

FOR SALE



1430 CAPITAL AVENUE

SUITE 115 | WATKINSVILLE, GA 30677 | MARKET CENTER ON CAPITAL AVENUE

1,888 SF | SUITE 115

FOR SALE — \$375,000 (\$199 / SF)

Square footage approximate; buyer to verify.

DANIEL BENNETT, CCIM

Broker/Principal | Thrive Commercial Real Estate

daniel@thrive.realestate | 706.425.4105

Thrive.RealEstate



OVERVIEW

Suite 115 at 1430 Capital Avenue is a 1,888 SF corner commercial condominium on the second floor of Building One at Market Center on Capital Avenue in central Oconee. The unit is currently configured for an office with three private offices, a large open work area, a private restroom, and a foyer entry area. Finishes are loft-style: polished concrete floors, 8' interior doors, exposed industrial ductwork, pendant lighting, and large window banks on the north and east elevations. The mixed-use building includes restaurant, fitness, and professional service tenants, with shared on-site surface parking. Just outside of Butler's Crossing in Oconee County, and approximately seven miles from the University of Georgia and Downtown Athens.

HIGHLIGHTS

- 1,888 SF corner suite, 2nd floor, Building One — three private offices, large open work area, private restroom, dedicated foyer.
- High-finish loft aesthetic — polished concrete floors, 8' interior doors, exposed industrial ductwork, pendant lighting.
- Located in Market Center on Capital Avenue — mixed-use condominium with restaurant, fitness, and professional service tenants.
- Approximately 7 miles to the University of Georgia; direct access to GA-53 / Mars Hill Road.
- Watkinsville / Oconee County — 2026 county population ≈45,262, median household income \$121,217.
- Owner-user ready — SBA 504 / 7(a) eligible at 51%+ owner-occupancy.

PROPERTY DETAILS



FOR SALE

\$375,000

\$199 / SF | 1,888 SF

TERMS

Owner-user offering

Co-op per listing agreement

Showing by appointment — occupied

KEY METRICS

SUITE SIZE	1,888 SF (approx.; buyer to verify)
PRICE PER SF	\$199 / SF
SUITE TYPE	Office Condominium
FLOOR / POSITION	2nd Floor — Corner Unit
PRIVATE OFFICES	3
RESTROOMS	1 (private, in-suite)
CEILINGS	Loft / High — exposed industrial ductwork
FLOORS	Polished concrete
INTERIOR DOORS	8' tall
YEAR BUILT (project)	2006
ZONING	Oconee County — mixed-use commercial
PARCEL ID	B 05G 003 115 A



