



FOR LEASE

3001 MONROE HWY BOGART, GA 30622

UNIT 600D



EXECUTIVE SUMMARY

Unit 600 D offers 754 SF of flexible office space in the highly desirable Franklin Grove Office Park, just one mile from the GA 316/US 78 interchange and less than 15 minutes from downtown Athens.

Built in 2006 and positioned at the entrance of the Franklin Grove Subdivision, these offices offer excellent visibility, easy access, and modern amenities—all within a well-maintained, professional setting.

This single-story, Class B office suite features:

- Paved entry ramp
- Reception area
- ADA-compliant restroom
- Two spacious private offices, conference space, or flex space
- Mechanical/storage closet

Property Highlights

- ±754 SF Class B professional office suite available for lease
- Located within the highly desirable Franklin Grove Office Park
- Just 1 mile from the GA-316 / U.S. 78 interchange
- Less than 15 minutes to Downtown Athens
- Excellent access to Loop 10, Atlanta Highway, Epps Bridge Parkway, and major Athens business districts
- Single-story office with convenient ground-level access
- Attractive four-sided brick office building with on-site parking

Lease Terms:

\$1,350/month + NNN & Utilities

Estimated TICAM is \$4.62 psf/yr

NNN includes parking, dumpster and exterior pest control, landscaping,

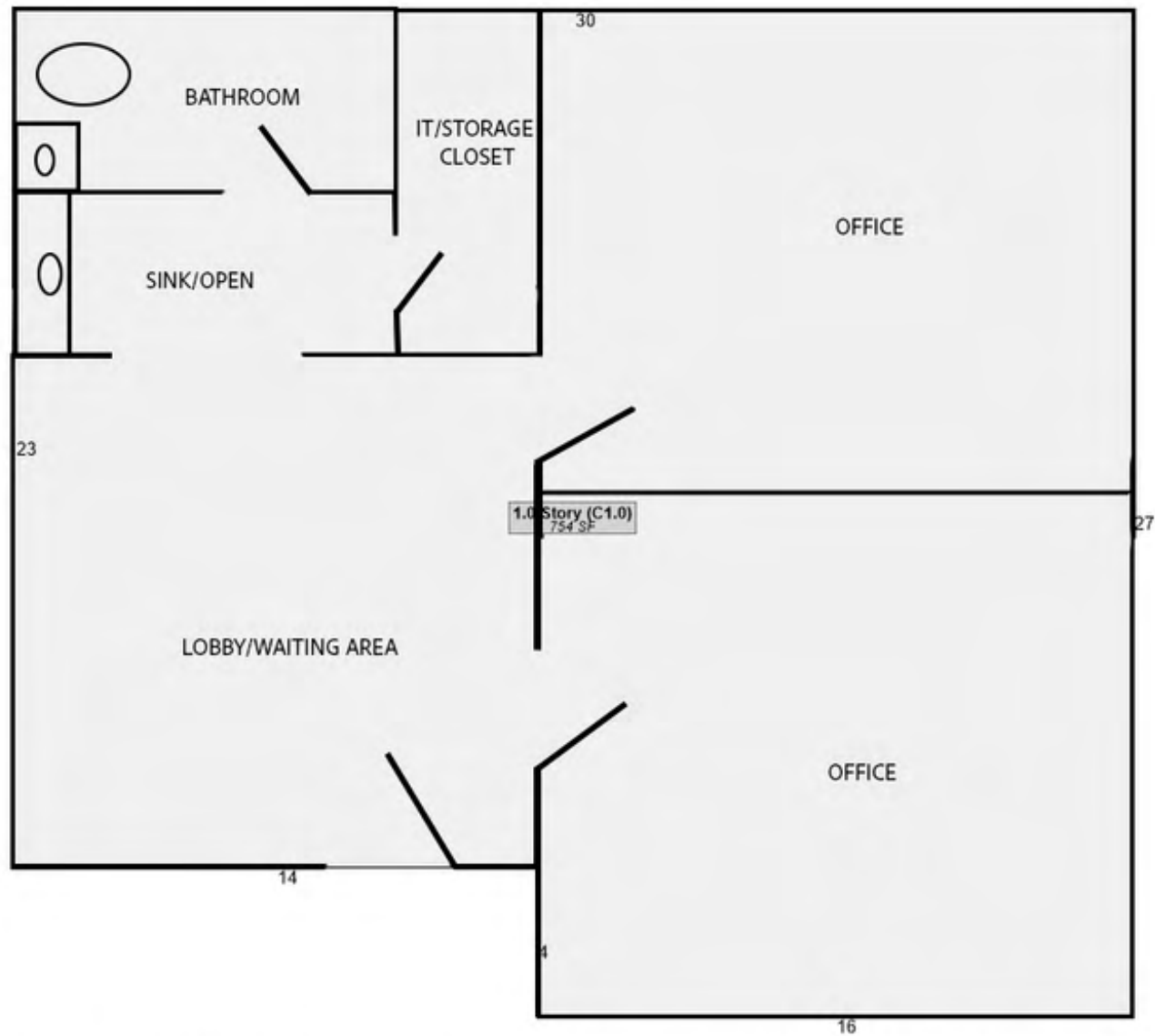






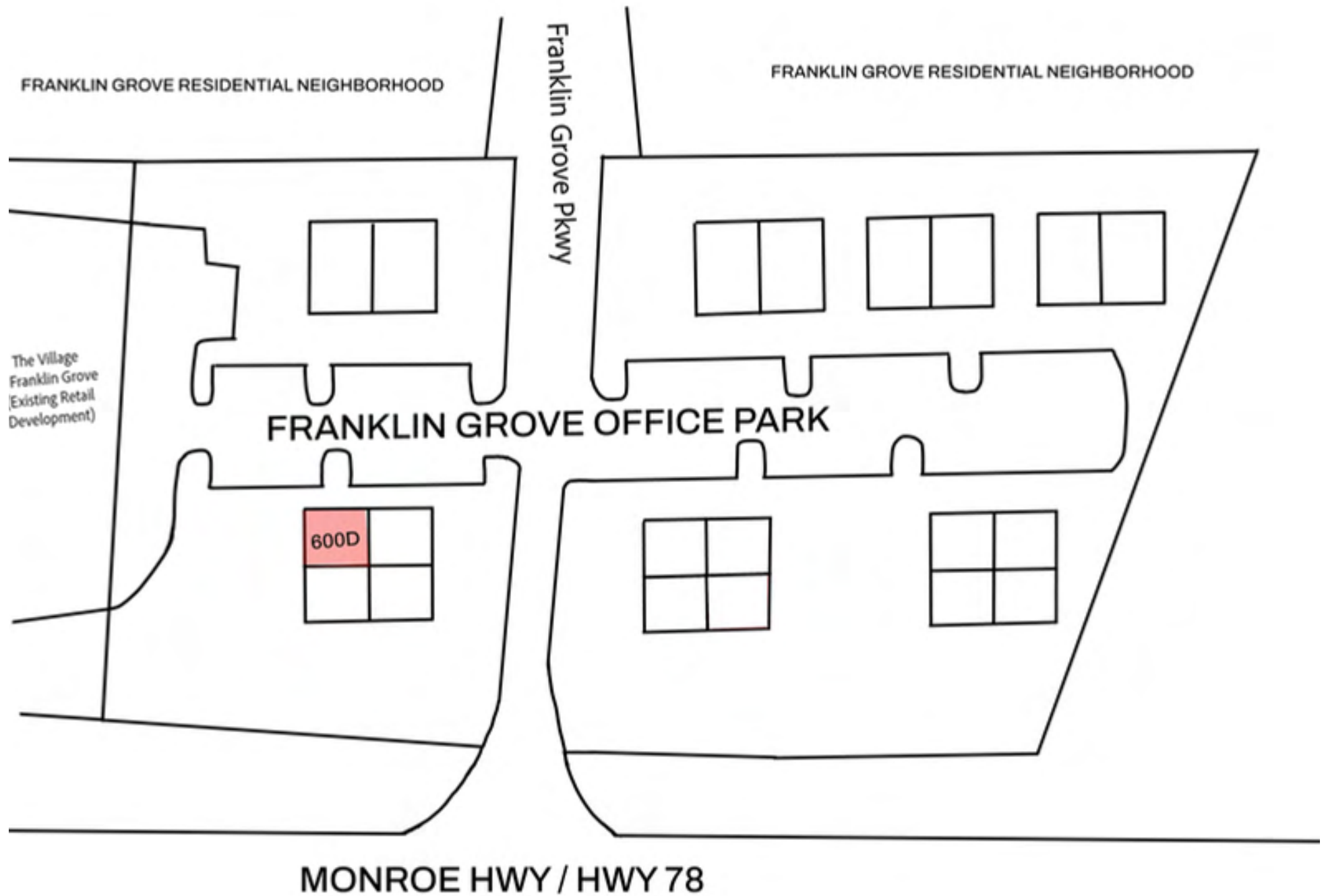


FLOORPLAN



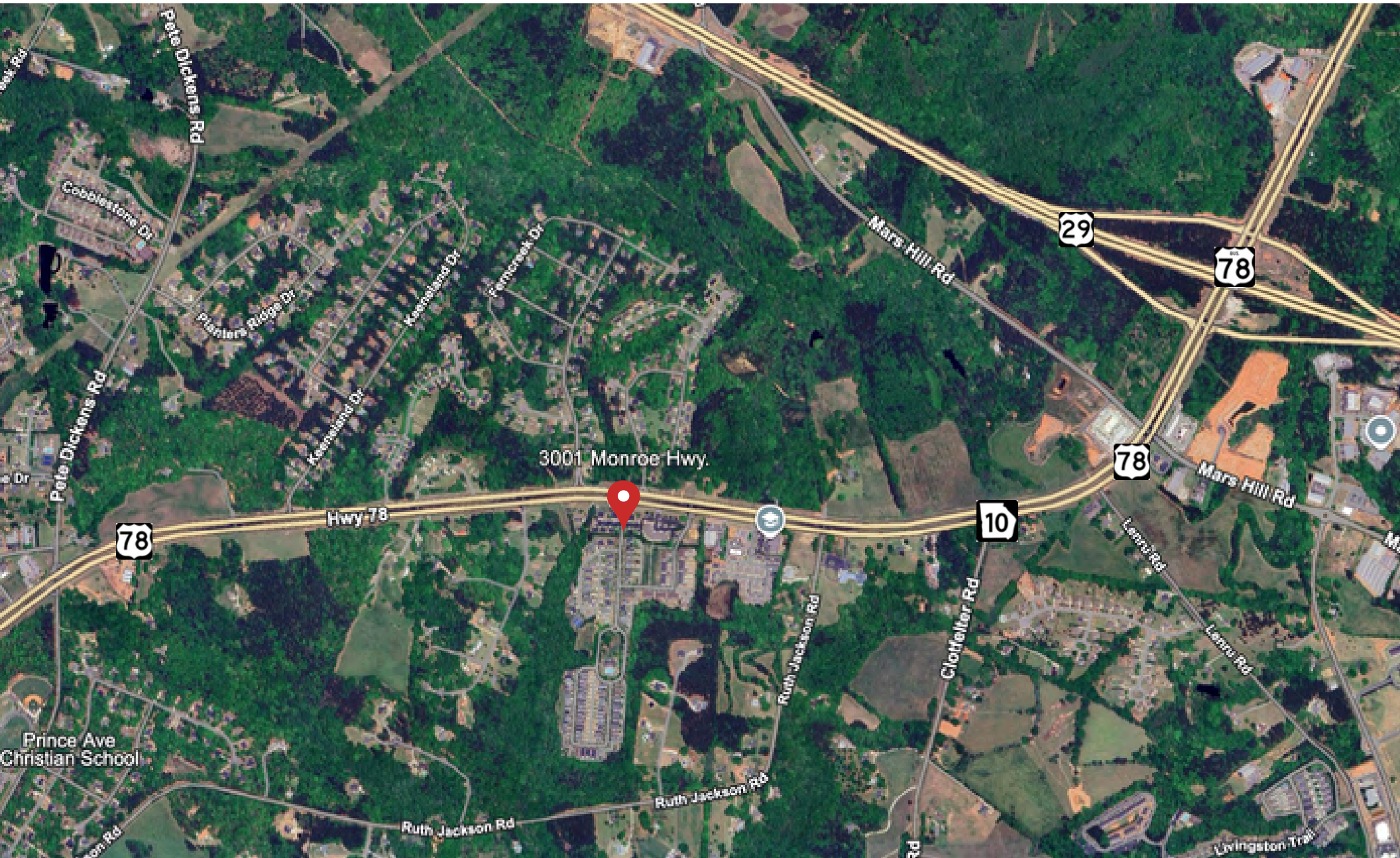
Floorplan is for informational purposes only and is not drawn to scale. Prospective tenants should take their own measurements.

