

# FOR LEASE

1181 VIRGIL LANGFORD DR., BLDG. 300, STE 103

1181 Virgil Langford Dr., Bldg. 300, Ste 103 Watkinsville, GA 30677



## PROPERTY DESCRIPTION

Prime Medical Office Space on Highway 316. Located in a well-established medical complex just minutes from Piedmont Athens Regional Hospital. This turnkey medical suite offers 5 to 6 exam rooms, two unisex restrooms, and has been updated with fresh paint throughout. The suite features its own patient seating area, as well as access to a spacious shared waiting room. Ideal for medical, wellness, or specialty practices seeking a convenient and professional setting.

## OFFERING SUMMARY

|                |                    |
|----------------|--------------------|
| Lease Rate:    | \$22.00 SF/yr (MG) |
| Available SF:  | 2,499 SF           |
| Lot Size:      | 0.05 Acres         |
| Building Size: | 2,499 SF           |

| DEMOGRAPHICS      | 3 MILES   | 5 MILES   | 10 MILES |
|-------------------|-----------|-----------|----------|
| Total Households  | 10,643    | 25,753    | 71,138   |
| Total Population  | 26,220    | 64,212    | 184,983  |
| Average HH Income | \$130,539 | \$122,396 | \$95,770 |

Ron Hamilton  
(706) 207-3600

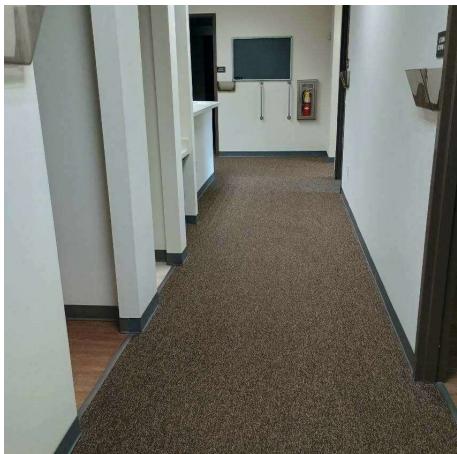


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UPCHURCH REALTY

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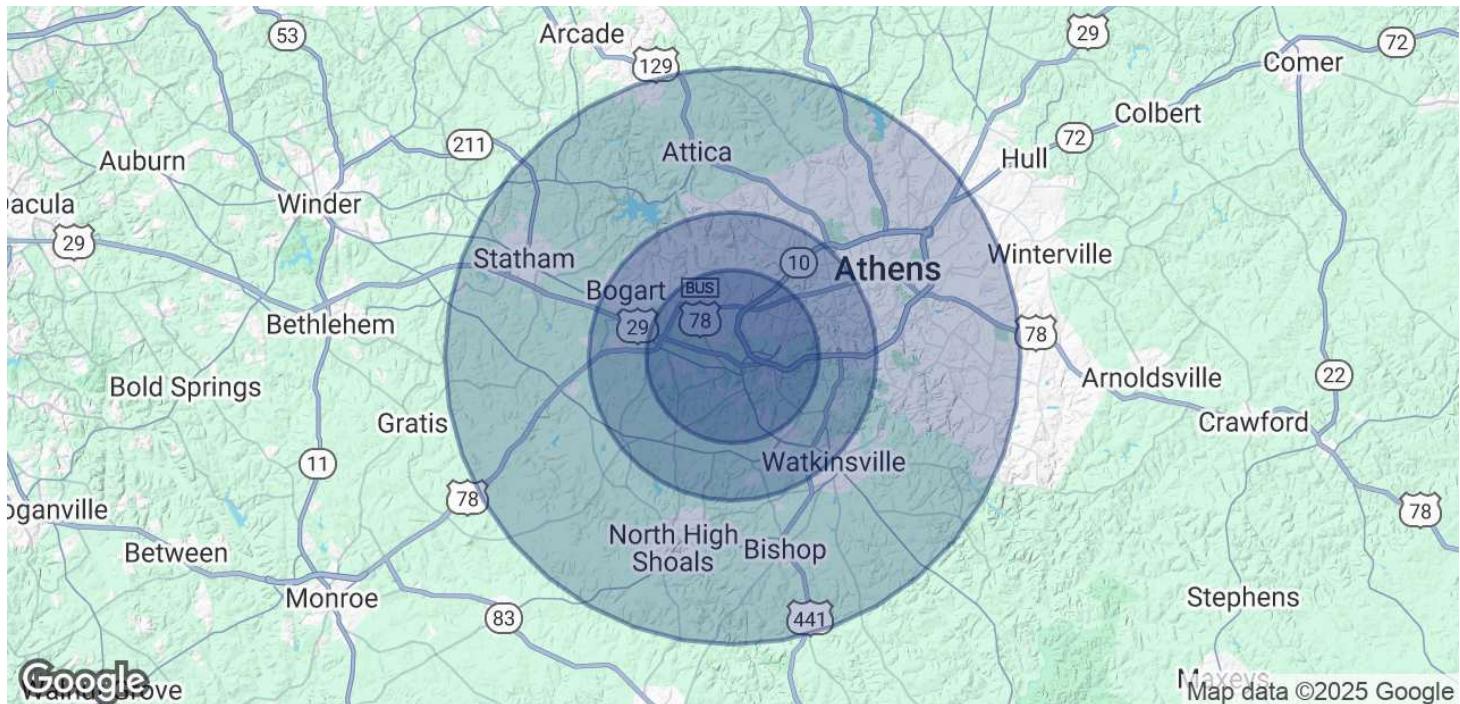


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| POPULATION           | 3 MILES | 5 MILES | 10 MILES |
|----------------------|---------|---------|----------|
| Total Population     | 26,220  | 64,212  | 184,983  |
| Average Age          | 40      | 39      | 36       |
| Average Age (Male)   | 39      | 38      | 36       |
| Average Age (Female) | 41      | 40      | 37       |

| HOUSEHOLDS & INCOME | 3 MILES   | 5 MILES   | 10 MILES  |
|---------------------|-----------|-----------|-----------|
| Total Households    | 10,643    | 25,753    | 71,138    |
| # of Persons per HH | 2.5       | 2.5       | 2.6       |
| Average HH Income   | \$130,539 | \$122,396 | \$95,770  |
| Average House Value | \$428,742 | \$442,875 | \$368,017 |

Demographics data derived from AlphaMap

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