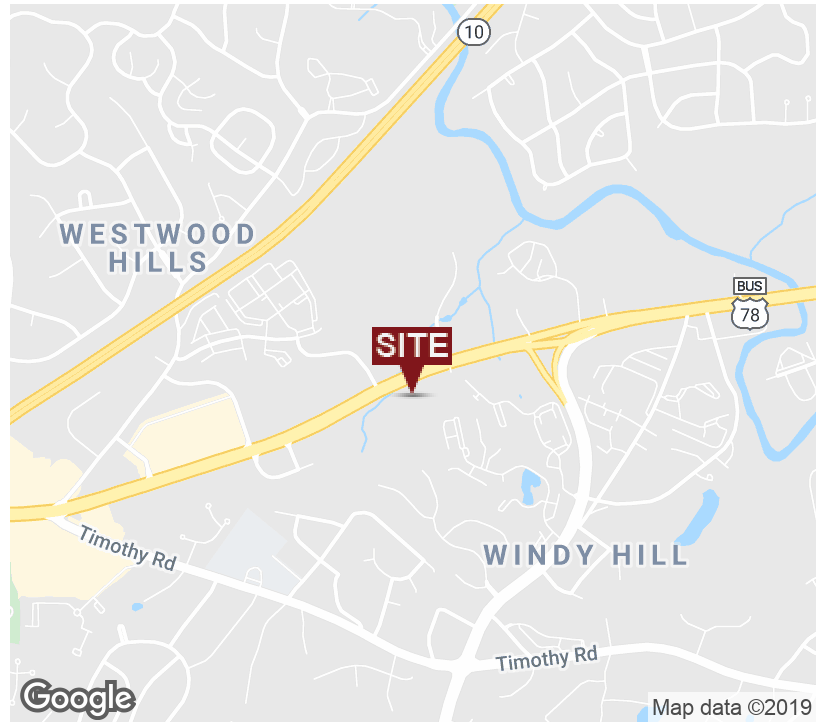


3035 ATLANTA HIGHWAY

3035 ATLANTA HIGHWAY, ATHENS, GA 30603



EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|----------------|-------------------|
| Sale Price: | \$1,250,000 |
| Lot Size: | 3.61 Acres |
| Lot Frontage: | 367.2 |
| Year Built: | 1975 |
| Building Size: | 6,432 SF |
| Zoning: | C-G |
| Market: | Clarke County |
| Traffic Count: | 22,100 W Broad St |

PROPERTY OVERVIEW

Great commercial location next to Target and Office Depot and across from Subaru, BMW, Toyota, and John Deere. Being only minutes from Downtown Athens, the location offers good visibility, easy access at a red light and excellent traffic counts. Please call for more information.

LOCATION OVERVIEW

The property is located on the Atlanta Hwy next to the Target Shopping Center

PROPERTY HIGHLIGHTS

- Access to Atlanta Highway
- High growth area
- All utilities are provided
- Currently on septic tank but sewer is available

The information contained herein is derived from a variety of sources including the owner, public records and other source Whitworth land Corporation deems to be reliable. Whitworth Land Corporation has no reason to doubt, but does not guarantee the accuracy of this information.

GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

Revised: 11-15-19

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ADDITIONAL PHOTOS



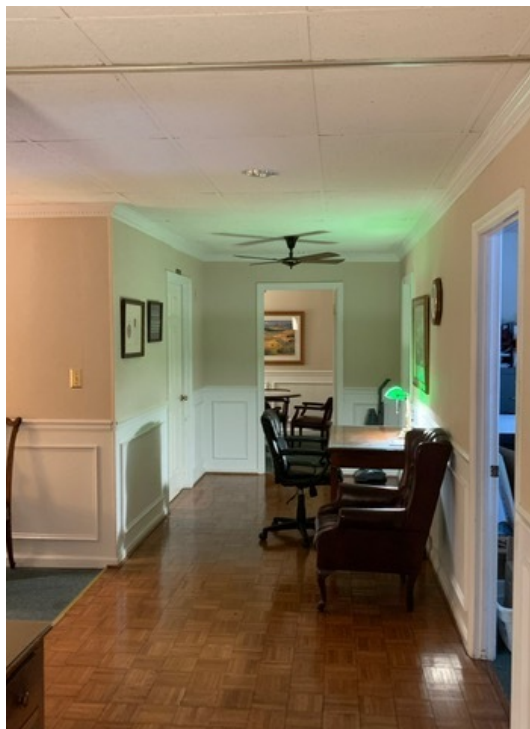
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ADDITIONAL PHOTOS