SITE PLAN



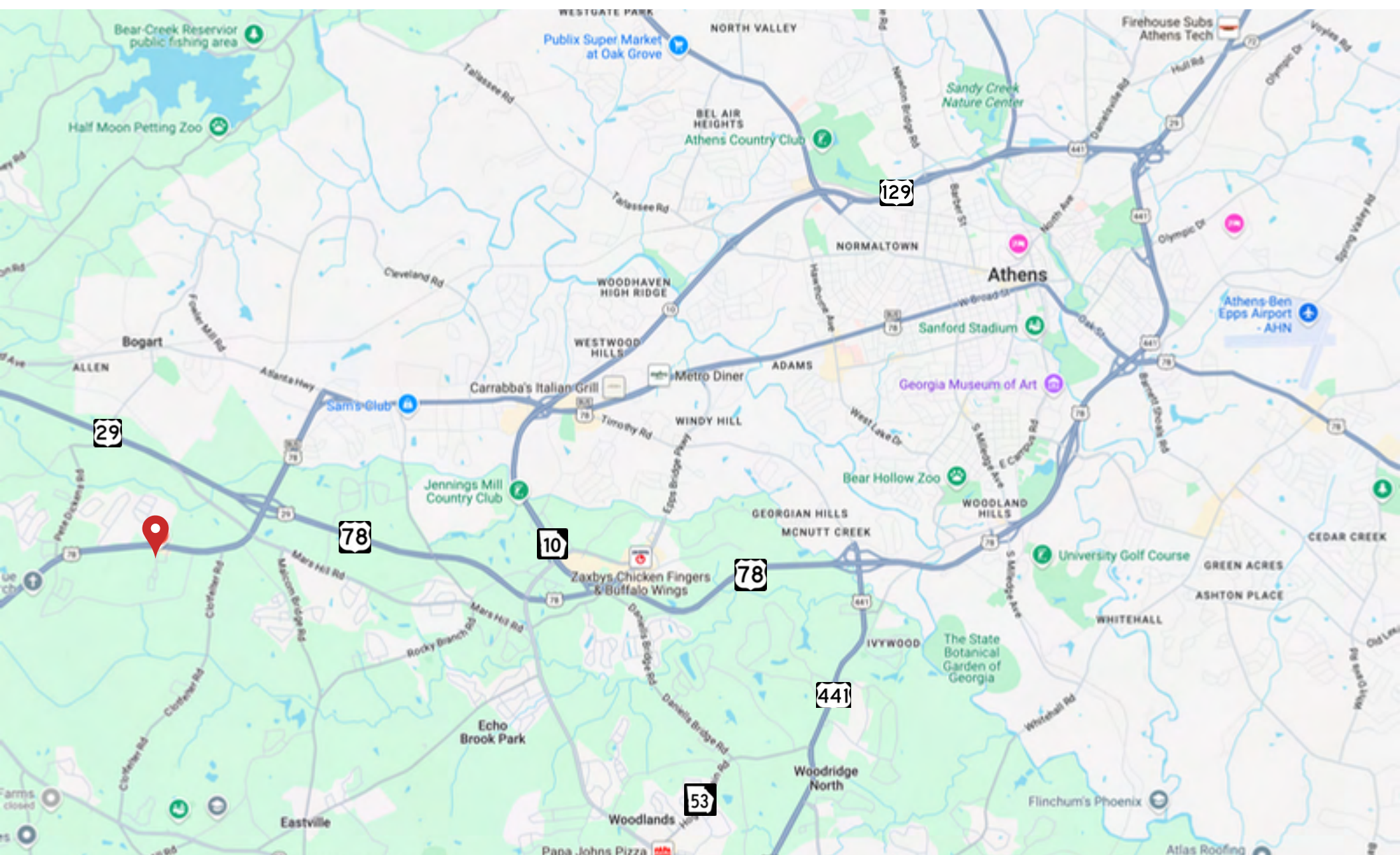
LOCATION

The property offers quick access to Athens' Perimeter Highway (Loop 10), just minutes away, providing direct connectivity to major business districts, including downtown Athens, the Epps Bridge commercial corridor, and the Atlanta Highway retail area—all within a 10-mile radius. This location is ideal for businesses seeking visibility and convenience near Athens' primary commercial and employment centers.



