

## Redevelopment or Adaptive Reuse



**925 - 985 WEST BROAD  
STREET, ATHENS, GA 30601**

FOR SALE

**\$2,200,000**

### W Broad Opportunity

<b>Price:</b>	<b>\$2,200,000</b>
<b>Total Buildings SF:</b>	<b>5,792</b>
<b>Number of Buildings:</b>	<b>Two (2)</b>
<b>Lot Size:</b>	<b>0.61 Acres</b>
<b>Frontage:</b>	<b>197 ft. (W Broad)</b>
<b>Zoning:</b>	<b>C-G (Commercial General)</b>
<b>Market:</b>	<b>Downtown Athens</b>
<b>APN:</b>	<b>171A3-K001-02-09</b>

Unlock the Potential of W. Broad Street - Just steps away from downtown Athens and the University of Georgia, this highly visible 0.61-acre site offers a rare opportunity to redevelop or reimagine two existing buildings in one of the City's most active corridors.

# PROPERTY DESCRIPTION

925 WEST BROAD STREET | ATHENS, GA 30601



## Redevelopment or Adaptive Reuse Opportunity | W Broad Street

Strategically located just outside the commercial business district of downtown Athens, this rare 0.61-acre assemblage offers a prime opportunity for redevelopment or adaptive reuse. Positioned along W Broad Street with  $\pm 197$  feet of road frontage, the property boasts high visibility, strong traffic counts, and excellent walkability—just minutes from downtown Athens, S. Millledge Avenue, and the University of Georgia.

Zoned C-G (Commercial General) and designated as “Main Street Business” in the Future Land Use Map, the site includes two existing buildings totaling  $\pm 5,792$  SF. Originally constructed in 1950 and 1960 with subsequent major renovations (2003, 1979, and 2019), the buildings were designed for office use and feature private offices, restrooms, reception areas, and support spaces.

This site is located within a Level One Corridor under the Athens-Clarke County development code, providing flexible options for commercial, mixed-use, or institutional redevelopment—subject to compliance with updated development standards including setbacks, density, FAR, and stormwater requirements.

Additional features include: all available utilities; two (2) ingress/egress access drives; non-historical designation.

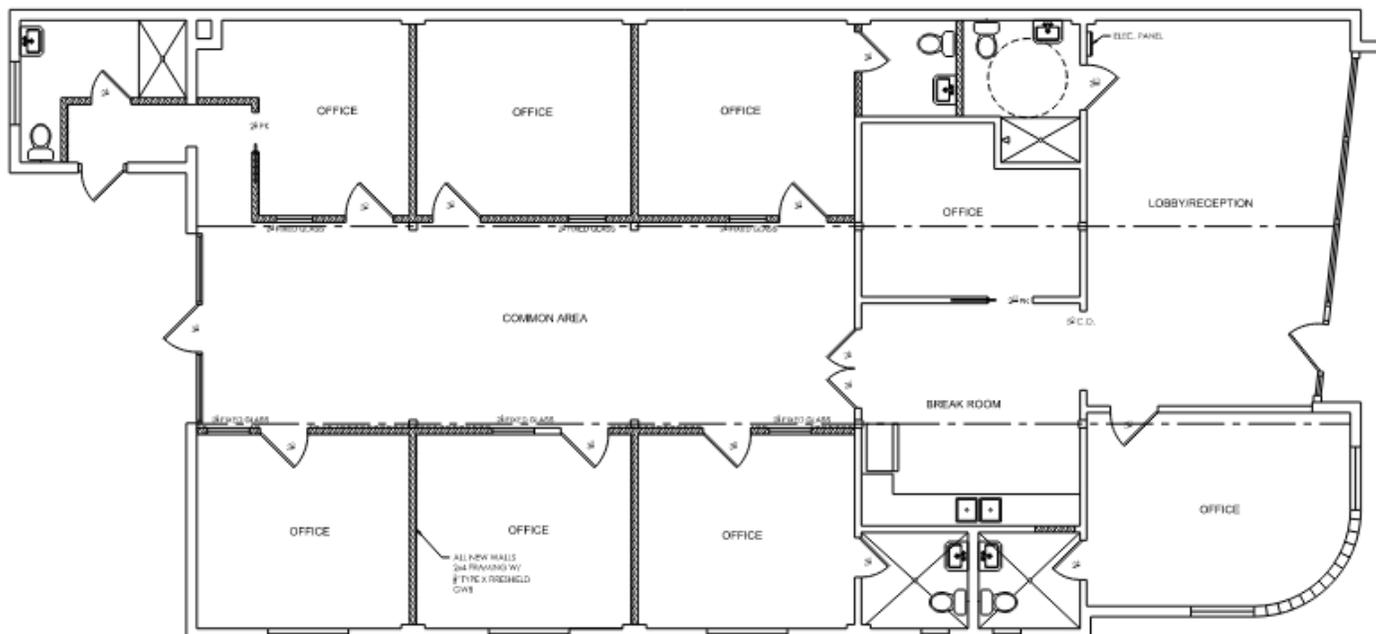
Whether you pursue a complete redevelopment or a retrofit of the existing improvements, this property offers an exceptional opportunity in a high-demand Athens market.

