



OFFERING MEMORANDUM

**ATHENS COMMERCIAL
ASSEMBLAGE
INCOME & REDEVELOPMENT
OPPORTUNITY**

130 Gaines School Road
140 Gaines School Road
3194 Lexington Road
Athens, GA 30605

Gaines School Rd

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TABLE OF CONTENTS

03	INVESTMENT OVERVIEW
	<i>THE OFFERING</i>
	<i>PROPERTY SUMMARY</i>
05	FINANCIAL OVERVIEW
07	PROPERTY PHOTOS
09	AREA OVERVIEW
10	AERIALS & MAPS



THE OFFERING

Available for acquisition is a multi-parcel investment and redevelopment opportunity totaling approximately ± 1.76 acres along Gaines School Road and Lexington Road in Athens, GA.

The assemblage includes a $\pm 2,112$ SF single-tenant retail building, an $\pm 11,000$ SF storage facility, and a ± 0.51 -acre land parcel, all zoned C-G Commercial-General and positioned near Downtown Athens, the University of Georgia, national retailers, and major traffic corridors.

Offered together, the properties create a flexible income-plus-redevelopment opportunity with multiple income sources, access advantages, and long-term upside.

PROPERTY ADDRESS	130 Gaines School Road, 140 Gaines School Road, 3194 Lexington Road Athens, GA 30605
BUILDING SIZE (LOT SIZE)	± 0.41 AC $\pm 2,112$ SF ± 0.84 AC $\pm 11,000$ SF ± 0.51 AC Land only
PARCEL NUMBER	233B4-A002B 233B4-A002 233B4-A014
ASKING PRICE	\$1,240,000
ZONING	Commercial - General



OFFERING MEMORANDUM

PROPERTY SUMMARY

- Three adjacent commercial parcels totaling ± 1.76 acres in Athens, GA
- Assemblage includes $\pm 13,112$ SF of existing improvements plus land
 - 130 Gaines School Rd: $\pm 2,112$ SF single-tenant retail building on ± 0.41 AC
 - 140 Gaines School Rd: $\pm 11,000$ SF storage facility on ± 0.84 AC
 - 3194 Lexington Rd: ± 0.51 AC land parcel positioned along Lexington
- Zoned C-G, Commercial-General, allowing a broad range of commercial uses
- Multiple income sources and redevelopment potential when assembled
- Frontage/access advantages from the combined parcel layout
- Located near Downtown Athens and the University of Georgia
- Surrounded by major retailers, restaurants, and daily-needs traffic drivers
- Adjacent to McDonald's and near Walmart, Aldi, Publix, Kroger, Walgreens, Lowe's, Chick-fil-A, CVS, Goodwill, Ollie's, and other national retailers
- Flexible investment profile: buy-and-hold income, redevelopment, or phased assemblage strategy

Demographics (per provided radius):

- Population within 5 miles: 86,000+

*For more information or to schedule a site visit, please contact
Dudley Thomas Spade SRE, LLC.*

130 GAINES SCHOOL RD - *TIRE SHOP*

Income \$26,400 (Gross)

Expenses	CURRENT / YEAR
Insurance	\$2,307
Taxes	\$3,649
Utilities	\$300
Total Expenses	\$6,256

140 GAINES SCHOOL RD - 118 STORAGE UNITS

Pro Forma Income

	62 - 5 X 10 Units	38 - 10 X 10 UNITS	18 - 10 X 20 UNITS	TOTAL MONTHLY RENT
IF Traditional Storage	\$60 / unit / month	\$80 / unit / month	\$110 / unit / month	\$8,740 Gross
IF Climate Controlled	\$80 / unit / month	\$110 / unit / month	\$200 / unit / month	\$12,740 Gross

Expenses	CURRENT / YEAR
Advertising	\$204
Maintenance	\$1,027
Insurance	\$2,106
Legal and Professional	\$100
Taxes	\$7,638
Utilities	\$2,200
Total Expenses	\$13,275