LOCAL AREA

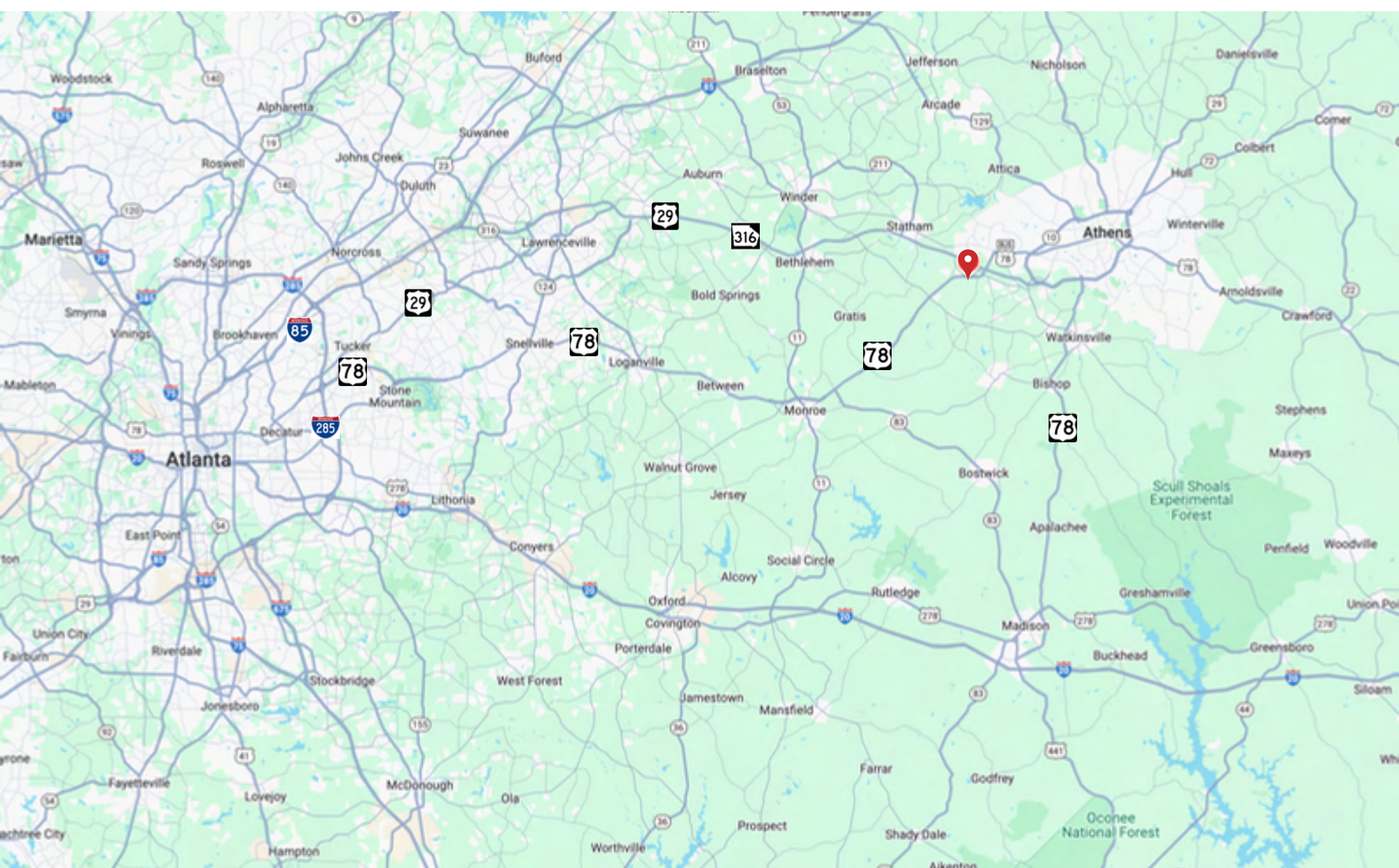
Nestled in Oconee County, the property is ideally situated just 7–8 miles from downtown Athens, offering a quick 10–15 minute drive via U.S. 78/Monroe Highway. It's also less than 10 miles from Watkinsville, with convenient access provided by both U.S. 78 and State Route 53.