**MARKS COMMERCIAL REALTY, INC.**  
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## 925 W Broad Floor Plan



PROPOSED FLOOR PLAN

3009 GSF

SCALE:  $\frac{1}{4}'' = 1'-0''$

## 985 W Broad Floor Plan



PROPOSED FLOOR PLAN

SCALE:  $\frac{1}{4}'' = 1'-0''$

# PROPERTY PHOTOS

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# LOCAL AERIAL

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# NEIGHBORHOOD AERIAL

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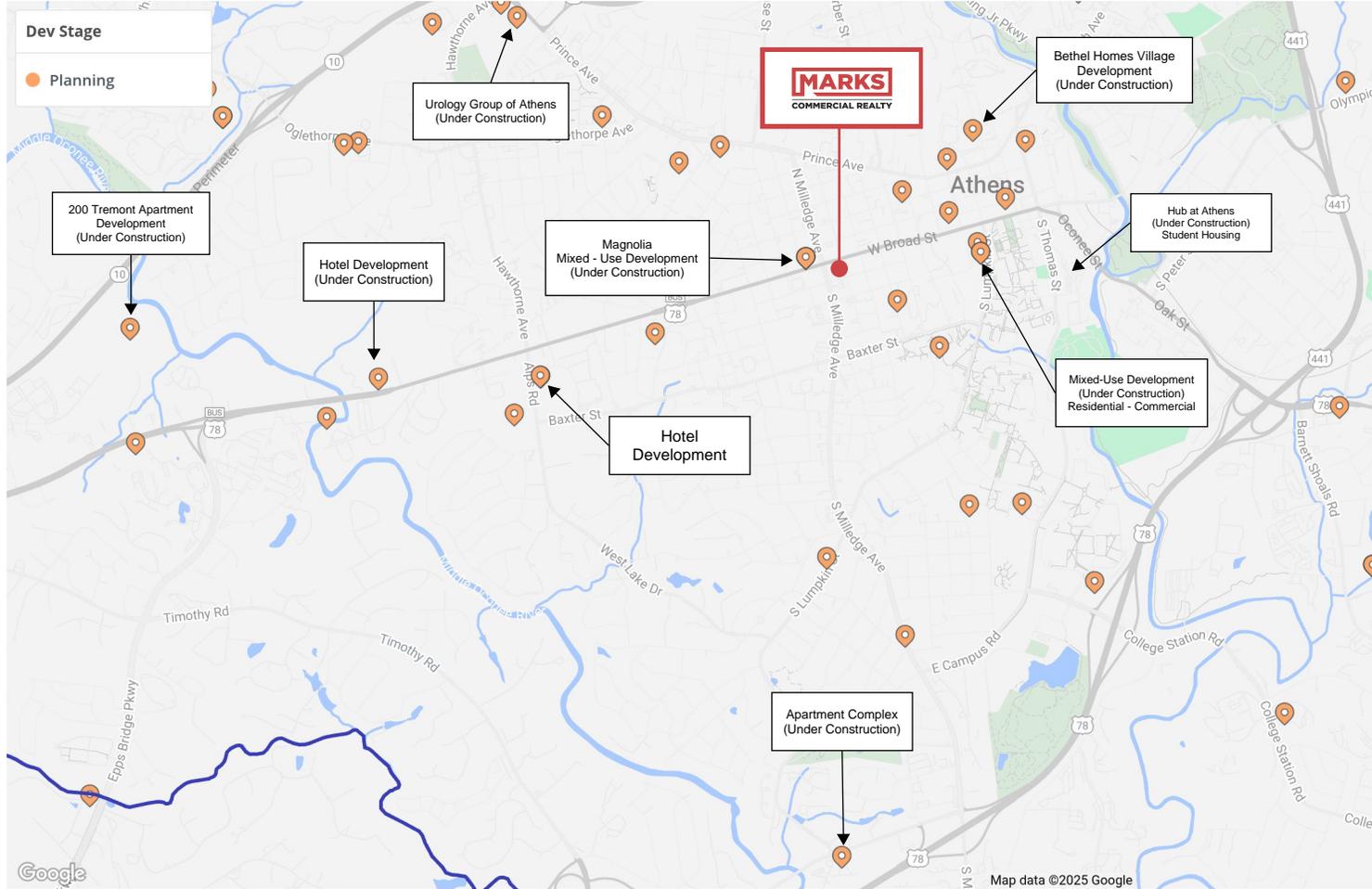
# Local Planned Developments

