

# 685 ATHENA DRIVE ATHENS, GA 30601

## ~8.67 ACRES PAD READY

### FOR SALE \$1,485,000



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# EXECUTIVE SUMMARY

685 Athena Drive #2 is situated on a 8.67-acre tract of land in Athens-Clarke County, GA. located at the intersection of Athena Drive and Anderson Lane, 0.3 miles east of Olympic Drive. It is situated in Athena Drive Industrial Park with E-I (Employment, Industrial) zoning, and in a Tier 2 community for tax incentives.

The entire parcel is graded and a detention area is located along the northernmost corner of the adjacent property. All utilities available to site with a Class 1 Fire Station 0.5 miles away.

# SITE PLAN





Olympic Drive

8.67 Acres

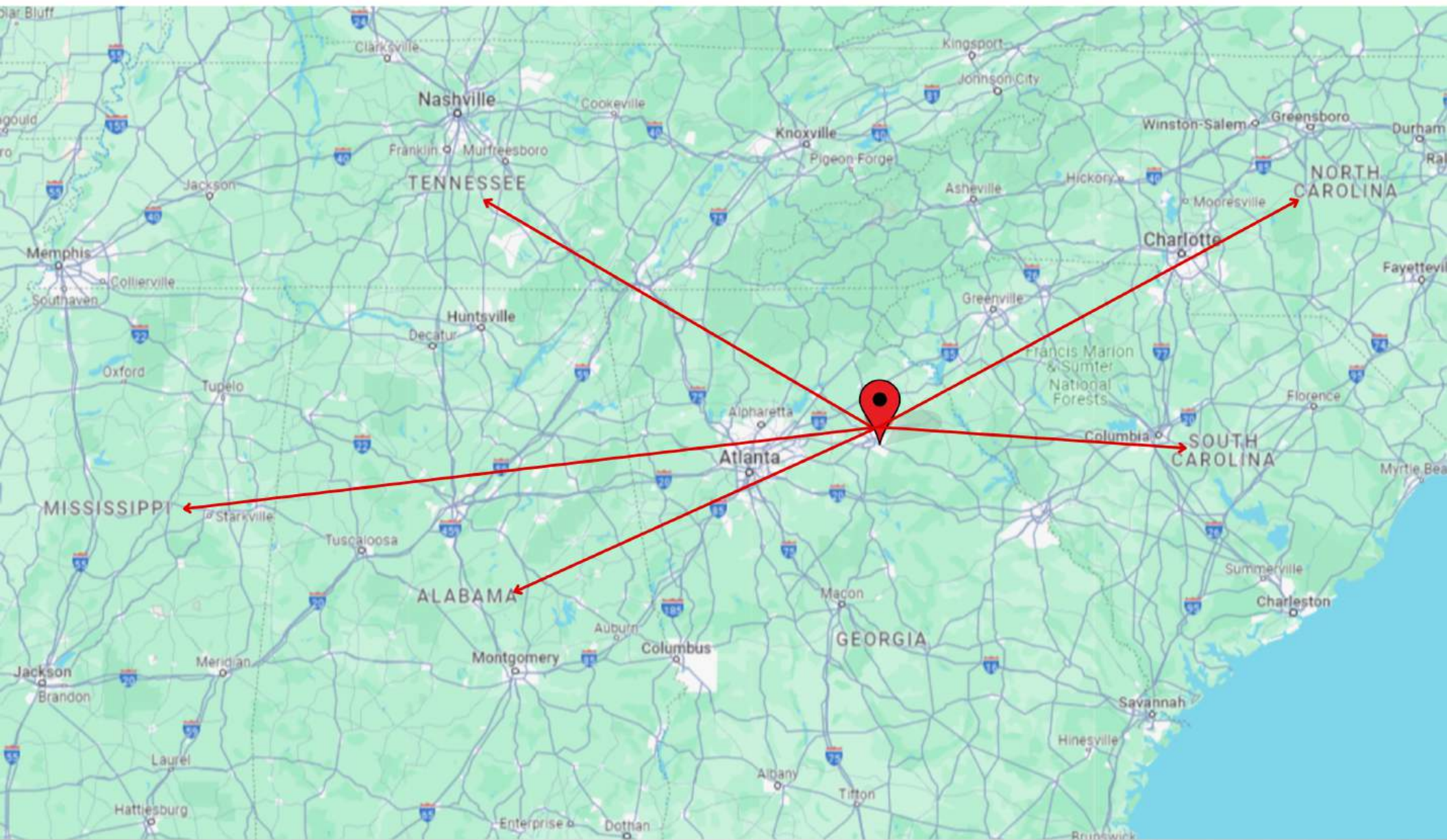
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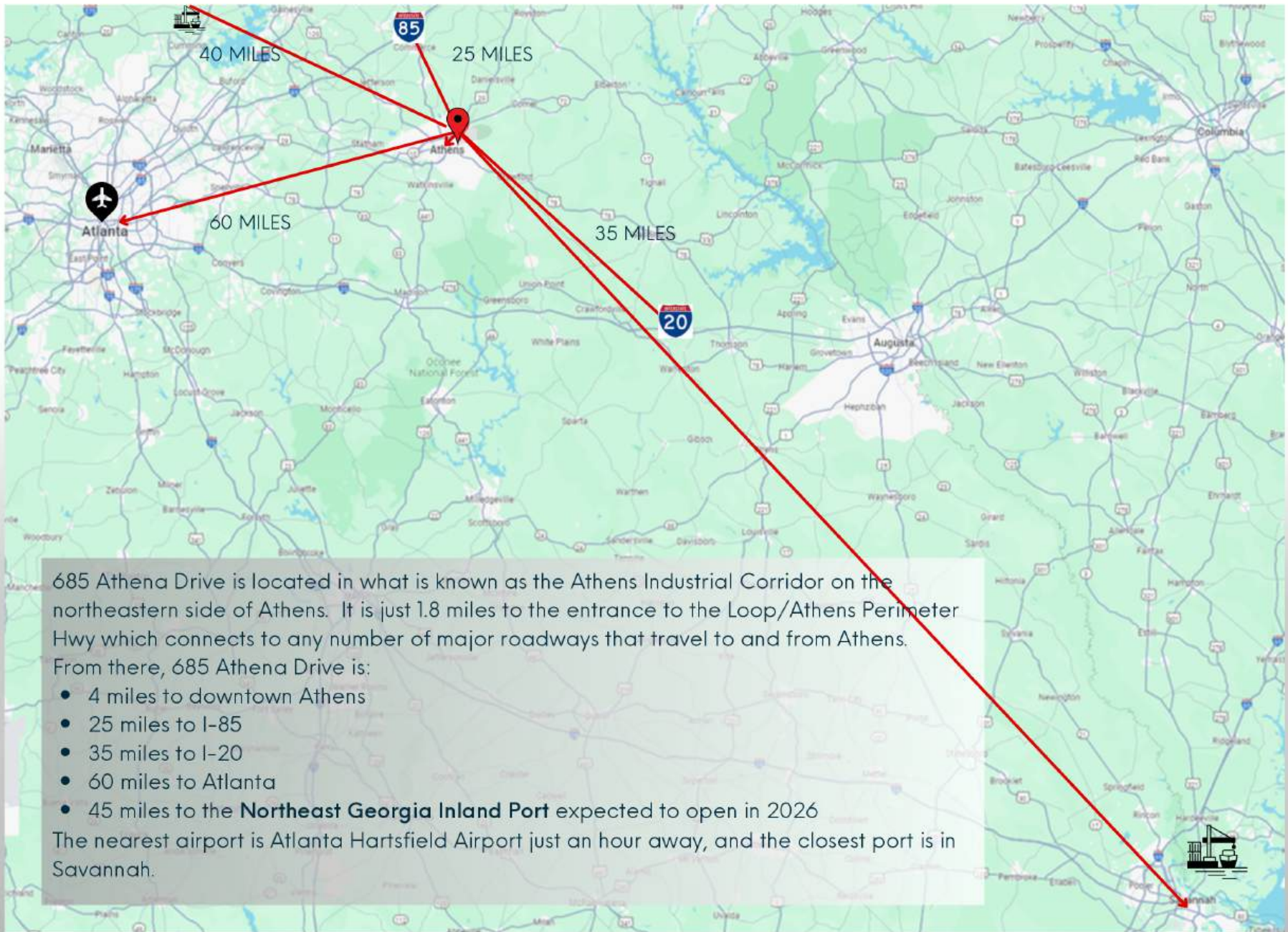


