

For Sale
12,000 SF | \$1,950,000
Freestanding Building



12,000 SF Retail/Warehouse

4860 Atlanta Highway
Athens, Georgia 30606

Property Overview

4860 Atlanta Highway offers 12,000 SF in one connected building on a 1.58-acre site in western Athens-Clarke County. The retail building totals 9,120 SF, originally constructed in 2005 and renovated in 2024, with a vaulted sales floor, exposed truss ceiling, and 14' wall heights that give the space more volume and character than a standard flat-ceiling retail box. The building's 2,880 SF warehouse section, built in 2006 and also renovated in 2024, connects directly to the retail floor via an interior passage and provides dedicated storage and receiving space with 12' clear height rising to 24'10" at peak. Both the retail and warehouse sections are LED-lit.

The retail building includes a covered front entry porch with a wood-beam ceiling and stone accents, a fitting room, multiple private offices, a break room with full kitchen cabinetry and appliances, and two restrooms. The warehouse includes a mezzanine level for additional storage, a 10' x 8' walk-in freezer, gas heat, an exhaust fan, and insulated construction. Loading is served by two covered loading zones totaling 4 dock-high loading doors plus 1 grade-level door (13' tall x 9' wide) accessible from a raised loading pad by forklift or hand truck, supporting flexible receiving and staging without exposing inventory to

Property Highlights

- 12,000 SF Retail & Warehouse Building
- 31,000+ VPD on Atlanta Highway
- 1.58 Acres on Atlanta Highway
- Multiple Covered Loading Areas
- Paved Lot for Parking or Storage
- Warehouse Mezzanine
- Proven Retail Location

