



## Oconee Medical Center



**1080 VEND DRIVE  
WATKINSVILLE, GA 30677**

FOR LEASE

**5,588 RSF  
AVAILABLE**

### Property Description

|                         |                   |
|-------------------------|-------------------|
| <b>Building SF:</b>     | <b>16,211 RSF</b> |
| <b>Suite 300:</b>       | <b>3,113 RSF</b>  |
| <b>Suite 400:</b>       | <b>2,475 RSF</b>  |
| <b>Space Condition:</b> | <b>Shell</b>      |
| <b>Lease Type:</b>      | <b>NNN</b>        |
| <b>Parking:</b>         | <b>4/1000</b>     |
| <b>Zoning:</b>          | <b>B-2</b>        |

5,588 RSF of professional office or medical office is available at 1080 Vend Drive in highly desirable Watkinsville, GA. Available space within Suite 300 (3,113 RSF) and Suite 400 (2,475 RSF)—with the flexibility to combine for larger users. Excellent visibility and access just off Highway 316 (±32,800 VPD). Ideally positioned near Piedmont Oconee Health Campus, Epps Bridge Centre, and the Oconee Connector, the location provides convenient access to the broader Athens and Oconee County retail, dining, and medical corridors.

# PROPERTY PHOTOS

1080 VEND DRIVE | WATKINSVILLE, GA 30677



**MARKS COMMERCIAL REALTY, INC.**  
1865 W. Broad Street, Suite A  
Athens, Georgia 30606

**DANIEL MARKS, CCIM**  
Managing Broker  
O: (762) 999-0800  
C: (770) 722-9618  
dmarks@markscr.com  
324862, Georgia

**BRETT DELOACH**  
Vice President  
O: (912) 614-3379  
bdeLoach@markscr.com  
406740, Georgia

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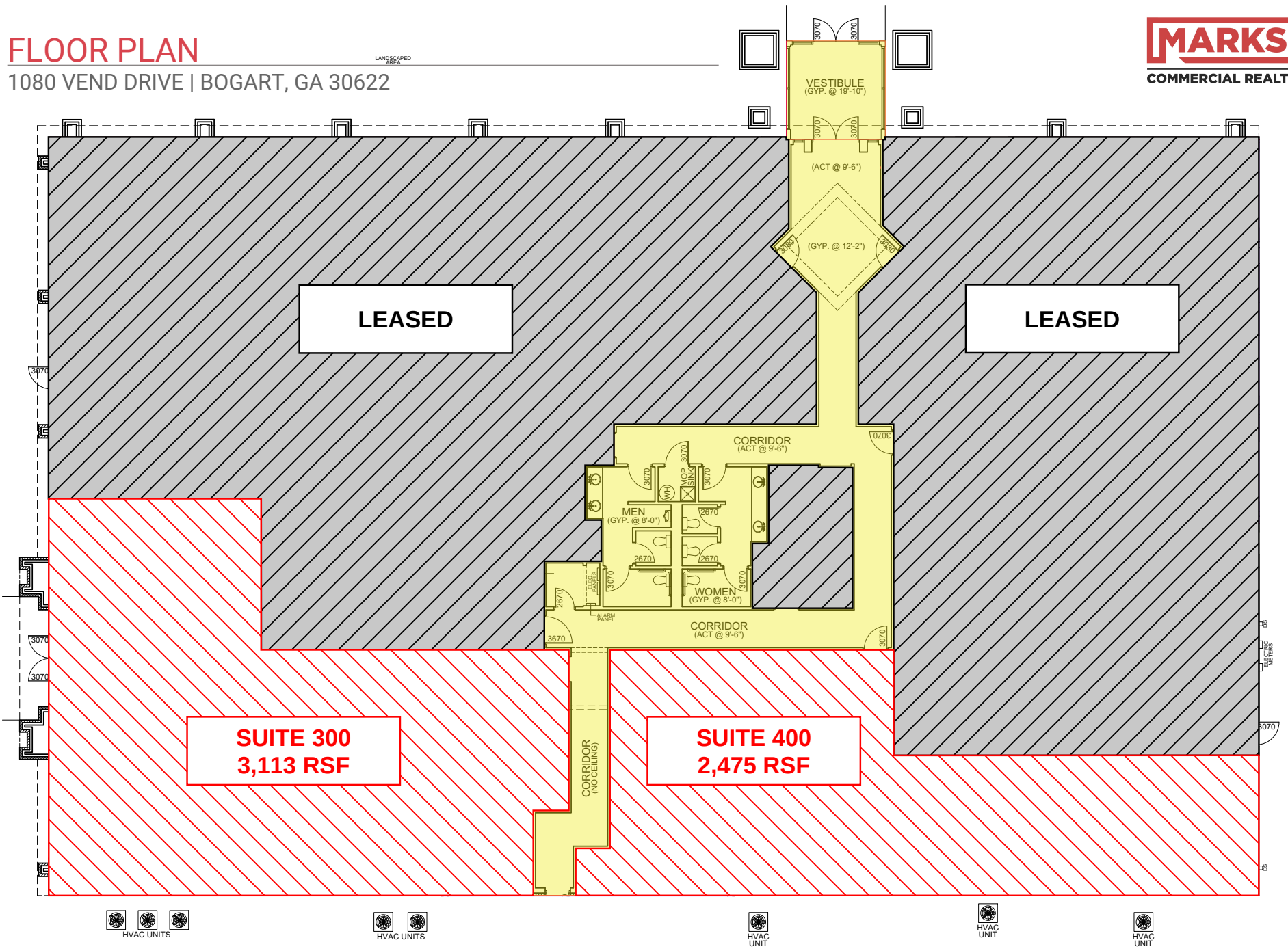
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# FLOOR PLAN