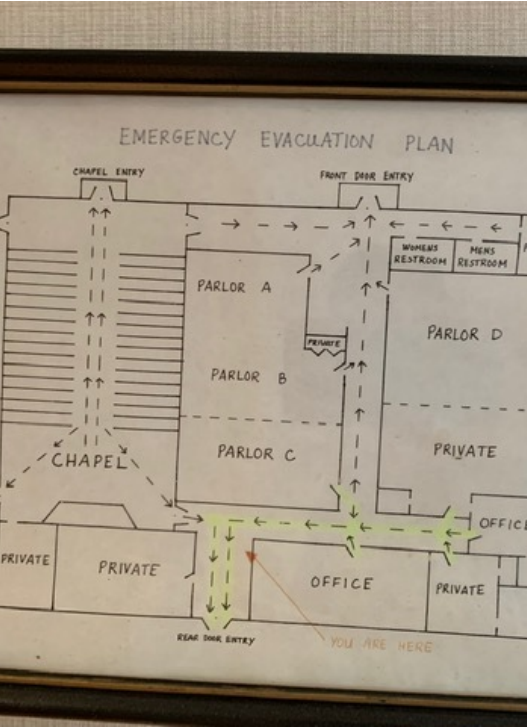
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ADDITIONAL PHOTOS



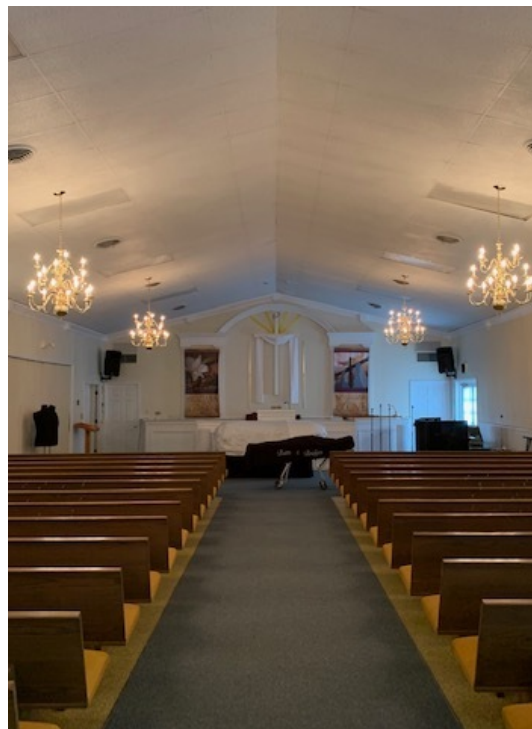
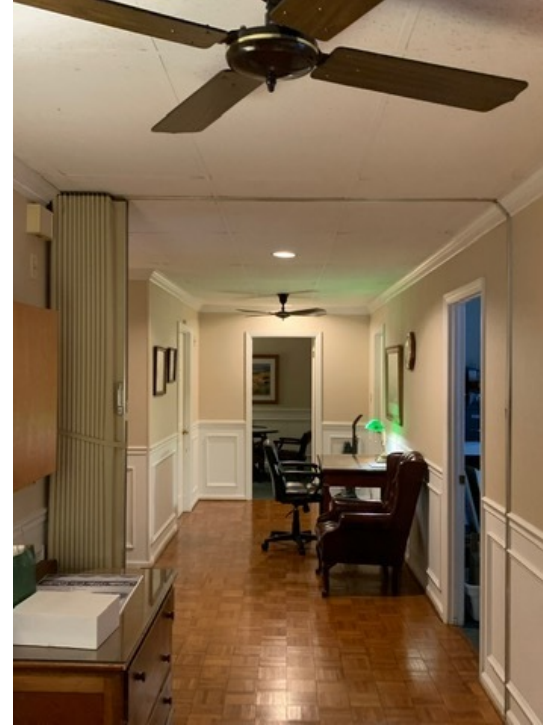
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ADDITIONAL PHOTOS



