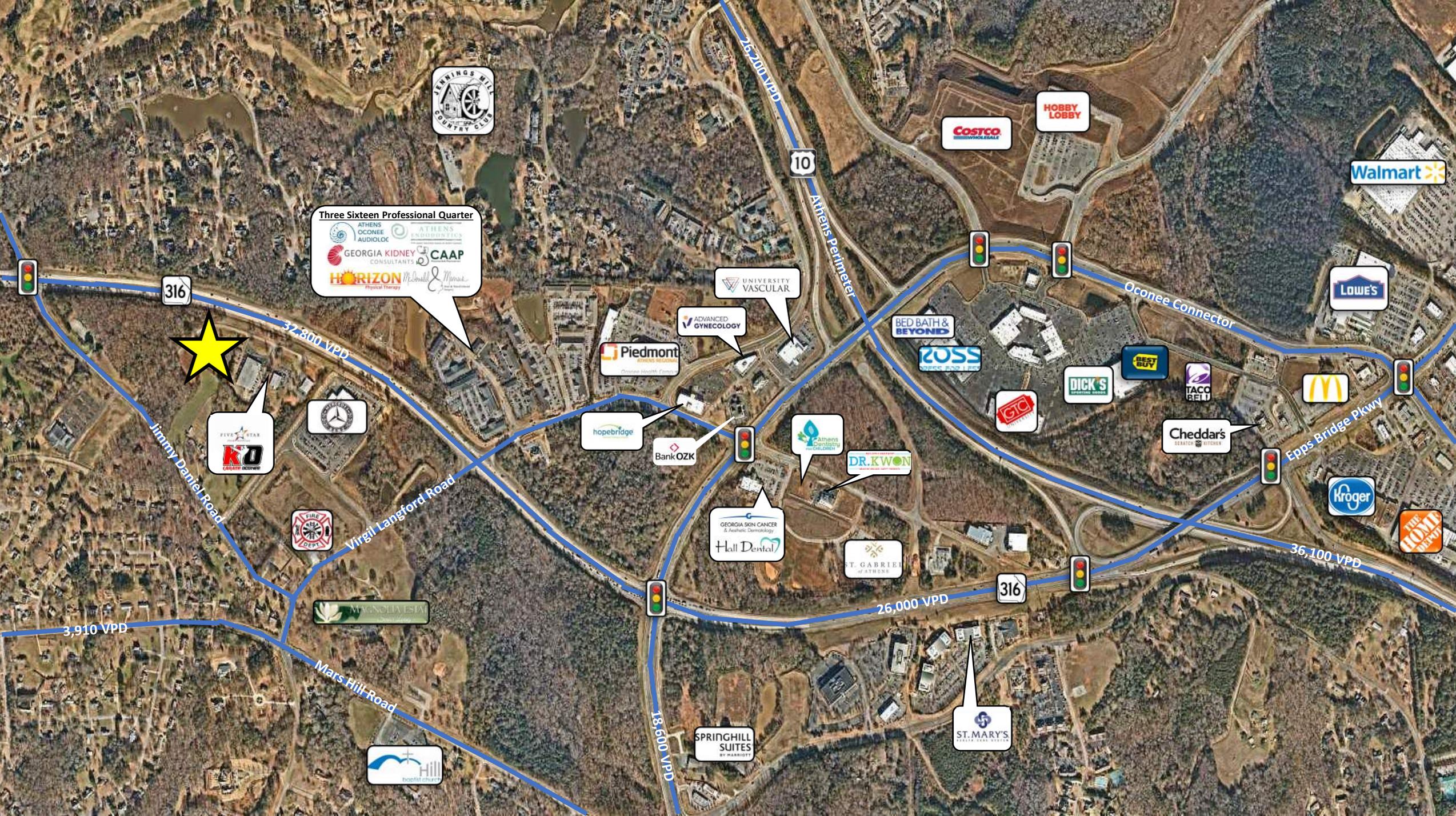
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Location Map - 1080 Vend Drive



January 26, 2022



Three Sixteen Professional Quarter

ATHENS OCONEE AUDIOLOG
ATHENS ENDOCRINOLOGISTS
GEORGIA KIDNEY CONSULTANTS
CAAP
HORIZON Physical Therapy
McDonald & Marra
Real Estate