1080 VEND DRIVE | BOGART, GA 30622



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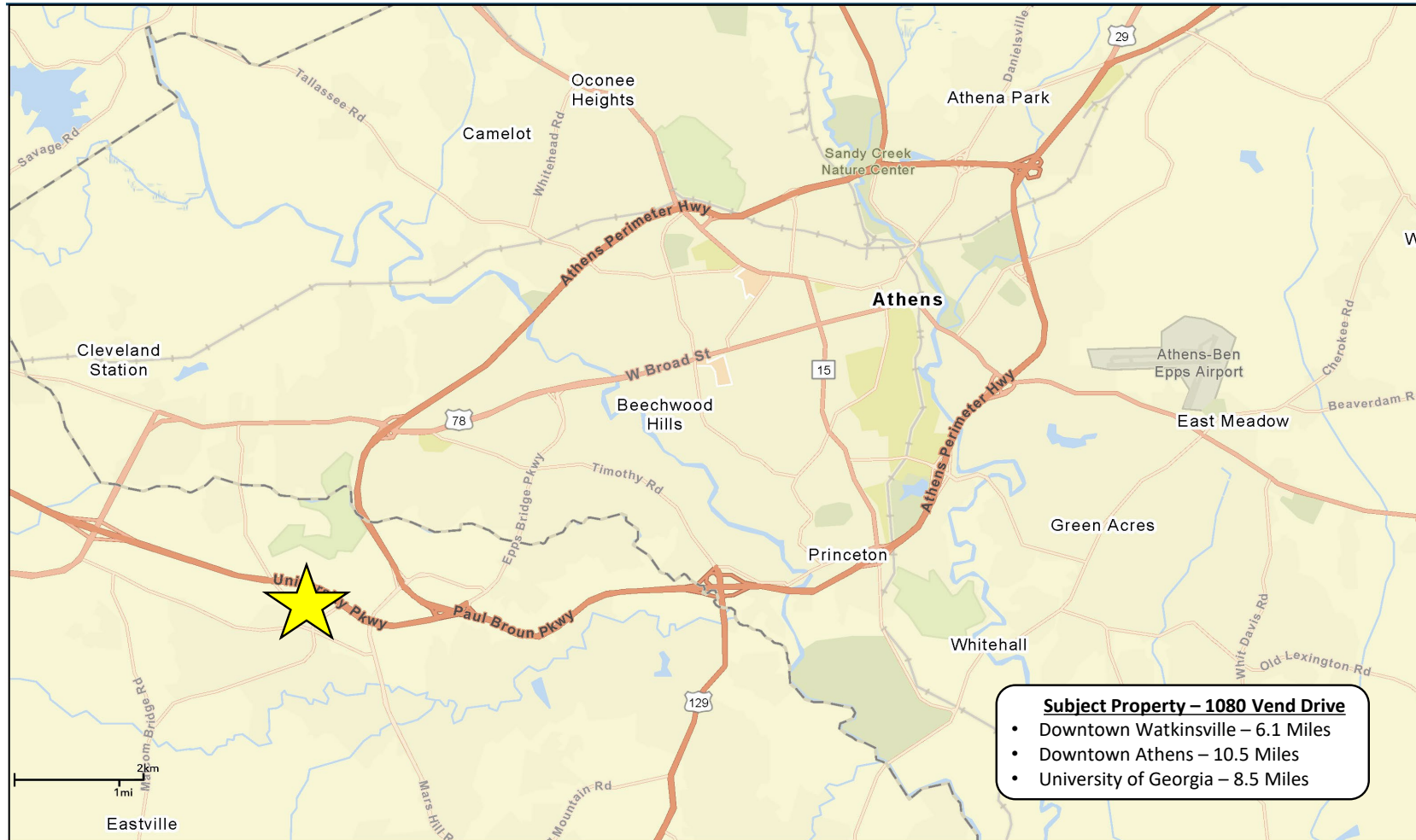
**BRETT DELOACH**  
Vice President  
O: (912) 614-3379  
bdeloach@markscr.com  
406740, Georgia