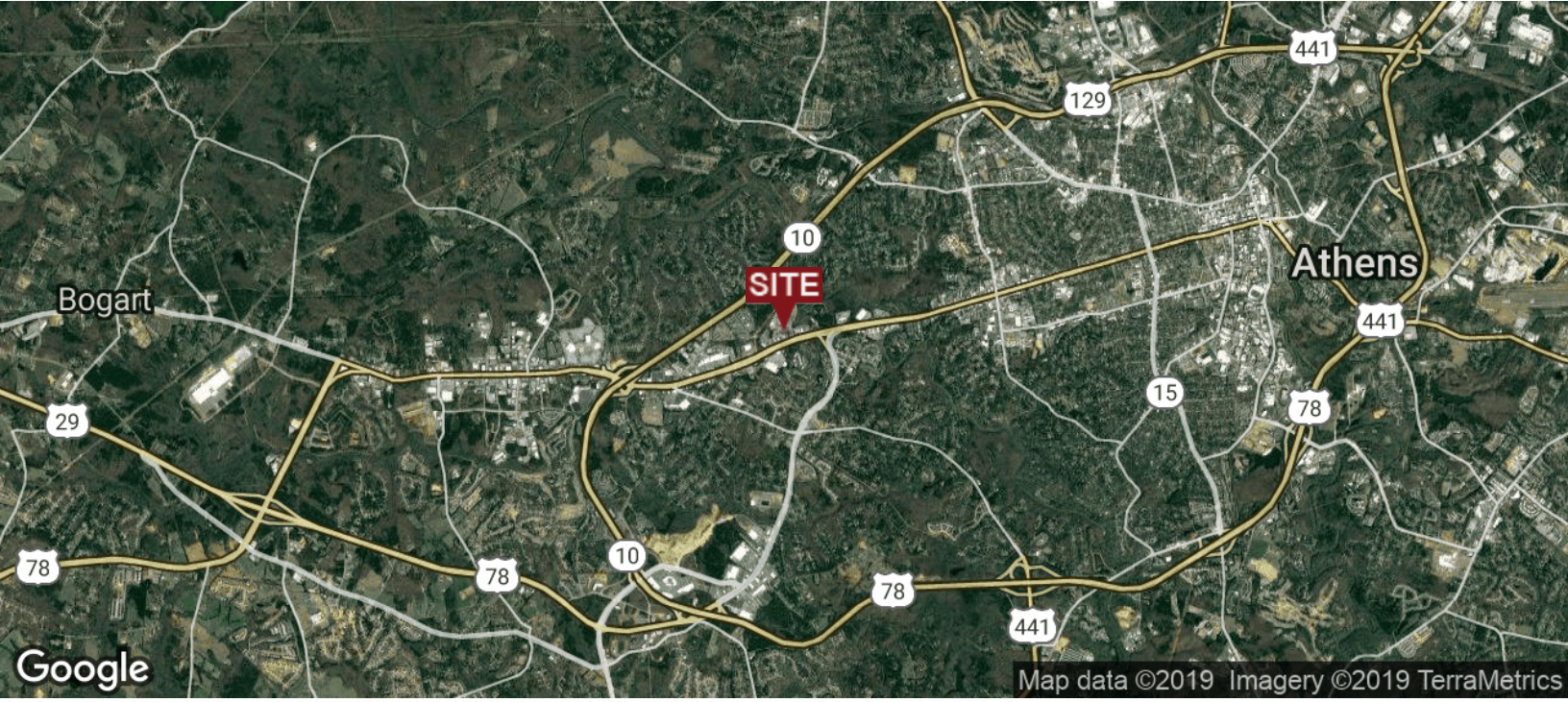
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LOCATION MAPS