PROPERTY PHOTOS





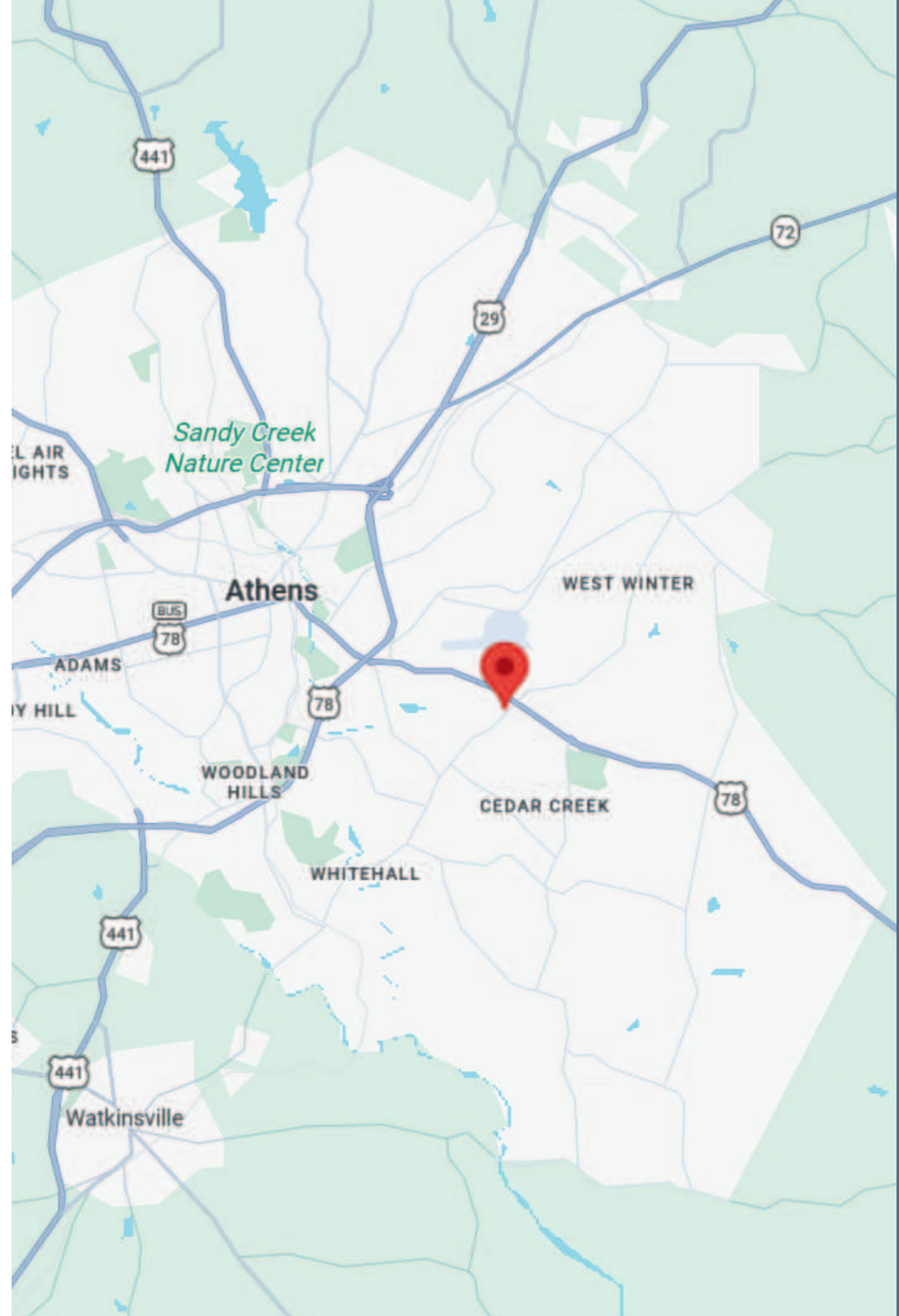
ATHENS-CLARKE COUNTY METRO ATLANTA SUBMARKET

Located in northeast Georgia, Athens-Clarke County is one of the state's most recognizable regional markets, anchored by the University of Georgia, a strong healthcare base, local government, manufacturing, bioscience, and a growing mix of retail, service, and hospitality demand. The community benefits from a population of approximately 128,630 residents, plus UGA's Athens enrollment of more than 41,000 students, creating year-round activity across the market.

The Gaines School Road / East Athens corridor connects established residential neighborhoods with daily-needs retail, restaurants, grocery, services, and commuter traffic. Its proximity to Downtown Athens, UGA, and national retailers supports a strong commercial setting for income-producing assets, neighborhood-serving businesses, and future redevelopment.

Athens also benefits from broader Northeast Georgia infrastructure investment, including the Georgia Ports Authority's Gainesville Inland Port. While outside the immediate submarket, the inland port strengthens the region's manufacturing, logistics, and supply-chain ecosystem—supporting long-term growth across northeast Georgia.

As Athens continues to grow beyond its downtown and campus core, East Athens offers a compelling blend of accessibility, established retail demand, and long-term upside for investors seeking exposure to a dynamic regional market with multiple demand drivers.



AERIAL





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