

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

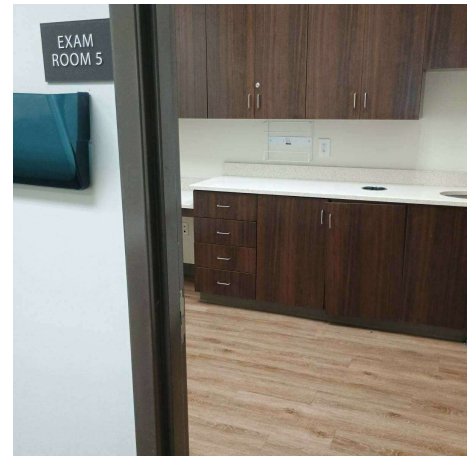
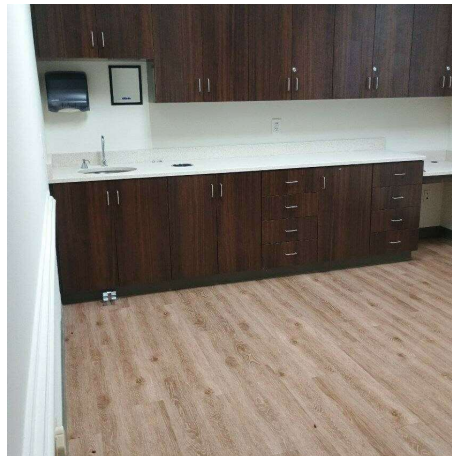
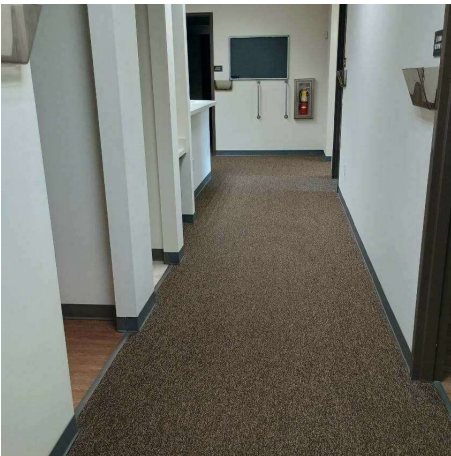


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UPCHURCH REALTY

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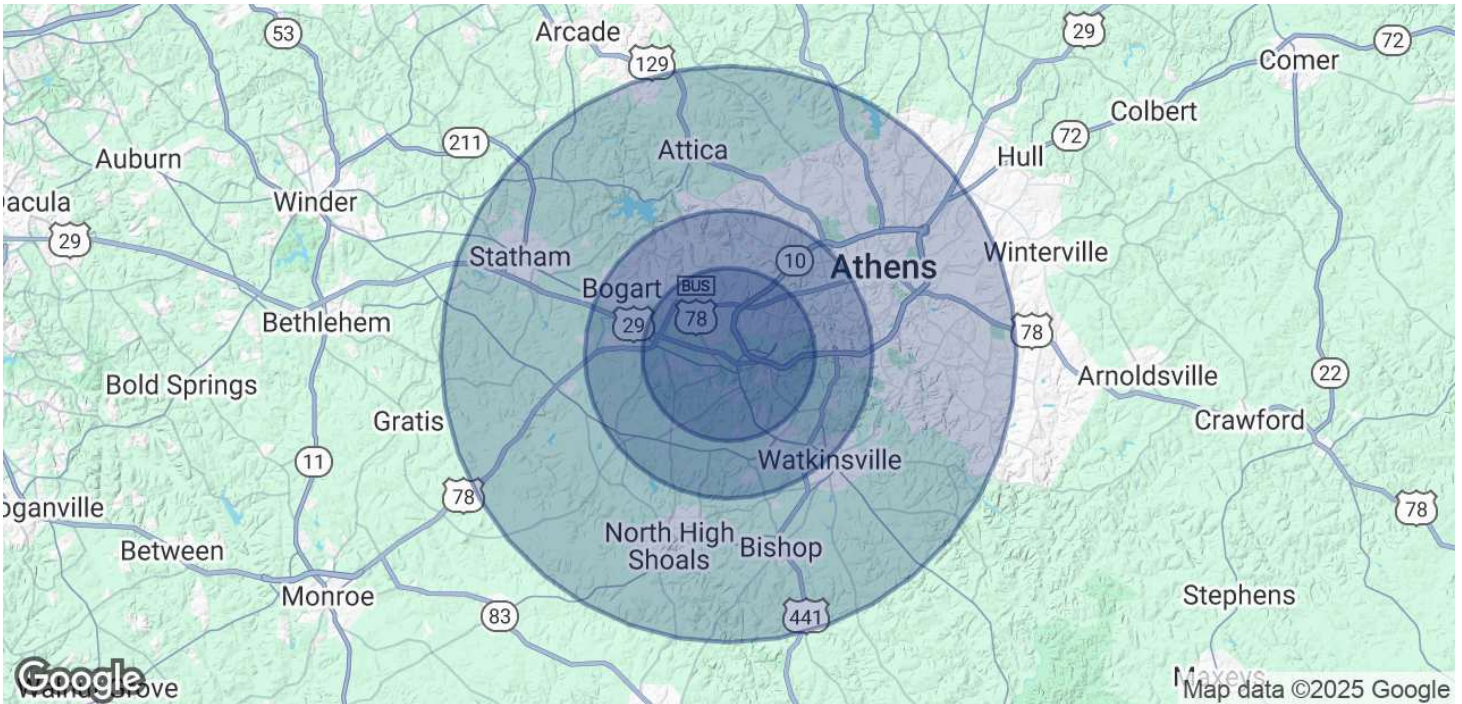


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POPULATION

	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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