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AERIAL MAPS



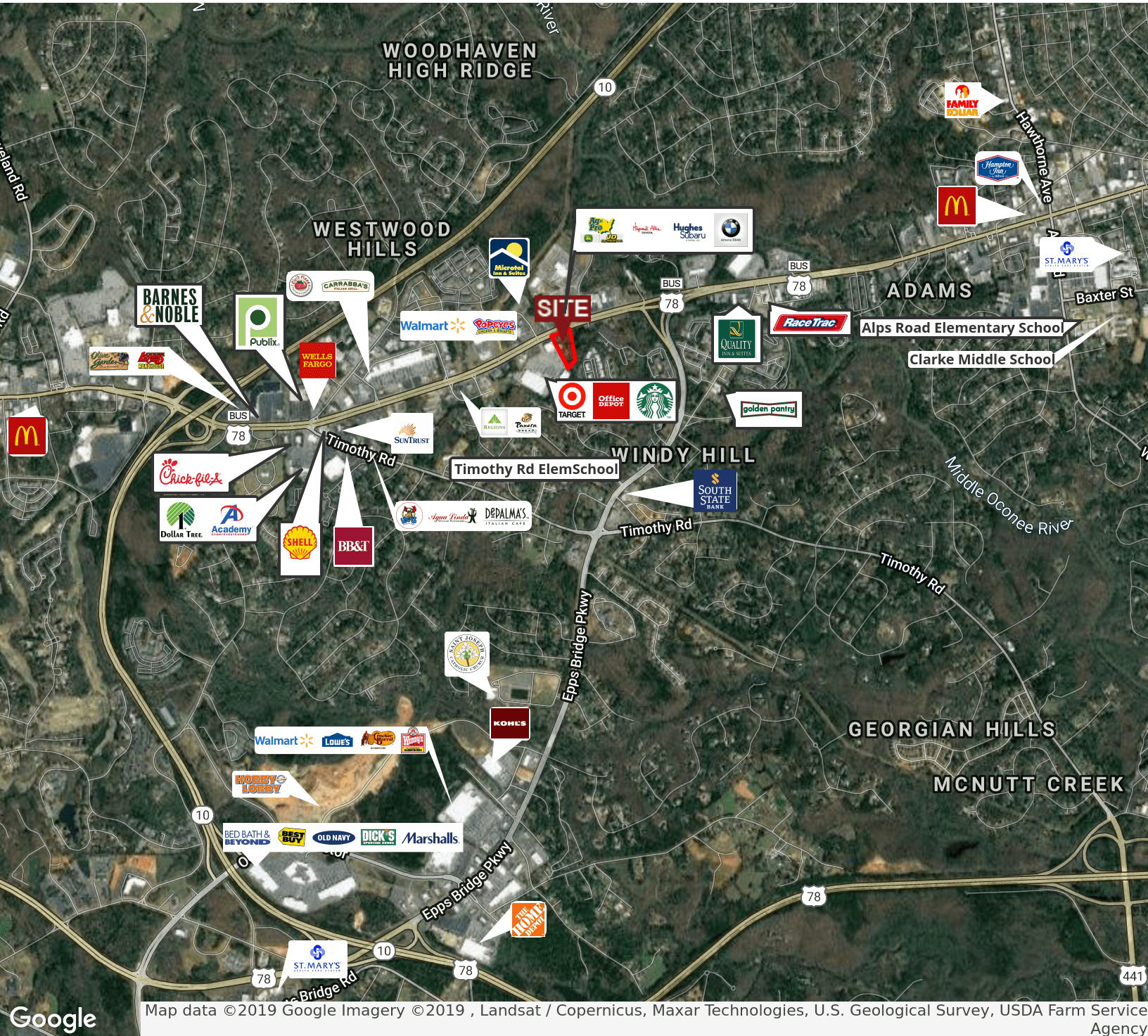
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RETAILER MAP



Map data ©2019 Google Imagery ©2019 , Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