Offering Summary

Sale Price:	\$1,950,000
Building Size:	12,000 SF
Lot Size:	1.58 Acres

For More Information

Brian Elrod, CCIM

O: 706 553 1000 | C: 678 859 6110
brian@naielrod.com | GA #251606

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Retail / Showroom



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Warehouse & Loading



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Property Aerials



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Regional Connectivity

Strategic Regional Location



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Nearby Retailers

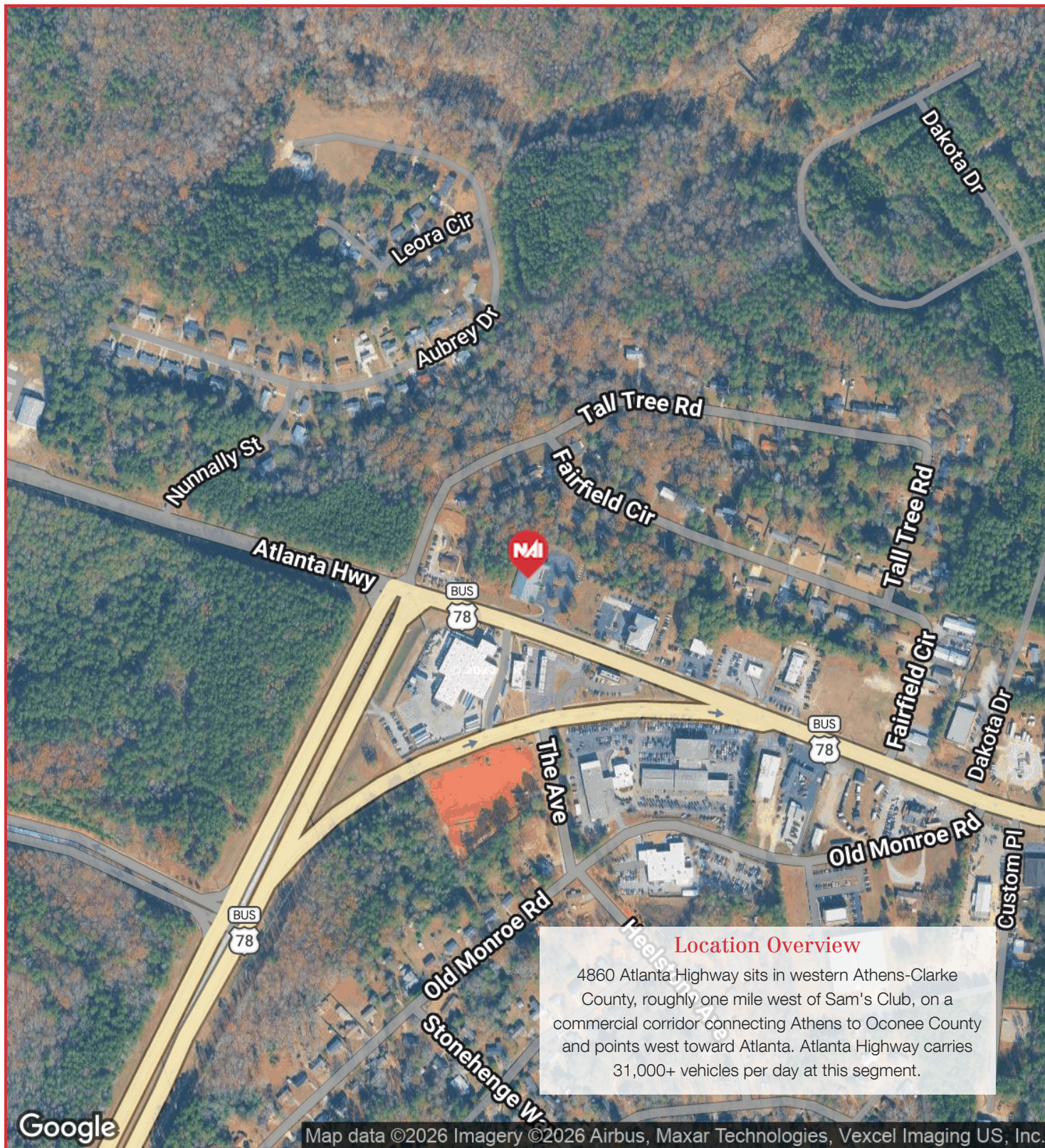
Retail Corridor



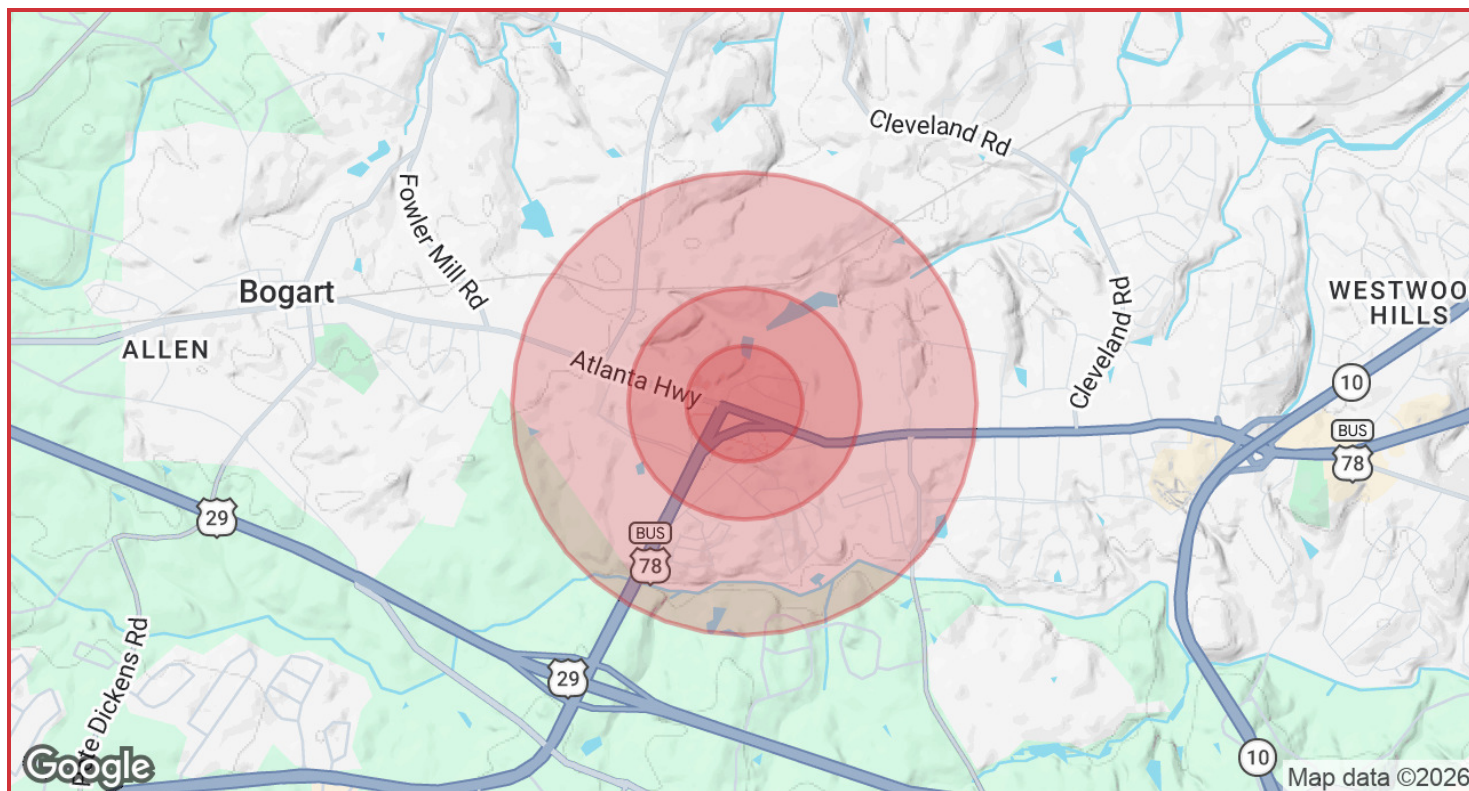
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Location Overview



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Area Analytics



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	151	605	2,193
Average Age	33.4	33.0	33.9
Average Age (Male)	44.7	44.2	42.5
Average Age (Female)	31.7	31.3	33.4

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	58	232	866
# of Persons per HH	2.6	2.6	2.5
Average HH Income	\$90,238	\$89,490	\$90,419
Average House Value	\$279,664	\$275,651	\$292,085

2023 American Community Survey (ACS)