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# LOCATION





685 Athena Drive is located in what is known as the Athens Industrial Corridor on the northeastern side of Athens. It is just 1.8 miles to the entrance to the Loop/Athens Perimeter Hwy which connects to any number of major roadways that travel to and from Athens. From there, 685 Athena Drive is:

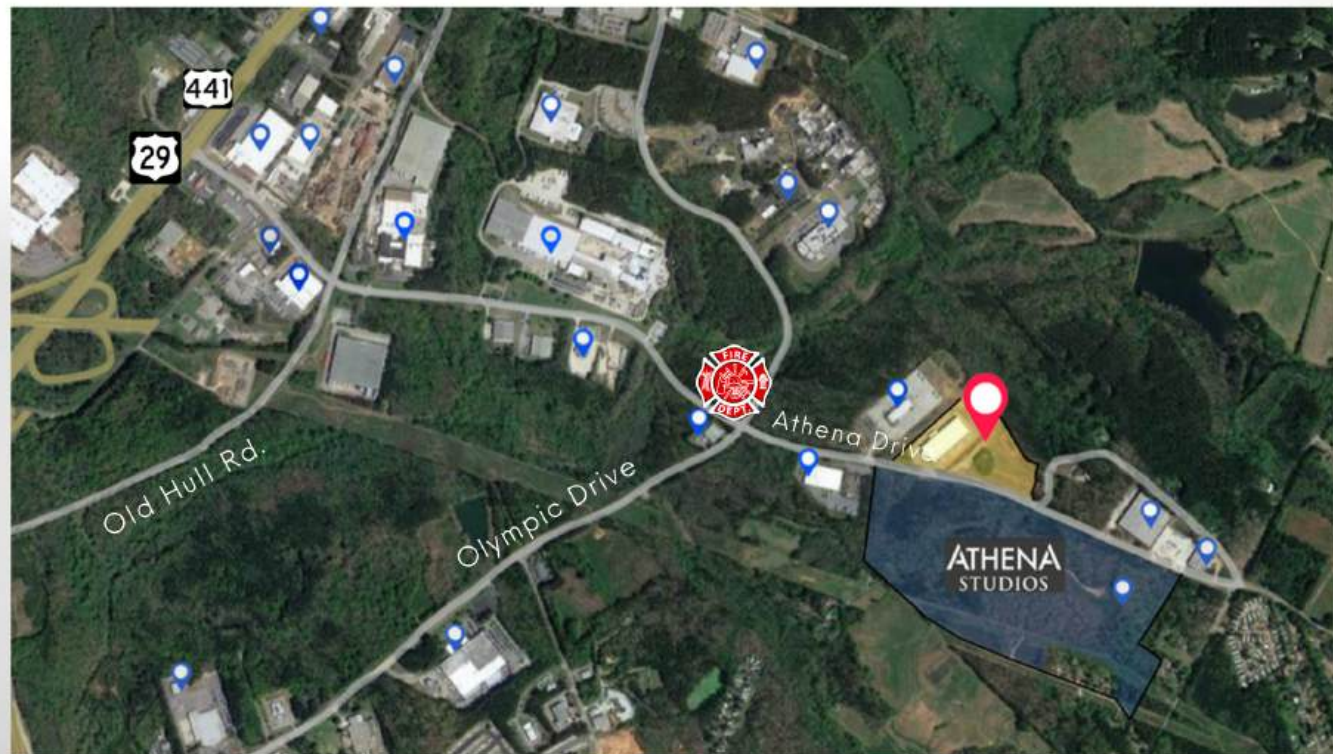
- 4 miles to downtown Athens
- 25 miles to I-85
- 35 miles to I-20
- 60 miles to Atlanta
- 45 miles to the **Northeast Georgia Inland Port** expected to open in 2026

The nearest airport is Atlanta Hartsfield Airport just an hour away, and the closest port is in Savannah.