May 1, 2024 - Apr 30, 2025



## Planned Development

**Clarke**  
County • Georgia



Data provided by Placer Labs Inc. ([www.placer.ai](http://www.placer.ai))





# What's in My Community?

Places that make your life richer and community better

Clarke County, GA  
Clarke County, GA



This infographic was inspired by the visionary [Plan Melbourne](#) and the hyper proximity 20-minute neighbourhoods concept. Points of interest are grouped into civic themes which contribute to livability and community engagement.

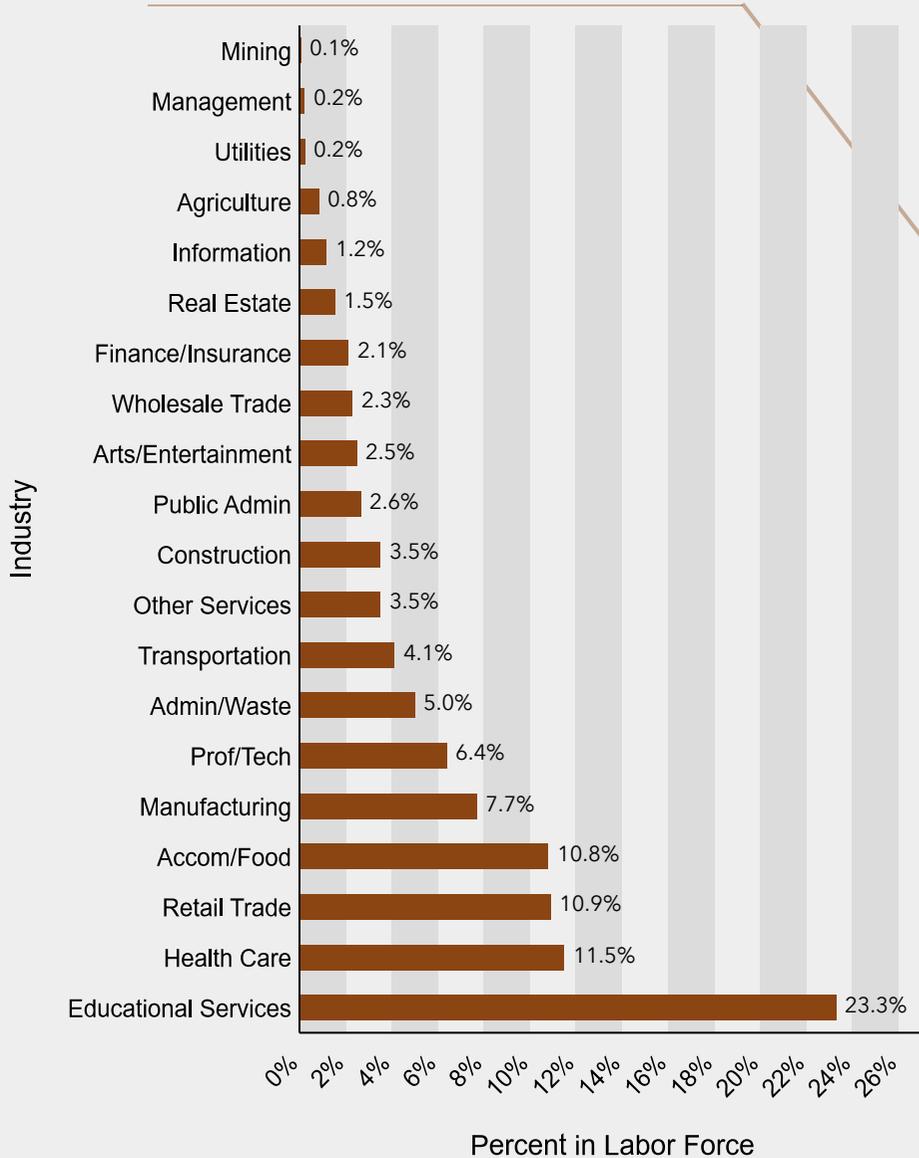
Points of interest are sourced from Foursquare. License information about this content is available in the [data documentation](#). \* Indicates the number of locations has reached the maximum. © 2025 Esri

