



FOR LEASE

5,830 SF PROFESSIONAL OFFICE BUILDING
385 HAWTHORNE LN. ATHENS, GA 30606

EXECUTIVE SUMMARY

385 Hawthorne Ln. offers approximately 5,830 square feet of well-appointed medical or professional office space in one of Athens' most established office parks. Positioned just off Prince Avenue with immediate access to the Athens Perimeter (Loop 10), the Hawthorne Professional Park provides exceptional accessibility, convenient regional connectivity, and easy access for employees, clients, and visitors.

This standalone, four-sided brick building features 25 on-site parking spaces and an efficient floor plan designed to accommodate a wide range of medical and professional office users. The layout includes numerous private offices/exam rooms, administrative offices, conference space, and reception areas, offering the flexibility to support a variety of business operations.

385 Hawthorne Ln. is surrounded by many of Athens' leading healthcare providers, including Piedmont Athens Regional Medical Center, St. Mary's Health Care System, the University of Georgia Health Sciences Campus, and numerous specialty medical practices. This premier location creates a strong synergy for healthcare users while remaining equally well-suited for traditional professional office tenants.

Whether establishing a new practice, relocating an existing office, or expanding operations, 385 Hawthorne Lane offers a turnkey leasing opportunity in one of Athens' most desirable professional office submarkets.



Property Highlights

- 5,830 SF standalone office building
- Located in Hawthorne Professional Park
- Medical or professional use
- Approximately 25 parking spaces
- Immediate access to Loop 10 & Prince Avenue
- Minutes from Downtown Athens and UGA
- Landlord is willing to subdivide

\$18/SF/YR NNN
\$4/SF/YR TICAM



SITE PLAN

All measurements are approximate, buyer to verify.



FLOOR PLAN

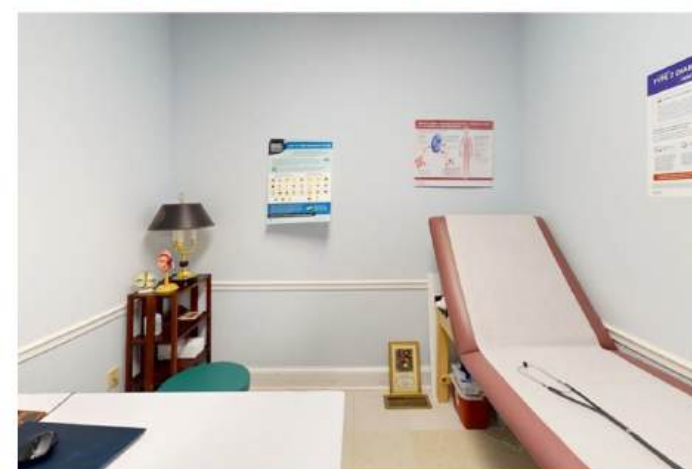
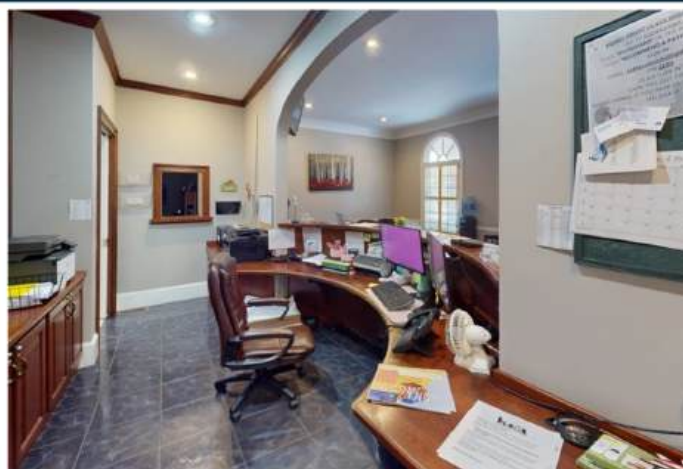
All measurements are approximate, buyer to verify.