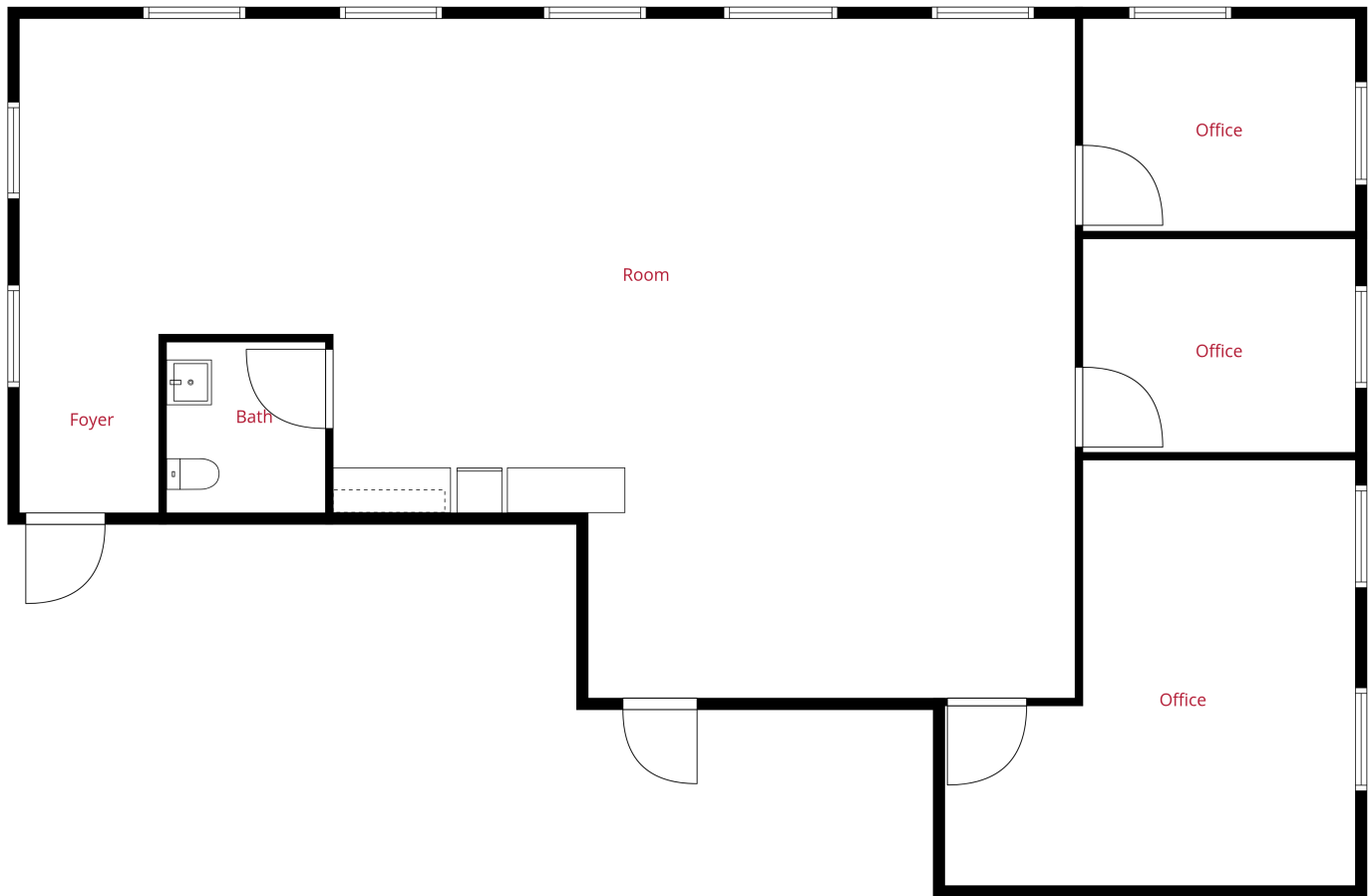
INTERIOR FEATURES



A loft-aesthetic owner-user suite — three private offices, a large open work area, polished concrete floors, exposed industrial ceilings, and abundant natural light.



FLOOR PLAN | UNIT 115



UNIT 115 | OWNER-USER OFFICE CONDOMINIUM

TOTAL AREA	≈1,888 SF*	FOOTPRINT	≈59'8" × 39'1" (L-shape)
PRIVATE OFFICES	3	OPEN WORK AREA	Yes — main room
ENTRANCE	Dedicated foyer	RESTROOM	1 private (in-suite)
CEILINGS	Loft / industrial	FLOORS	Polished concrete
INTERIOR DOORS	8' tall	IDEAL USES	Professional services, agency/ consulting

*Approximate; based on original development plans. Buyer to verify all measurements.

AT THE CROSSROADS OF

OCONEE & THE UGA ECONOMY

ATHENS MSA | R1 RESEARCH | HIGH-INCOME SUBMARKET



Oconee County is strategically located inside the Athens MSA, anchored by the University of Georgia approximately seven miles north. UGA is a Top 25 public R1 research university with roughly 41,600 students enrolled in Fall 2025 and an annual statewide economic impact of about \$7.4 billion. Oconee County captures the affluent residential and professional spillover of that economy — its 2024 median household income of \$121,217 ranks among the highest in Georgia.

BY THE NUMBERS

\$121,217

Oconee County median household income (2024)

45,262

Oconee County population (2026 est.)

+14.2%

Oconee County population growth, 2019–2024

≈41,600

University of Georgia enrollment (Fall 2025)

≈\$7.4B

UGA annual statewide economic impact



GEORGIA'S HIGHEST-INCOME COUNTY OUTSIDE METRO ATLANTA

Watkinsville is the seat of Oconee County, in the Athens-Clarke County MSA. The city's 2026 population is approximately 3,556 — up roughly 15% since 2019 — and the county population stands at about 45,262, with a 2024 median household income of \$121,217. 1430 Capital Avenue sits within Market Center on Capital Avenue, a mixed-use development on the GA-53 / Mars Hill Road corridor with a tenant roster that includes Bobalicious Sushi, Your Pie Pizza, Oconee Fit, and Sandy Sturgis LMT. Surrounding retail along the corridor includes Publix, Synovus, Dunkin', Zaxby's, and Dairy Queen. Major regional employers within ten miles include the University of Georgia and the Caterpillar Bogart facility (≈1,200 employees, per the Oconee Enterprise, 2024).

45,262

Oconee County
population (2026)

\$121,217

Oconee County median
household income

≈7 mi

to the University of
Georgia campus

≈70 mi

west to
Atlanta CBD



DIRECT ACCESS TO GA-53 / MARS HILL ROAD

1430 Capital Avenue is positioned on a private 24-foot cross-access easement off GA-53 (Mars Hill Road), Oconee County's primary east-west corridor. The corridor connects directly to US-441 and SR-316 — the two principal routes between Watkinsville, Athens, and the SR-316 / I-85 interchange (≈14 miles north). Watkinsville's downtown core, Oconee County government complex, and Oconee County Schools' main campus are all within approximately three miles of the property.

REGIONAL REACH + OCONEE AT-A-GLANCE



TIMES FROM 1430 CAPITAL AVE

Downtown Watkinsville	≈ 5 min
University of Georgia (campus)	≈ 15 min
Downtown Athens	≈ 18 min
Oconee Co. Government Complex	≈ 6 min
SR-316 / I-85 interchange	≈ 35 min
Athens–Ben Epps Airport (AHN)	≈ 22 min
Caterpillar Bogart facility	≈ 18 min
Atlanta CBD	≈ 1 hr 25 min
Hartsfield-Jackson Intl (ATL)	≈ 1 hr 30 min
Lake Oconee	≈ 40 min

OCONEE COUNTY AT-A-GLANCE

45,262

Oconee County population

Source: WorldPopulationReview, 2026 est.

\$121,217

Median household income

Source: U.S. Census ACS 5-yr, 2024

+14.2%

Population growth

2019–2024

≈40

Median age

Oconee County, 2024

REGIONAL CONTEXT

≈\$7.4 BILLION

Annual statewide economic impact of the University of Georgia
— the regional anchor approximately seven miles from this property.



1430 CAPITAL AVENUE, SUITE 115 | WATKINSVILLE, GA 30677

1,888 SF | \$375,000 | OFFICE CONDOMINIUM



COMMERCIAL

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3651 Mars Hill Road, Suite 600B, Watkinsville, GA 30677

People first. Always.

All information furnished is from sources deemed reliable but is submitted subject to errors, omissions, change of price, prior sale, or withdrawal without notice. Square footage and floor plans are approximate; buyer to verify all measurements. Cooperating broker compensation per listing agreement; contact listing office. Thrive.RealEstate, LLC. Equal Opportunity.