1091 FOUNDERS BLVD., SUITE B, ATHENS, GA

REGIONAL AREA

Monroe Highway doubles as U.S. 78, a key commercial corridor that links directly into the University Parkway/GA-316, providing smoother travel westward toward the Atlanta metro area. GA-316 is a limited-access highway running about 39 miles from Athens into Atlanta's suburbs.



1091 FOUNDERS BLVD., SUITE B, ATHENS, GA

DEMOGRAPHICS

Key Facts

3001 Monroe Hwy, Bogart, Georgia, 30622

Rings: 5 mile radii

KEY FACTS



BUSINESS



Variables	5 miles	ZIP Codes 30622 (Bogart)	Counties Oconee County	States Georgia
2025 Total Population	35,608	12,311	47,198	11,442,513
2025 Household Population	35,542	12,311	47,042	11,188,599
2025 Family Population	30,627	10,826	42,133	9,096,120
2030 Total Population	38,297	13,171	50,686	11,915,427
2030 Household Population	38,231	13,171	50,530	11,661,513
2030 Family Population	32,853	11,623	45,171	9,457,726

HOUSING STATS



2026 Households by income (Esri)

The largest group: \$200,000+ (18.6%)

The smallest group: <\$15,000 (3.0%)

Indicator ▲	Value	Diff	
<\$15,000	3.0%	-1.4%	
\$15,000 - \$24,999	3.2%	+0.5%	
\$25,000 - \$34,999	5.0%	+2.5%	
\$35,000 - \$49,999	8.0%	+2.4%	
\$50,000 - \$74,999	14.8%	+4.1%	
\$75,000 - \$99,999	14.9%	+1.6%	
\$100,000 - \$149,999	18.5%	-0.1%	
\$150,000 - \$199,999	14.1%	-2.3%	
\$200,000+	18.6%	-7.2%	

Bars show deviation from Oconee County

Variables	5 miles	ZIP Codes 30622 (Bogart)	Counties Oconee County	States Georgia
2025 Per Capita Income	\$52,813	\$57,142	\$58,614	\$44,203
2025 Average Household Income	\$140,285	\$165,913	\$171,487	\$115,840
2025 Median Household Income	\$102,218	\$135,453	\$128,314	\$83,099
2030 Per Capita Income	\$59,738	\$63,384	\$65,174	\$50,398
2030 Median Household Income	\$117,888	\$152,780	\$148,752	\$97,401
2030 Average Household Income	\$158,422	\$184,656	\$191,857	\$131,417