GROSS INTERNAL AREA
FLOOR 1: 5,830 sq ft
TOTAL: 5,830 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.

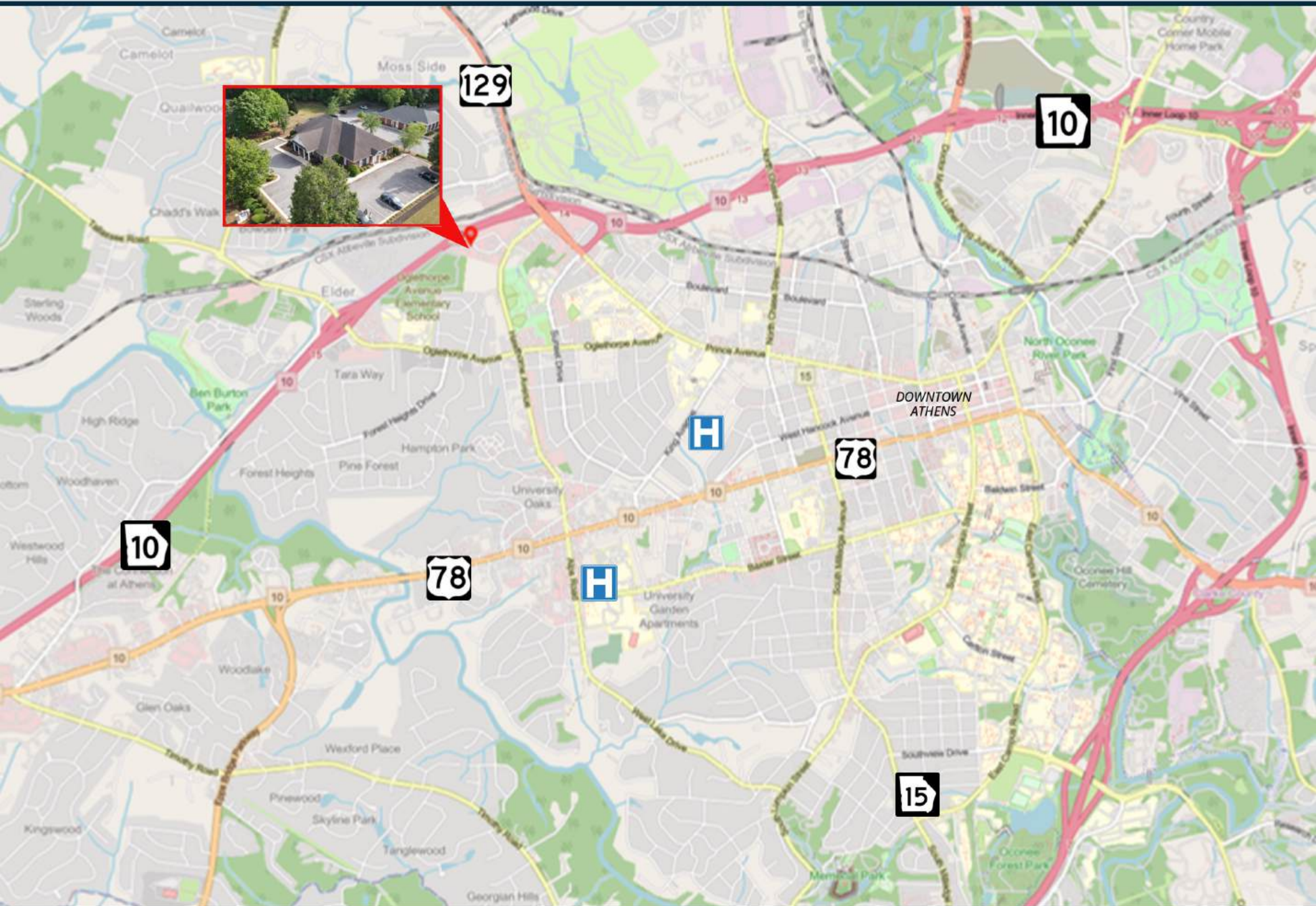


GALLERY



LOCATION

All measurements are approximate, buyer to verify.



