

LEASE

1022 TWELVE OAKS DR.
1022 Twelve Oaks Dr. Watkinsville, GA 30677



PROPERTY DESCRIPTION

Available on the second floor is Suite 201 which is 1,650 SF of rentable space.

The building is a two-story brick building with an open foyer upon entry. Each level has a restroom within the common space in addition to the ones within the suites. There is a well-maintained courtyard at the rear of the building, and the second level has a large, shared deck overlooking the grounds.

LOCATION DESCRIPTION

Superb Oconee County location on the corner of Hog Mountain Rd. and Twelve Oaks Dr. between Presbyterian Village, Highway 441, and the Butler's Crossing Shopping Center. A very distinctive and attractive office with the rear overlooking UGA's Horticulture pasturelands.

OFFERING SUMMARY

Lease Rate:	\$16 SF/yr (NNN)
Available SF:	1,650 SF
Lot Size:	0.85 Acres
Building Size:	5,476 SF

SPACES	LEASE RATE	SPACE SIZE
Suite 201	\$16.00 SF/yr	1,650 SF

Roby Redwine
(706) 207-2942

Katie Reeves
(706) 254-3446



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FLOOR PLANS

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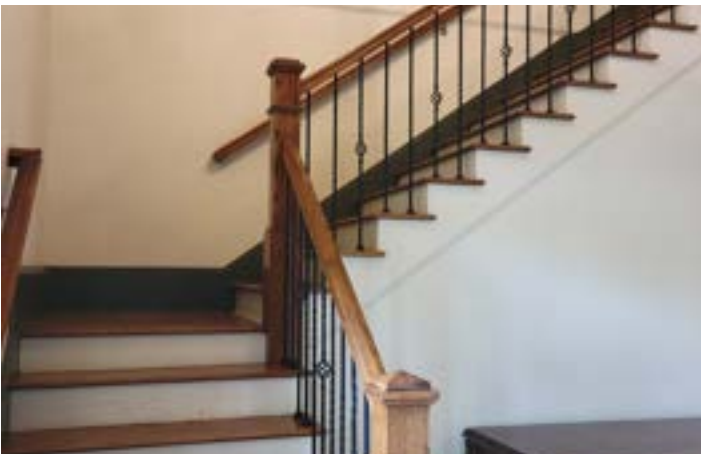
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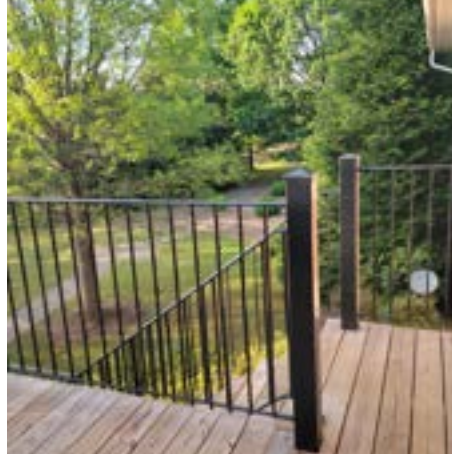
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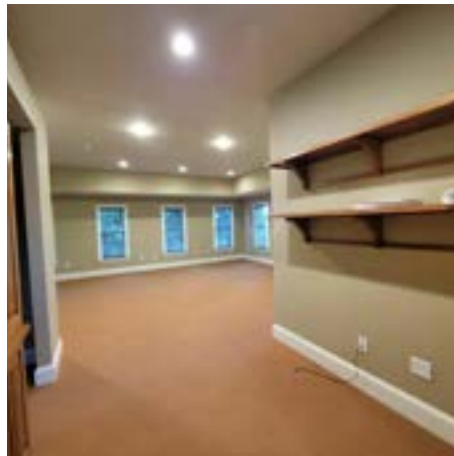