# ATHENS INDUSTRIAL CORRIDOR

685 Athena Drive is situated in a Tier 2 community per the Georgia Department of Community Affairs (DCA) and the Georgia Department of Revenue making it eligible for incentives under the **State Job Tax Credit**. This credit is available to "any business or headquarters of businesses engaged in manufacturing, warehousing and distribution, processing, telecommunications, tourism, or research and development industries" that establish themselves within the community. Whether you are a large manufacturer or a small business owner, these tax breaks and incentives are accessible and were created to stimulate investment, job creation, and business growth in the area.

685 Athena Drive is surrounded by a number of manufacturing facilities and distribution centers. Large national brands like Johnson & Johnson and CertainTeed to smaller regional businesses like Military & Commercial Fasteners Corp. have chosen the area for its commitment to workforce development and training.



# DEMOGRAPHIC PROFILE

## INCOME

300 miles



**\$62,688**

Median Household Income



**\$36,701**

Per Capita Income

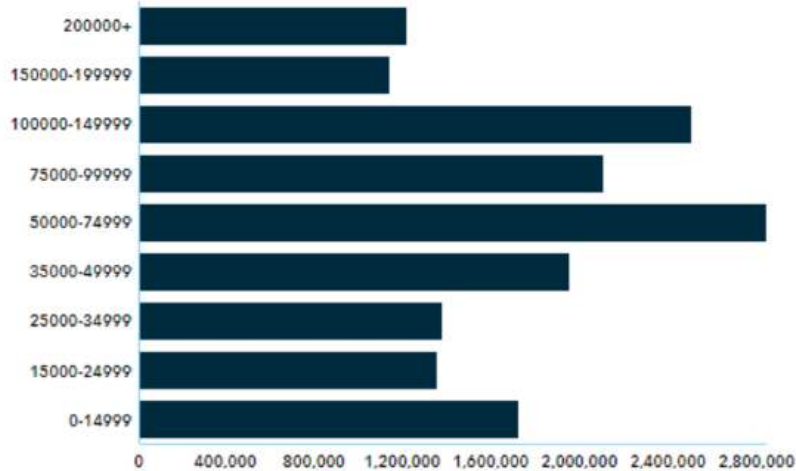


**\$133,618**

Median Net Worth

## HOUSEHOLD INCOME (\$)

300 miles



This infographic contains data provided by Esri.  
The vintage of the data is 2023, 2028, 2000, 2010