ABOUT THE AREA

Situated within one of Athens' most established commercial and healthcare corridors, 385 Hawthorne Lane benefits from a large, diverse, and steadily growing population base. More than **104,000 residents** live within a five-mile radius, supported by over **80,000 daytime employees** and **4,600 businesses**, creating a strong customer and workforce base for medical practices and professional office users.

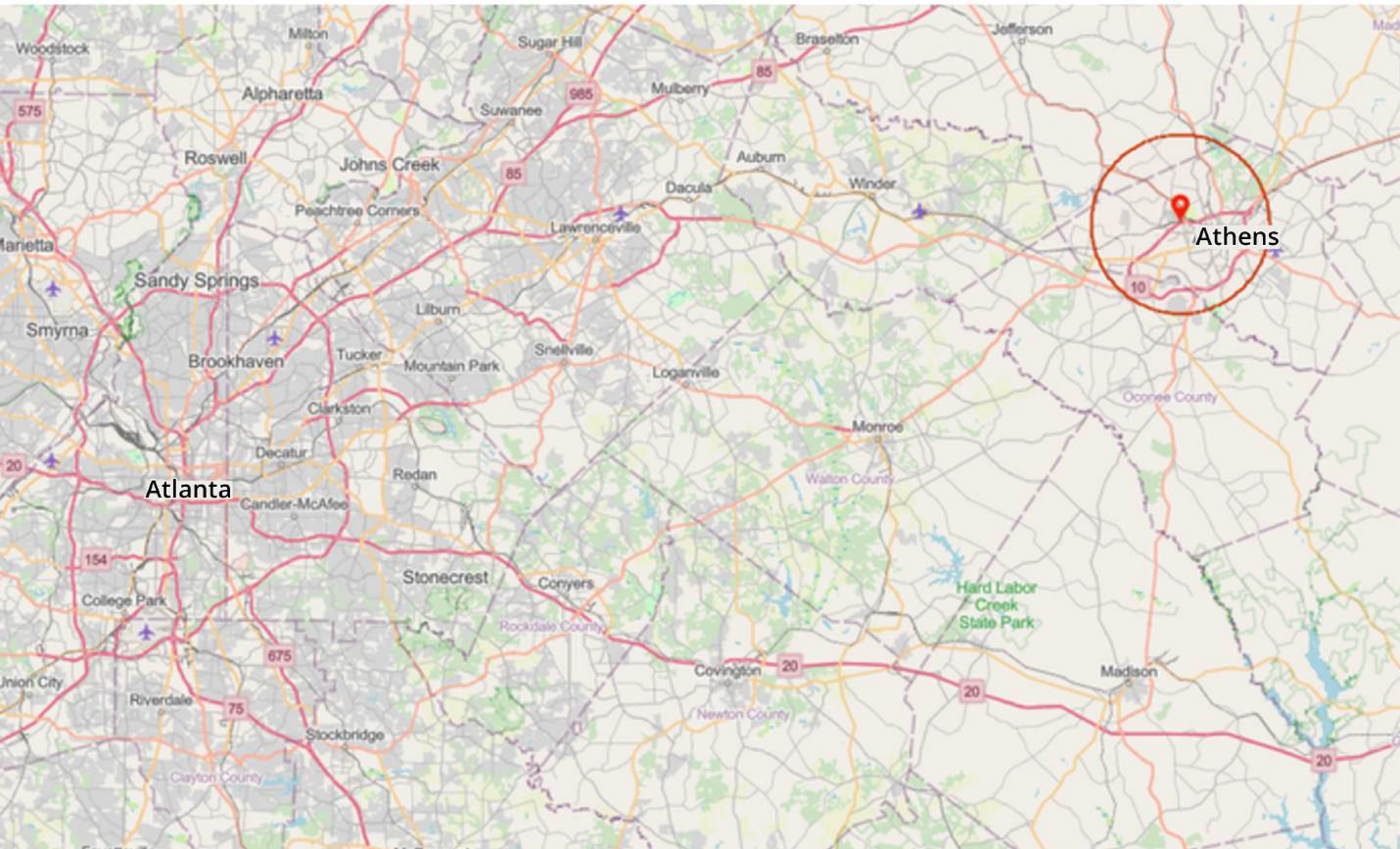
The area is characterized by a young, highly educated population with a **median age of 27.8**, driven by the presence of the University of Georgia, major healthcare systems, and a growing technology and professional services sector. Generation Z and Millennials account for more than 63% of the local population, providing a dynamic demographic that supports healthcare, wellness, financial, legal, and professional services. Annual consumer spending within the trade area exceeds **\$797 million in retail expenditures** and more than \$153 million in food and beverage spending, underscoring the area's economic vitality and sustained commercial activity.