DEMOGRAPHICS

Population Overview

3001 Monroe Hwy, Bogart, Georgia, 30622 | Ring of 5 miles

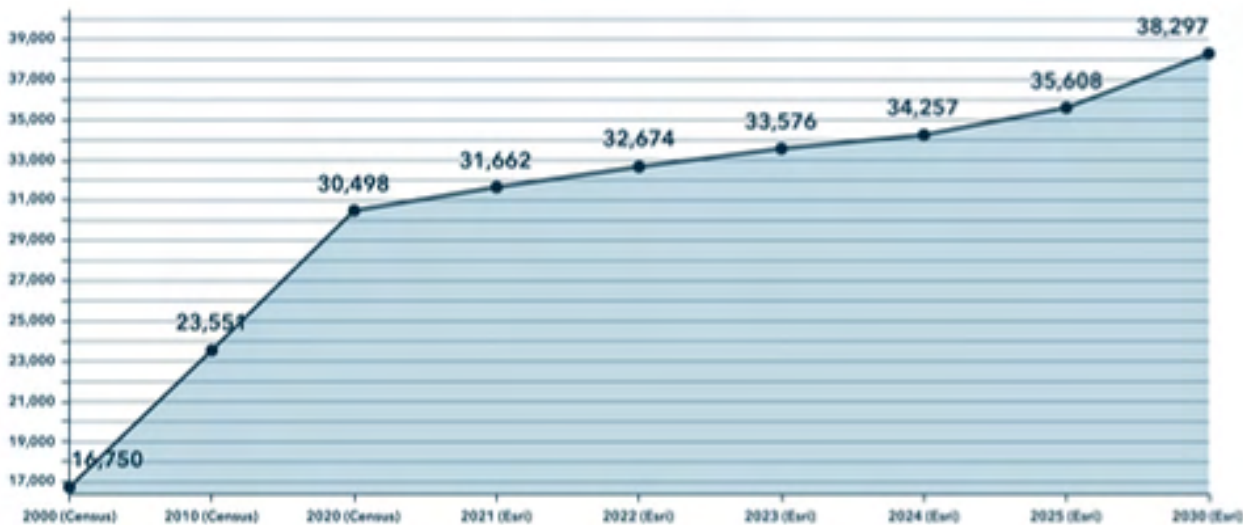
POPULATION BY GENERATION



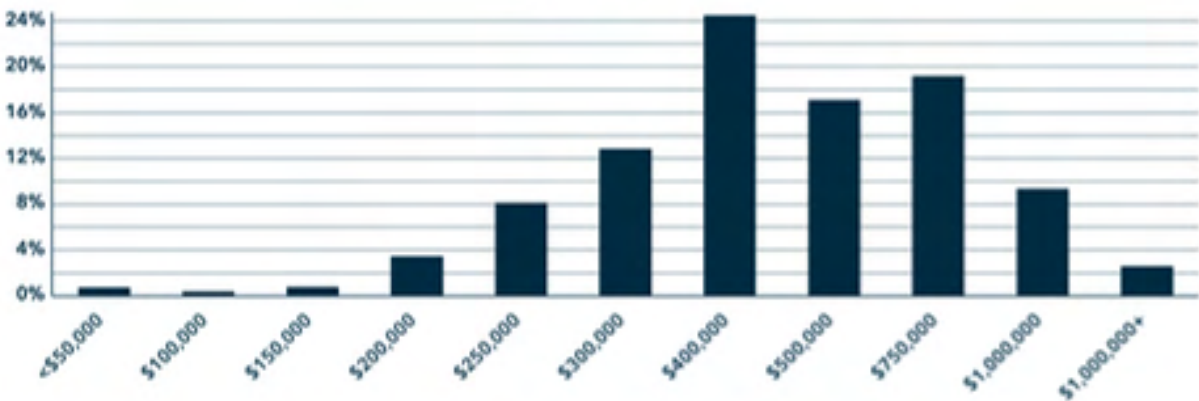
SPENDING



POPULATION GROWTH



HOME VALUES



Source: This infographic contains data provided by Esri (2026, 2031), Esri-U.S. BLS (2026), U.S. Census (2000, 2010, 2020). © 2026 Esri

ABOUT ATLAS

Atlas provides a full range of solutions, including brokerage, property management and investment services, allowing us to assist clients at any stage of the real estate life cycle. With over 75 years of industry experience across the globe in all asset classes, our team strives to deliver strategic insights and maximize returns for our clients.

BROKERAGE

Atlas represents buyers, sellers, landlords and tenants in commercial real estate transactions. From local business owners and investors to national franchises and corporate entities, Atlas brokers specialize in acquisitions, dispositions, site selection, leasing, and portfolio analysis.

Our team holds advanced certifications that exceed industry standards. Our marketing strategy and vast network of industry contacts make us well-positioned to deliver superior results for our clients in the commercial real estate brokerage space.

MANAGEMENT

Atlas provides commercial property management, asset management and project management services. Our team focus is providing oversight of and adding value to our clients investments. We work closely with owners to ensure that our management services are consistent with their goals and objectives.

We coordinate maintenance and repairs, 24/7 emergency service, rent collection, tenant communication, financial reporting, CAM reconciliation, budgeting, lease administration and more on behalf of our managed property owners.

INVESTMENT

Atlas principals are seasoned commercial real estate investors and have a history of successful projects across various asset types in both up and down market cycles.

Partnerships, joint ventures, and company-sponsored funds give accredited investor clients access to investments that are hand-selected by Atlas professionals.

If you want exposure to commercial real estate as a passive investment, partnering with Atlas is a solution designed for a more hands-off experience guided by industry experts.