# LOCATION MAP

1080 VEND DRIVE | BOGART, GA 30622



## Location Map - 1080 Vend Drive



January 26, 2022

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# AERIAL MAP

1080 VEND DRIVE | WATKINSVILLE, GA 30677



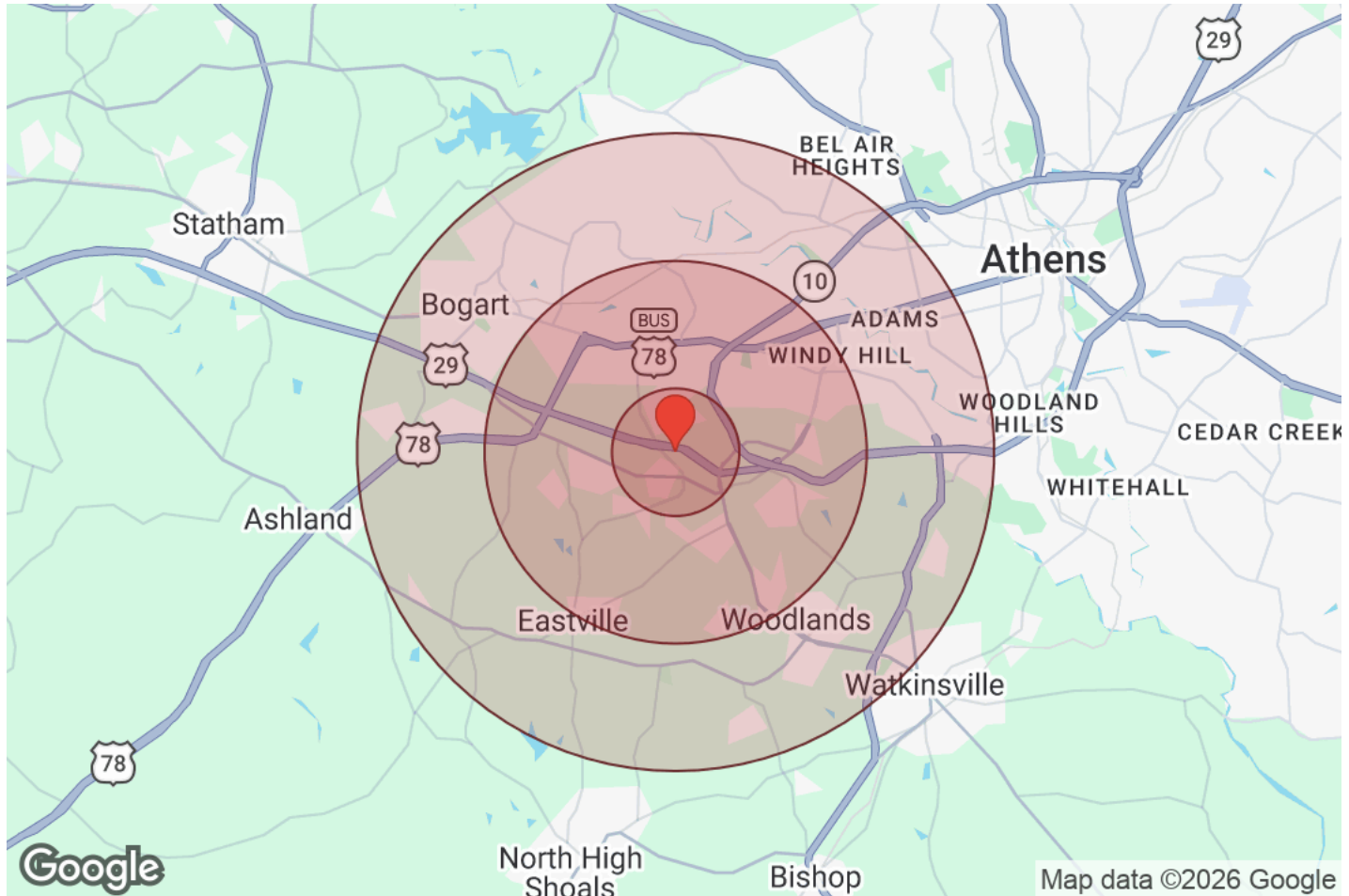
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# DEMOGRAPHICS