Population within 5 miles is projected to increase from approximately 104,000 residents today to more than **105,600 by 2030**, while household incomes are expected to rise significantly over the same period. The area's median home value reflects a well-established residential base, and household incomes continue to trend upward as Athens attracts new residents and employers.



TRADE AREA

Athens-Clarke County is the hub of a four-county CBSA that includes Clarke, Madison, Oglethorpe, and Oconee Counties. It is the economic center of the ten-county northeast Georgia region, providing regional shopping, education, health care, and employment facilities and institutions. Atlanta is just 70 miles northwest of Athens, and Augusta is 115 miles away, traveling east.



POPULATION OVERVIEW

Population Overview

385 Hawthorne Ln, Athens, Georgia, 30606 | Ring of 5 miles

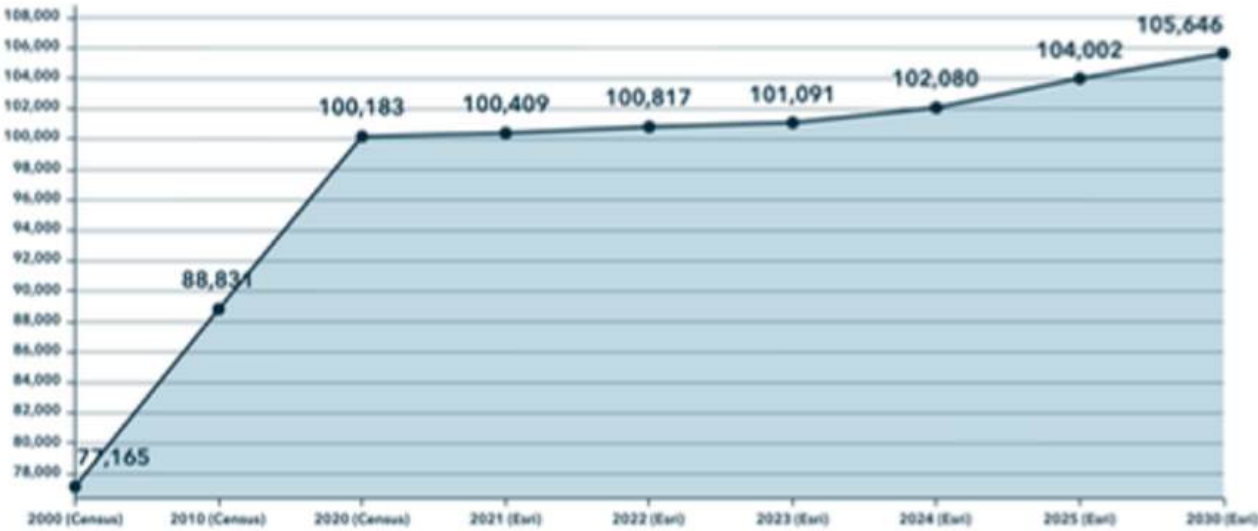
POPULATION BY GENERATION



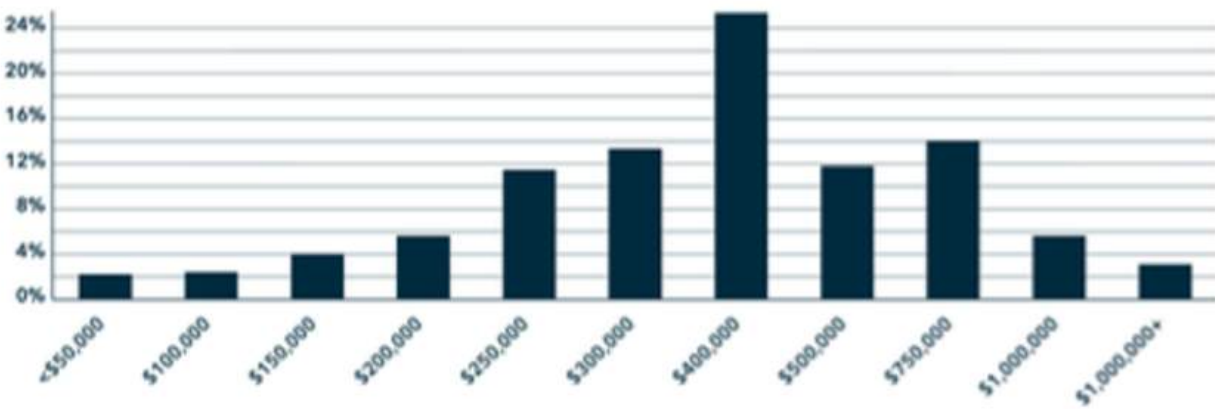
SPENDING



POPULATION GROWTH



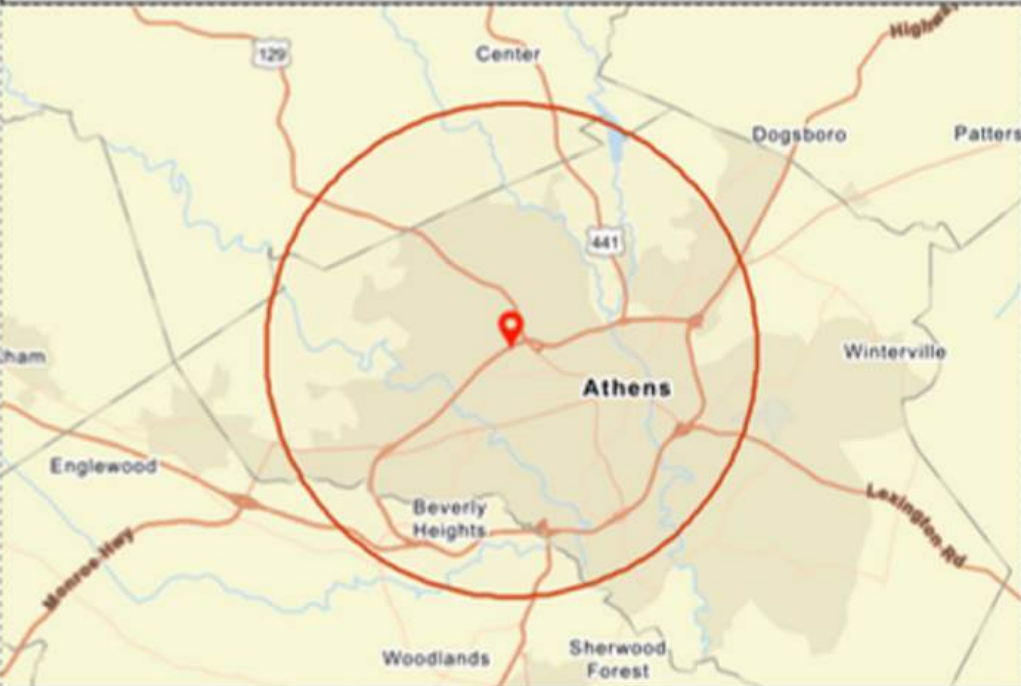
HOME VALUES



 **Source:** This infographic contains data provided by Esri (2026, 2031), Esri-U.S. BLS (2026), U.S. Census (2000, 2010, 2020). © 2026 Esri

