



## FOR SALE

120 & 130 Trade St | Bogart, GA 30622

- ±2.4-acre commercial site in Oconee County - 2 Parcels
- Zoned E-O (Employment-Office) allowing a wide range of uses
- Supports office, medical, retail, storage, automotive, and hospitality
- Positioned for development in a rapidly growing corridor
- Ideal for investors, developers, or owner-users seeking flexibility
- Strong long-term upside in a high-demand submarket

### Location Highlights

- Close proximity to Hwy 78
- Across from Sam's Club and near Georgia Square Mall
- Surrounded by national retailers, auto dealerships, and service users
- <10 miles to downtown Athens
- ~200,000 pop within 10 miles

**Cordera Mitchell**  
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