# Economic Development Profile

Clarke County, GA

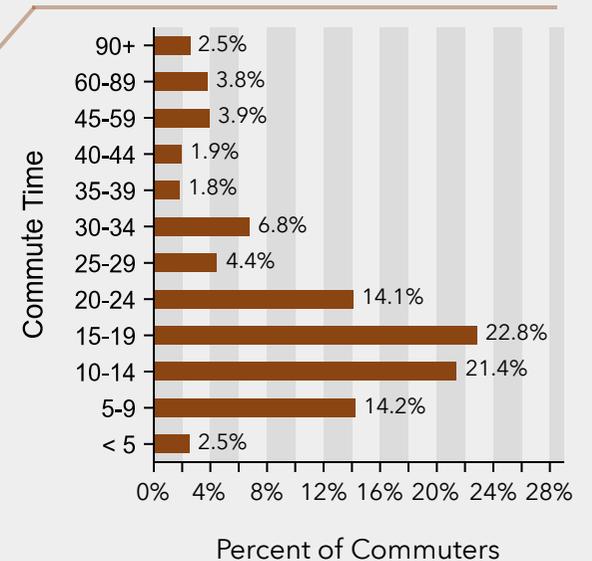
Geography: County

### Labor Force by Industry



### Employment

### Commute Time: Minutes

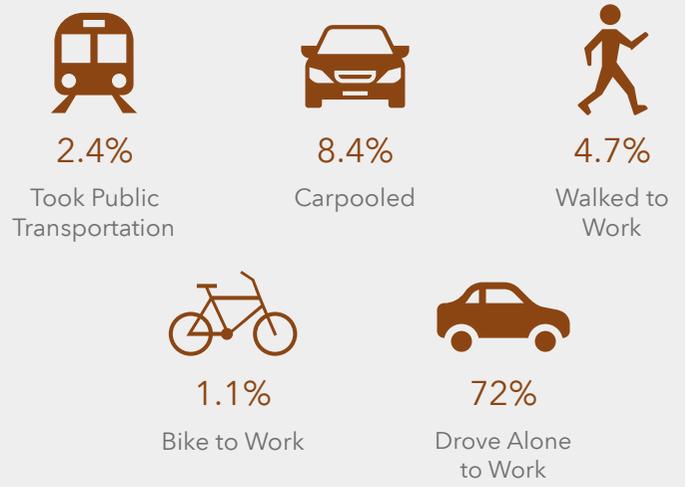


## Workforce Overview

### Businesses

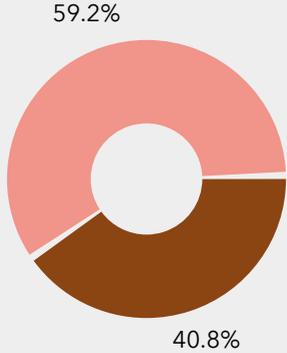


### Transportation to Work

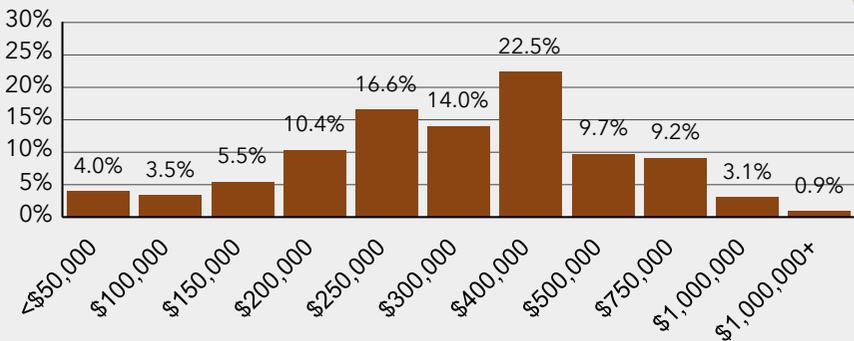


Source: This infographic contains data provided by Esri (2024), Esri-Data Axle (2024), ACS (2018-2022), Esri-U.S. BLS (2024), AGS (2024).

