



FOR SALE

130 Gaines School Rd | Athens, GA 30605

- ±2,112 SF retail/office building on 0.41 acres
- Zoned C-G allowing for a wide range of commercial uses
- Stabilized investment with long-term tenant in place
- Ideal for buy-and-hold investors seeking steady income
- Positioned in a growing Athens corridor with strong upside
- Excellent visibility and accessibility near major retail nodes

Location Highlights

- Minutes from downtown Athens and the University of Georgia
- Close proximity to national retailers including McDonald's, Walmart, Publix, and Kroger
- ~25,000 AAPD along Lexington Rd.
- 86,000+ pop within 5 miles

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