316

32,800 VPD

Jimmy Daniel Road



Mars Hill Road



18,600 VPD



26,000 VPD

316



36,100 VPD



Oconee Connector

Epps Bridge Pkwy

Athens Perimeter

10



316

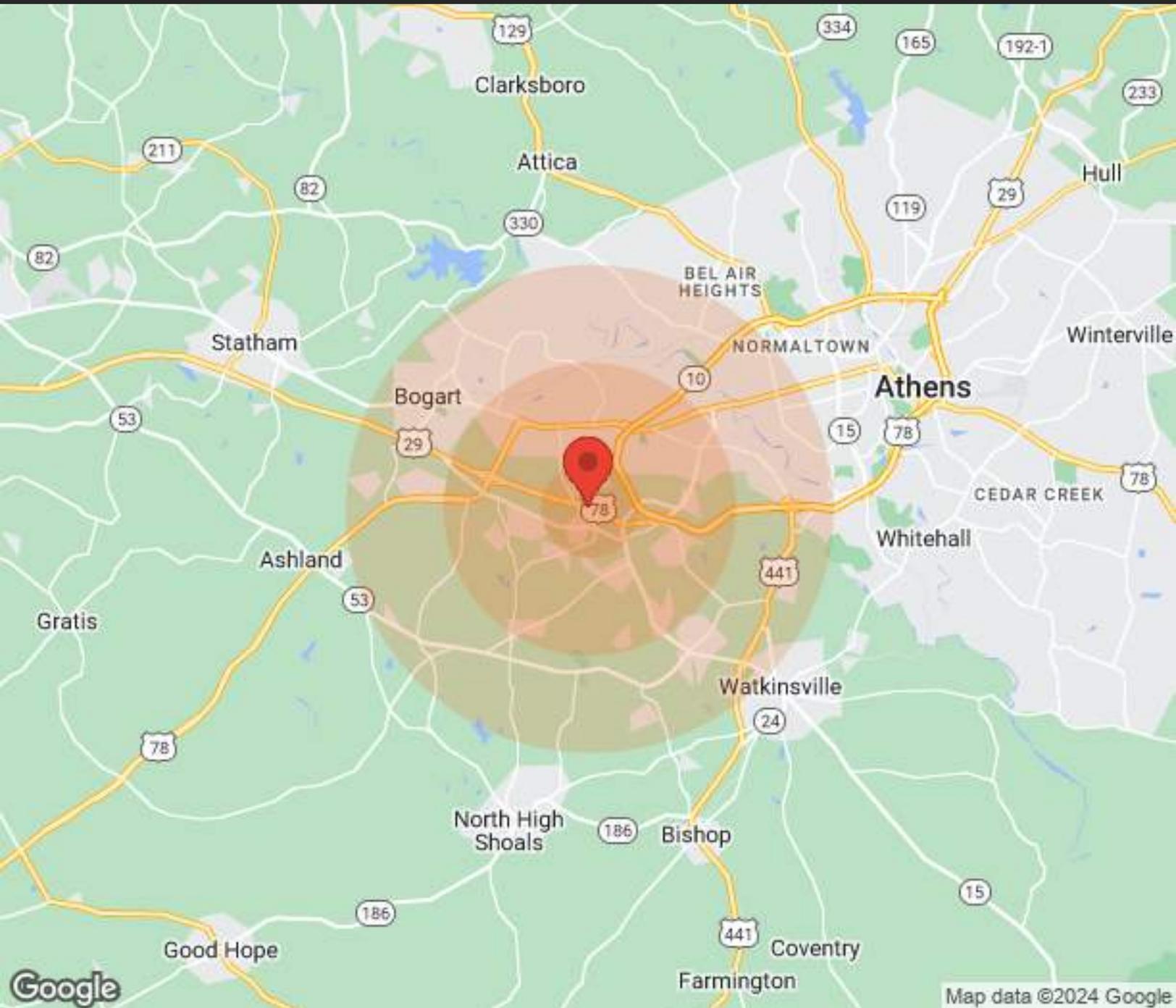
Vend Drive

Space For Lease
+/- 5,461 RSF



Jimmy Daniel Road

DEMOGRAPHICS



Population	1 Mile	3 Miles	5 Miles	Income	1 Mile	3 Miles	5 Miles
Male	2,240	9,352	25,162	Median	\$125,501	\$54,459	\$54,605
Female	2,346	10,010	26,880	< \$15,000	45	821	2,886
Total Population	4,586	19,362	52,042	\$15,000-\$24,999	35	523	1,956
				\$25,000-\$34,999	53	663	1,646
				\$35,000-\$49,999	131	853	2,613
				\$50,000-\$74,999	231	1,532	3,708
				\$75,000-\$99,999	241	1,062	2,611
				\$100,000-\$149,999	315	1,270	2,897
				\$150,000-\$199,999	205	496	1,177
				> \$200,000	359	758	1,521
Race	1 Mile	3 Miles	5 Miles	Housing	1 Mile	3 Miles	5 Miles
White	4,170	15,463	39,501	Total Units	1,571	8,649	24,065
Black	110	2,508	8,437	Occupied	1,476	7,991	21,865
Am In/AK Nat	N/A	5	21	Owner Occupied	1,284	5,063	13,158
Hawaiian	N/A	N/A	18	Renter Occupied	192	2,928	8,707
Hispanic	63	761	4,277	Vacant	95	658	2,200
Multi-Racial	84	988	5,138				