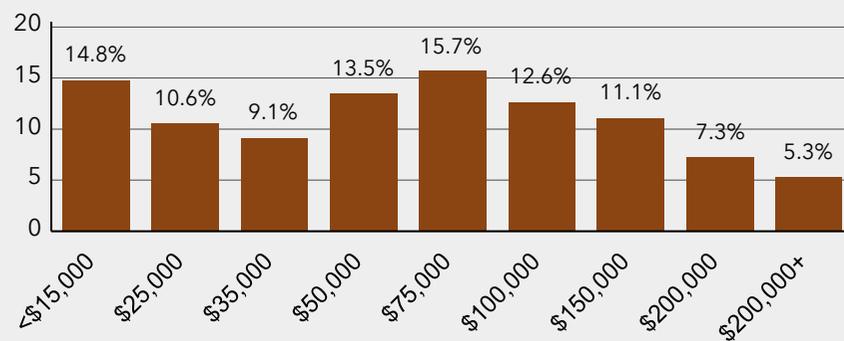
# Home Ownership



## Home Value

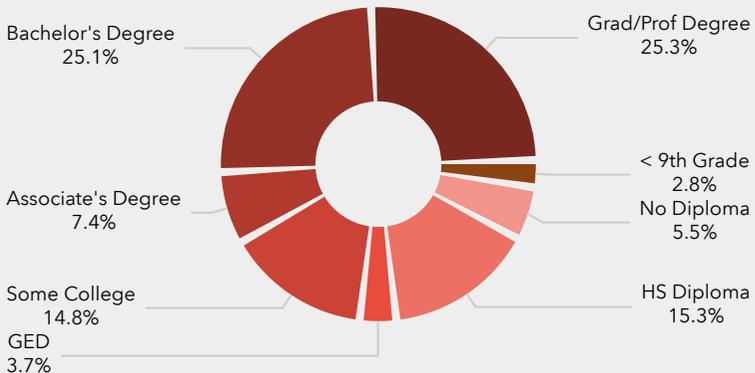


## Household Income



# Community Overview

## Educational Attainment



## Key Facts

<b>57,743</b> Total Housing Units	<b>72</b> Housing Affordability Index	<b>12,894</b> Households Below the Poverty Level
<b>29.0</b> Median Age	<b>\$43,315</b> Median Disposable Income	<b>131,407</b> Total Population
<b>59</b> Wealth Index	<b>68</b> Diversity Index	<b>131</b> Total Crime Index