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## EDUCATION

300 miles



**10%**

No High School Diploma



**29%**

High School Graduate



**28%**

Some College



**33%**

Bachelor's/Grad /Prof Degree

## EMPLOYMENT

300 miles



White Collar

**60.7%**



Blue Collar

**23.7%**



Services

**15.6%**

**4.2%**

Unemployment Rate

## KEY FACTS

300 miles

**40,998,777**

Population

**39.3**

Median Age

**16,170,773**

Households

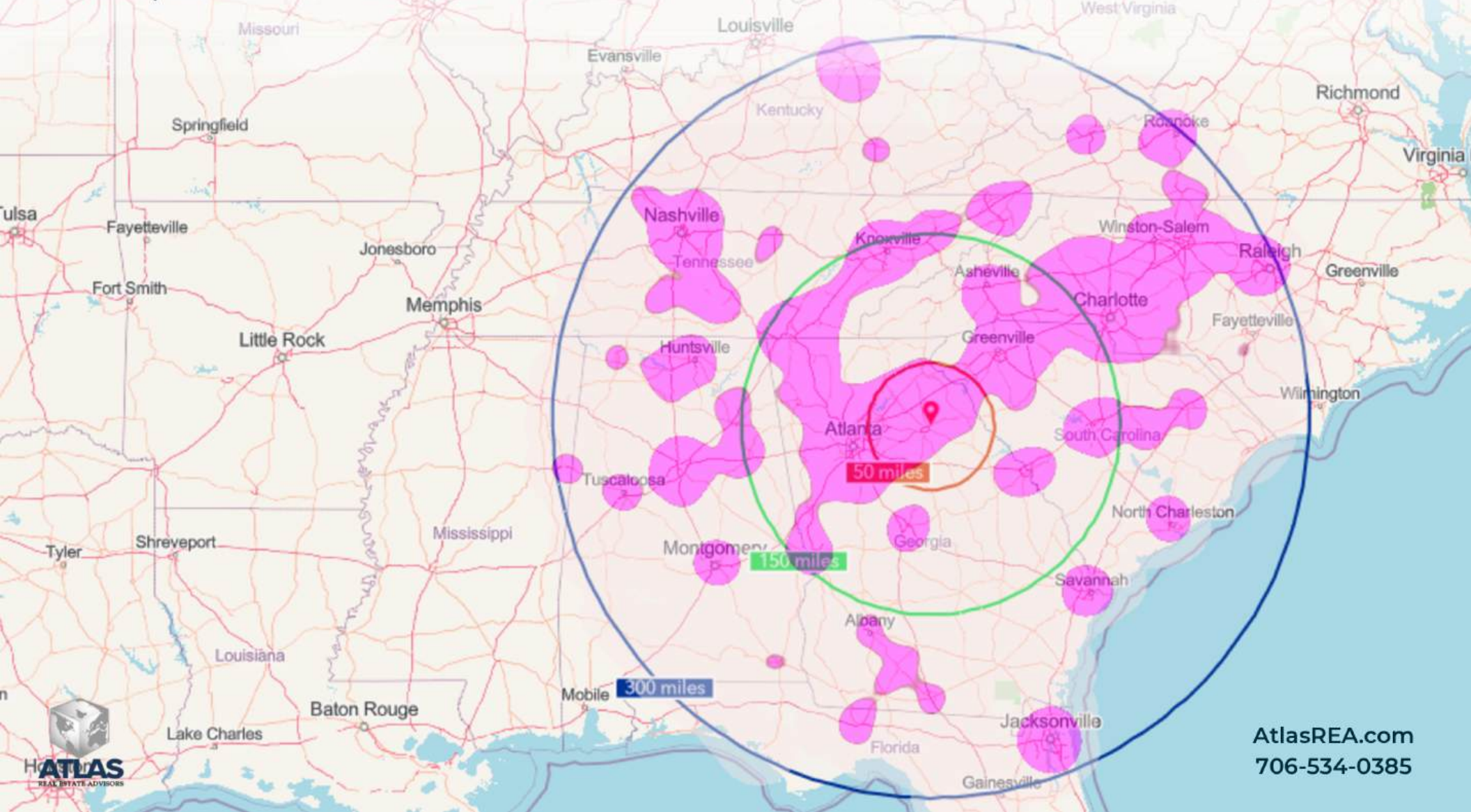
**\$52,702**

Median Disposable Income



# AREA BUSINESS SUMMARY

It is no surprise that there are close to 3,000 manufacturing facilities (with 10,000 SF or more) within the 300 mile radius surrounding Athens. Georgia is an appealing location for companies looking to expand operations in the Southeast. Not only can Georgian enterprises reach 80% of the US market by taking a two-hour flight or two-day drive, but in terms of international trade, the **Port of Savannah** is one of the fastest-growing in the United States, with the recent completion of the **Savannah Harbor Expansion Project**. The state has two international airports, one in Atlanta and one in Savannah and is expected to open the **Northeast Georgia Inland Port Facility** in 2026.



# ABOUT ATLAS

Atlas Real Estate Advisors is one of the most successful independent commercial real estate firms in the Athens area. From traditional brokerage services and fee-based consulting to facility and property management, we provide a wide range of services that can be tailored to the individual client's needs.

Our team shares over 75 years of expertise in every product class and has worked with private, public, and institutional customers locally, nationally, and abroad. Atlas members possess numerous credentials above and beyond those required, and Atlas is presently licensed in 11 states and counting, allowing us to better serve our clients no matter where they are. Together, we have a single goal: to improve the value of your assets above and beyond what was previously thought possible.

## SALES

We use in-depth industry expertise and a large network to optimize your visibility and produce the most value possible. We have represented individual property owners and publicly traded companies locally and across the US.

## MANAGEMENT

Atlas can create a management plan designed to maximize the value of your investment and tailored to your specific needs, whether you own a single storefront, a whole retail mall, or a commercial office park.

## LEASING

Atlas works closely with each client to reduce costs, minimize risks and exposure, and stabilize the portfolio. We ask the tough questions to determine the overall health of the portfolio and look for opportunities to enhance the value.

## CONSULTING

A single commercial transaction can have many dependencies and contingencies. It is advantageous to have an advisor who can provide strategies and solutions working alongside you.



# ATLAS



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