

LEASE

SUITE C

1026 12 Oaks Drive Watkinsville, GA 30677



PROPERTY DESCRIPTION

Available for lease is Ste C. An individual office on the second floor. Ste C shares a common restroom with one other suite. The flat rent includes all utilities except internet and phone lines.

LOCATION DESCRIPTION

Located between Highway 411 and the bustling retail intersection of Butler's Crossing sits this quaint office park. With easy access to Watkinsville, Athens, and Highway 316 this location is convenient to many commute routes.

OFFERING SUMMARY

Lease Rate:	\$675 per month (Gross)
Number of Units:	6
Available SF:	265 SF
Lot Size:	0.61 Acres
Building Size:	3,207 SF

Roby Redwine
(706) 207-2942

Katie Reeves
(706) 254-3446



**COLDWELL BANKER
COMMERCIAL**
UPCHURCH REALTY

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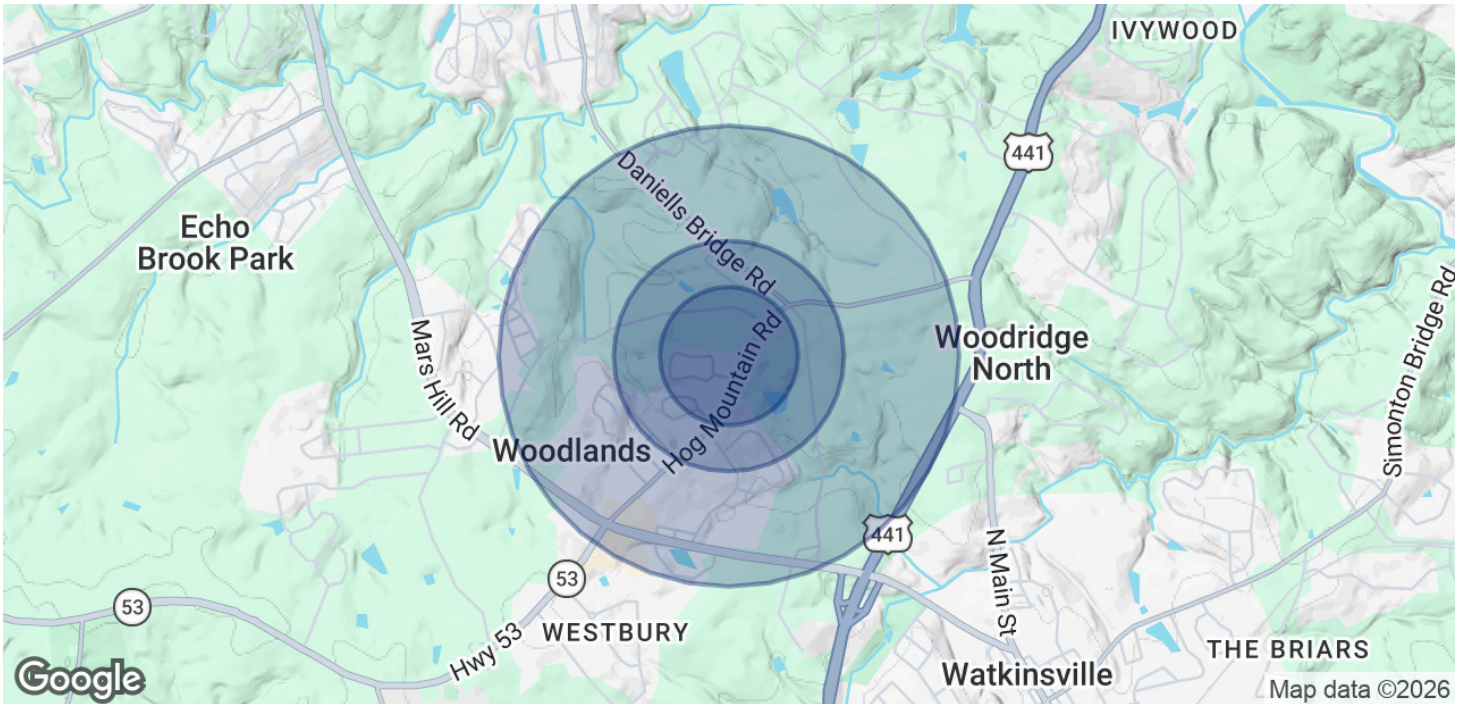


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1026 12 OAKS DRIVE

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POPULATION

	0.3 MILES	0.5 MILES	1 MILE
Total Population	141	439	1,764
Average Age	39	40	40
Average Age (Male)	38	38	38
Average Age (Female)	41	42	42

HOUSEHOLDS & INCOME

	0.3 MILES	0.5 MILES	1 MILE
Total Households	47	151	614
# of Persons per HH	3	2.9	2.9
Average HH Income	\$137,393	\$140,470	\$144,190
Average House Value	\$508,502	\$499,423	\$503,769

2020 American Community Survey (ACS)

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