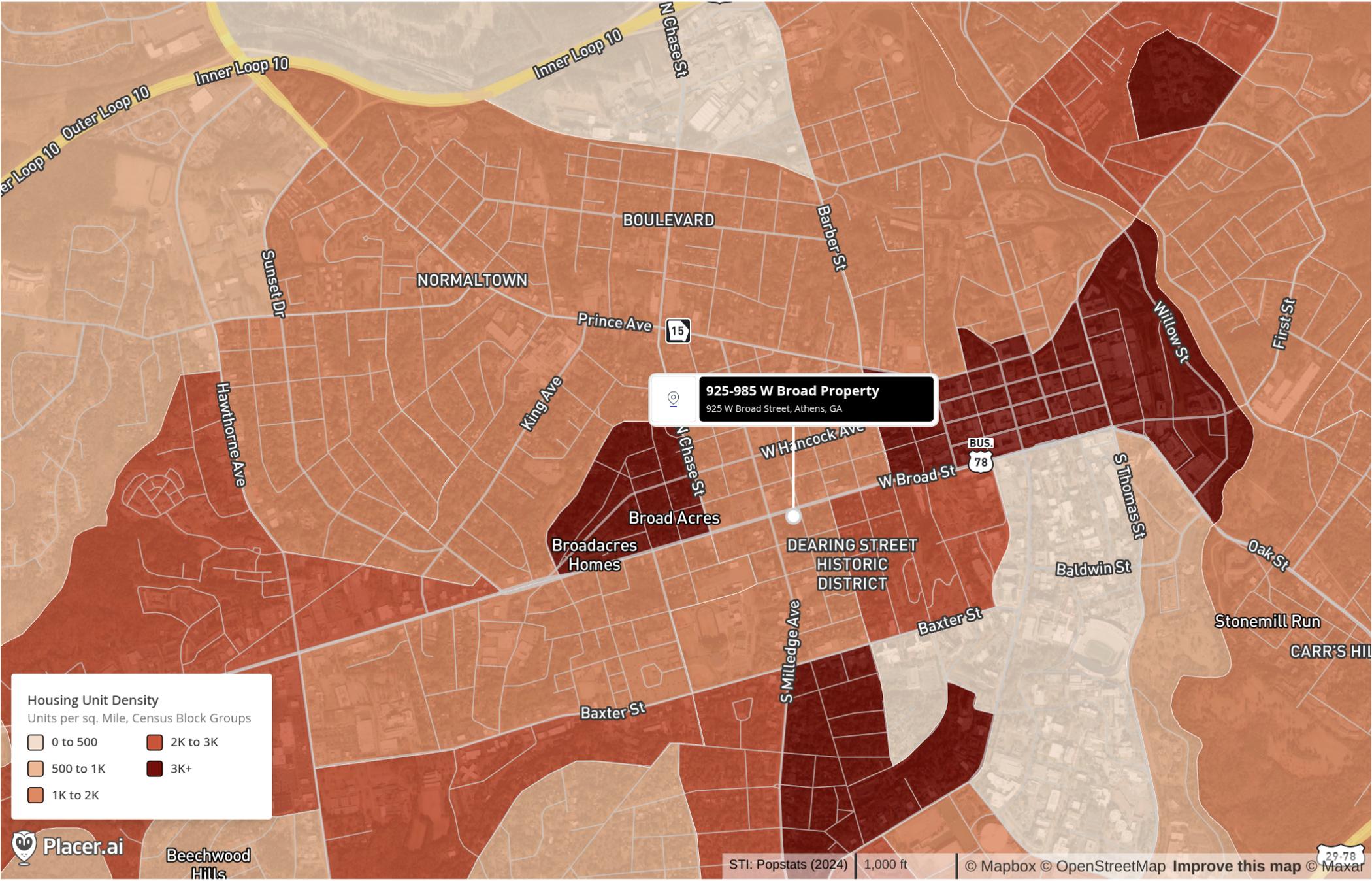
## Tapestry segments

14C	<b>Dorms to Diplomas</b> 10,206 households	<b>19.0%</b> of Households	▼
14B	<b>College Towns</b> 9,798 households	<b>18.2%</b> of Households	▼
5B	<b>In Style</b> 3,260 households	<b>6.1%</b> of Households	▼

Source: This infographic contains data provided by Esri (2024), Esri-Data Axle (2024), ACS (2018-2022), Esri-U.S. BLS (2024), AGS (2024).