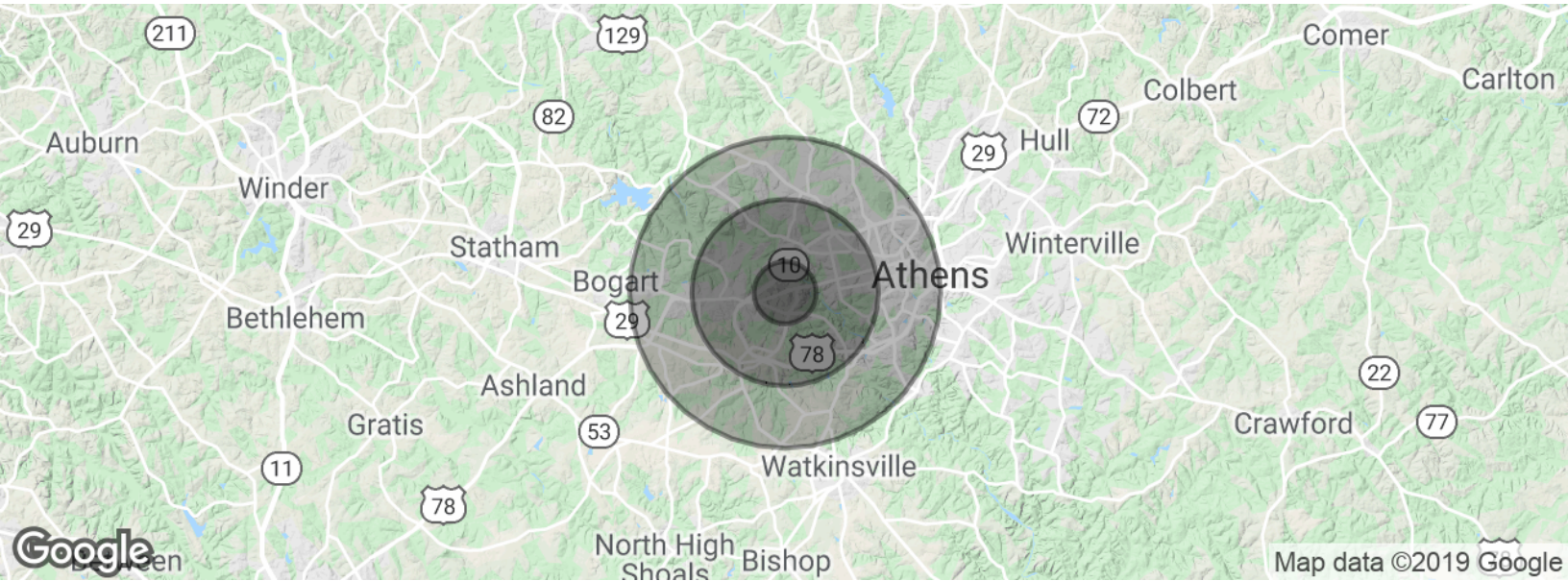
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DEMOGRAPHICS MAP & REPORT