DEMOGRAPHIC INDICATORS

385 Hawthorne Ln. Athens GA 30606
Ring of 5 miles

2025 Key Demographic Indicators (Esri)		Expenditures	Average Spent	Total	Percent
2025 Total Population	104,002	Total Budget Expenditures	\$75,911.88	\$3,190,576,319	100.0%
2025 Median Age	27.8	Food	\$9,199.50	\$386,654,819	12.1%
2025 Total Households	42,030	Food at Home	\$5,861.64	\$246,364,936	7.7%
2025 Owner Occupied HUs	16,116	Food Away from Home	\$3,337.85	\$140,289,884	4.4%
2025 Renter Occupied HUs	25,914	Alcoholic Beverages	\$511.59	\$21,502,021	0.7%
2025 Average Household Size	2.21	Housing	\$25,056.67	\$1,053,131,725	33.0%
2025 Average Household Income	\$87,535	Shelter	\$20,574.25	\$864,735,930	27.1%
2025 Average Home Value	\$416,826	Utilities, Fuel and Public Services	\$4,482.41	\$188,395,795	5.9%
2025 Dom Tapestry Segment Name	Dorms to Diplomas	Housekeeping Supplies	\$2,000.03	\$84,061,100	2.6%
		Household Operations	\$685.80	\$28,824,154	0.9%
		Household Furnishings and Equipment	\$2,043.39	\$85,883,508	2.7%
		Apparel and Services	\$1,926.39	\$80,966,277	2.5%
		Transportation	\$8,620.21	\$362,307,220	11.4%
		Travel	\$2,427.33	\$102,020,546	3.2%
		Health Care	\$5,490.51	\$230,766,012	7.2%
		Entertainment and Recreation	\$3,054.63	\$128,386,095	4.0%
		Personal Care Products & Services	\$852.48	\$35,829,682	1.1%
		Education	\$1,610.56	\$67,691,768	2.1%

ABOUT ATLAS

Atlas provides a full range of solutions, including brokerage, property management and investment services, allowing us to assist clients at any stage of the real estate life cycle. With over 75 years of industry experience across the globe in all asset classes, our team strives to deliver strategic insights and maximize returns for our clients.

BROKERAGE

Atlas represents buyers, sellers, landlords and tenants in commercial real estate transactions. From local business owners and investors to national franchises and corporate entities, Atlas brokers specialize in acquisitions, dispositions, site selection, leasing, and portfolio analysis.

Our team holds advanced certifications that exceed industry standards. Our marketing strategy and vast network of industry contacts make us well-positioned to deliver superior results for our clients in the commercial real estate brokerage space.

MANAGEMENT

Atlas provides commercial property management, asset management and project management services. Our team focus is providing oversight of and adding value to our clients investments. We work closely with owners to ensure that our management services are consistent with their goals and objectives.

We coordinate maintenance and repairs, 24/7 emergency service, rent collection, tenant communication, financial reporting, CAM reconciliation, budgeting, lease administration and more on behalf of our managed property owners.

INVESTMENT

Atlas principals are seasoned commercial real estate investors and have a history of successful projects across various asset types in both up and down market cycles.

Partnerships, joint ventures, and company-sponsored funds give accredited investor clients access to investments that are hand-selected by Atlas professionals.

If you want exposure to commercial real estate as a passive investment, partnering with Atlas is a solution designed for a more hands-off experience guided by industry experts.

Atlas Real Estate Advisors
1091 Founders Blvd. Suite B
Athens, GA 30606
AtlasREA.com (706)534-0385