# Housing Unit Density

Units Per Square Mile



Beechwood Hills

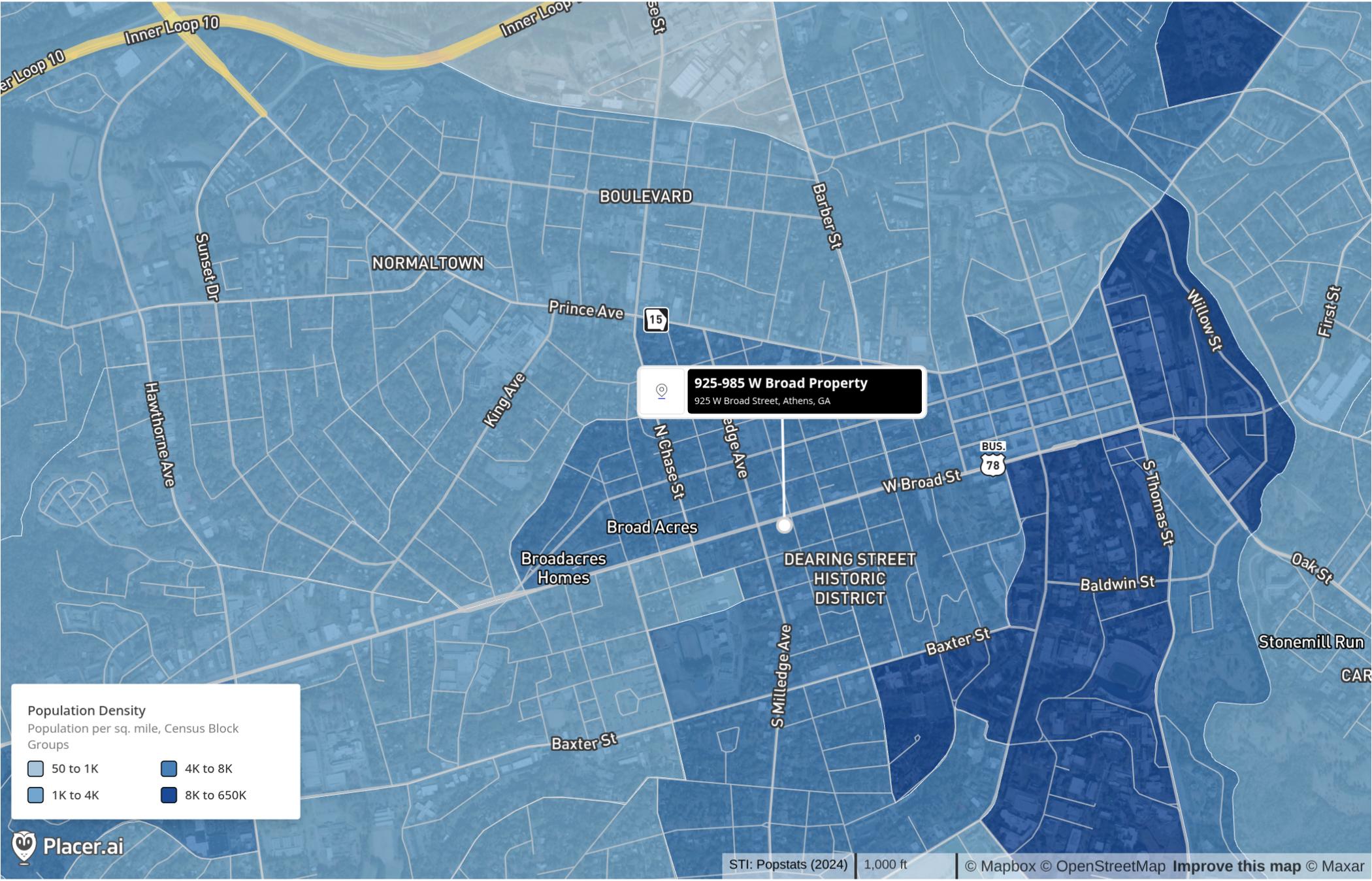
STI: Popstats (2024) | 1,000 ft

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# Population Density

Population Per Square Mile



Apr 1, 2024 - Mar 31, 2025

Data provided by Placer Labs Inc. (www.placer.ai)