1080 VEND DRIVE | BOGART, GA 30622



Distance: ● 1 Mile ● 3 Miles ● 5 Miles

| Population       | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male             | 1,068  | 11,680  | 28,361  |
| Female           | 1,174  | 12,655  | 30,157  |
| Total Population | 2,242  | 24,335  | 58,518  |

| Race / Ethnicity | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| White            | 1,812  | 16,443  | 38,587  |
| Black            | 69     | 3,614   | 10,264  |
| Am In/AK Nat     | 1      | 24      | 59      |
| Hawaiian         | N/A    | 2       | 12      |
| Hispanic         | 82     | 2,049   | 5,214   |
| Asian            | 246    | 1,752   | 3,324   |
| Multiracial      | 32     | 419     | 977     |
| Other            | 1      | 32      | 88      |

| Housing         | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units     | 872    | 11,063  | 26,260  |
| Occupied        | 843    | 10,068  | 23,888  |
| Owner Occupied  | 743    | 6,041   | 13,958  |
| Renter Occupied | 100    | 4,027   | 9,930   |
| Vacant          | 29     | 996     | 2,373   |

| Age          | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| Ages 0 - 14  | 425    | 4,082   | 9,973   |
| Ages 15 - 24 | 226    | 3,827   | 9,508   |
| Ages 25 - 54 | 739    | 9,091   | 21,918  |
| Ages 55 - 64 | 266    | 2,488   | 6,128   |
| Ages 65+     | 588    | 4,846   | 10,990  |

| Income          | 1 Mile    | 3 Miles  | 5 Miles  |
|-----------------|-----------|----------|----------|
| Median          | \$125,912 | \$85,120 | \$85,356 |
| Under \$15k     | 48        | 804      | 2,113    |
| \$15k - \$25k   | 59        | 551      | 1,251    |
| \$25k - \$35k   | 32        | 516      | 1,590    |
| \$35k - \$50k   | 26        | 912      | 2,308    |
| \$50k - \$75k   | 86        | 1,638    | 3,294    |
| \$75k - \$100k  | 118       | 1,512    | 3,346    |
| \$100k - \$150k | 132       | 1,470    | 3,461    |
| \$150k - \$200k | 170       | 960      | 2,411    |
| Over \$200k     | 173       | 1,704    | 4,112    |

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