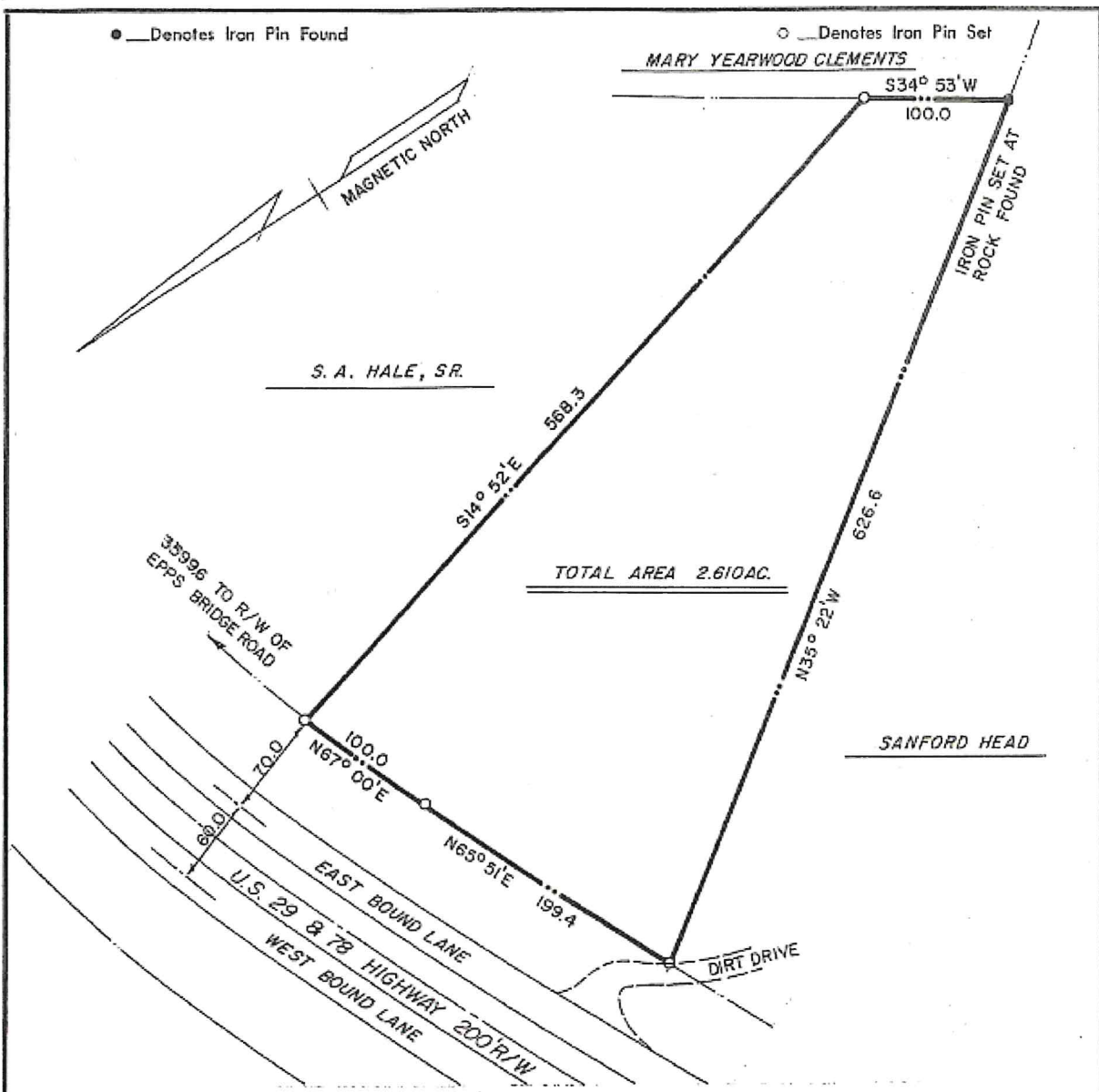


| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|--------------------------------|---------------|----------------|----------------|
| Total population | 4,484 | 31,252 | 82,060 |
| Median age | 30.7 | 33.4 | 30.2 |
| Median age (Male) | 31.3 | 33.1 | 29.5 |
| Median age (Female) | 29.8 | 33.7 | 30.6 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total households | 1,853 | 12,755 | 30,149 |
| # of persons per HH | 2.4 | 2.5 | 2.7 |
| Average HH income | \$70,672 | \$72,463 | \$63,413 |
| Average house value | | \$252,000 | \$245,002 |

* Demographic data derived from 2010 US Census

GRANT WHITWORTH
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Total Area 3.6100 ± 1/22, 055



In my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.

Ben McLeroy
Member Ga. Assn. of Reg. Land Surveyors

FIELD BOOK 249

SURVEY FOR
BRIDGES FUNERAL HOME



| | | |
|--------------------|------------------|----------------|
| COUNTY: CLARKE | GMD: 241 B 1467 | STATE: GEORGIA |
| DATE: NOV. 4, 1970 | SCALE: 1" = 100' | DWN. BY: R |

SURVEYED BY: BEN McLEROY AND ASSOCIATES
ENGINEERS & SURVEYORS
ATHENS, GA.

Ben McLeroy

