

FOR LEASE

CITYGATE OFFICE PARK

1047 Summit Grove Drive Watkinsville, GA 30677



PROPERTY DESCRIPTION

Only one space left available for pre-lease! The remaining space is approximately 1,800sf and can be built to suit to meet your preferences and needs.

PROPERTY HIGHLIGHTS

- Brand new office park.
- Very convenient to Athens/UGA as well as Watkinsville.
- Ideal and visible location.
- Easy access.

OFFERING SUMMARY

Lease Rate:	\$15.50 SF/yr (NNN)
Available SF:	1,800 SF
Building Size:	29,444 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,525	19,737	49,679
Total Population	5,855	46,348	116,688
Average HH Income	\$66,556	\$63,319	\$59,484

Roby Redwine
(706)207-2942

Katie Reeves
(706)254-3446



**COLDWELL BANKER
COMMERCIAL**
UPCHURCH REALTY

PHOTOS

CITYGATE OFFICE PARK

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BUILT TO SUIT

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LOCATION

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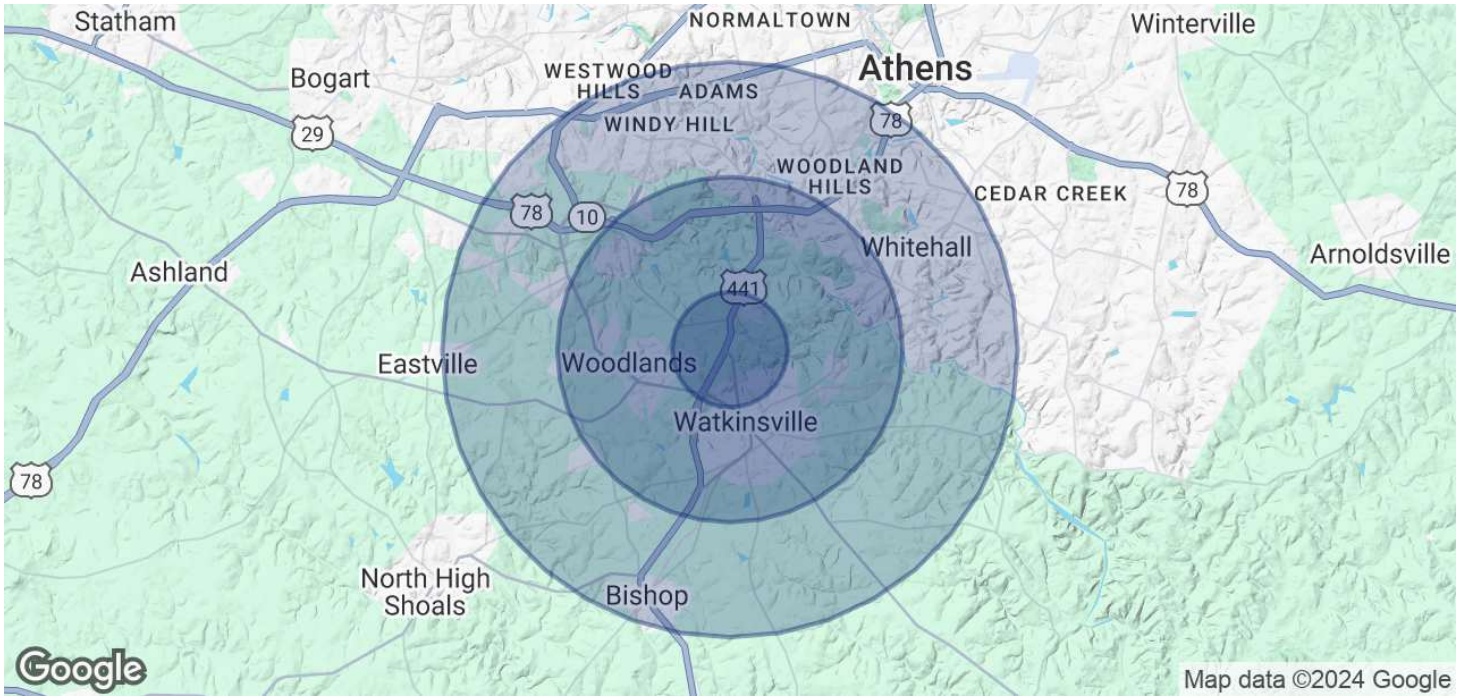


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DEMOGRAPHICS

CITYGATE OFFICE PARK

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,855	46,348	116,688
Average Age	39.3	38	37
Average Age (Male)	38.8	37.7	36.1
Average Age (Female)	39.5	37.9	37.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,525	19,737	49,679
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$66,556	\$63,319	\$59,484
Average House Value	\$152,781	\$159,460	\$159,534

* Demographic data derived from 2020 ACS - US Census

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