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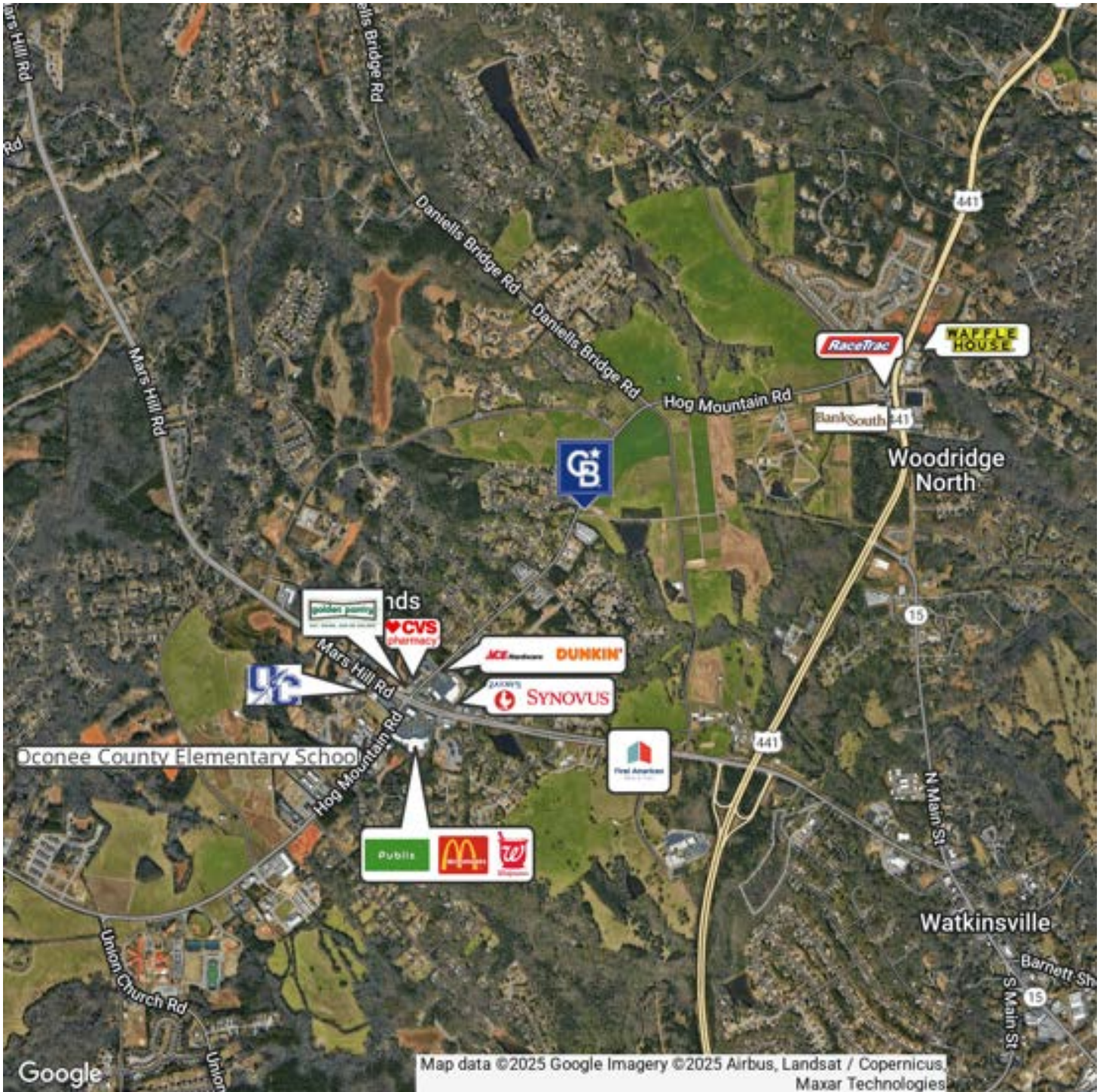
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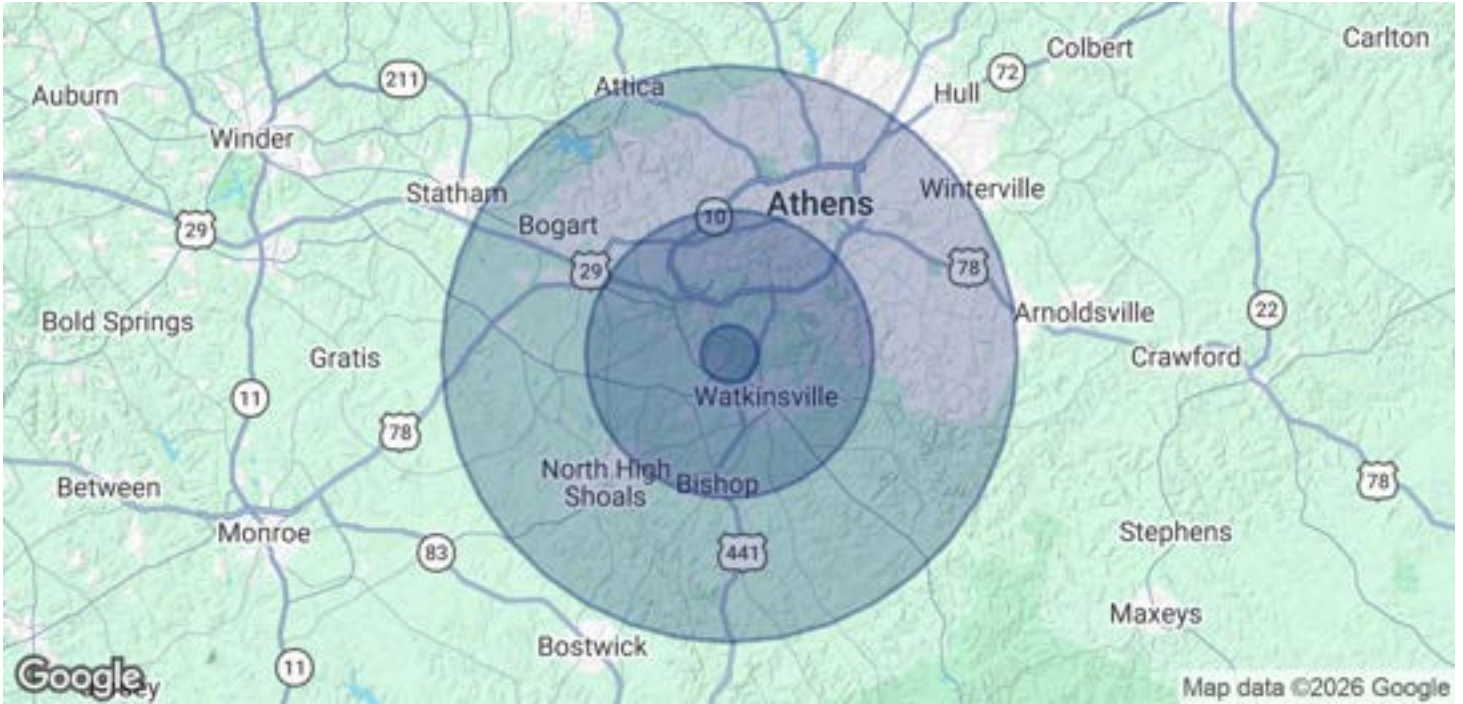
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,872	54,949	161,842
Average Age	35.8	35.9	34.4
Average Age (Male)	27.2	34.2	33.3
Average Age (Female)	42.7	39.1	35.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	662	23,422	66,409
# of Persons per HH	2.8	2.3	2.4
Average HH Income	\$95,266	\$94,038	\$74,246
Average House Value	\$298,827	\$273,528	\$211,163

2020 American Community Survey (ACS)

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