

# FOR SALE

Car Dealership -  
Former Hyundai of Athens



Owner User Opportunity - 2 properties for \$6,500,000  
4160 Atlanta Hwy / 160 Ben Burton RD Bogart, GA 30622



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# PROPERTY OVERVIEW

4160 Atlanta Hwy / 160 Ben Burton RD Bogart, GA 30622

## 4160 Atlanta Hwy, Bogart, GA

- Size: 15,105 SF Dealership on 3.85-acre lot
- Year built: 2014
- Premier auto dealership facility with showroom, service bays, and office space
- Located on Atlanta Hwy, a high-visibility commercial corridor with daily traffic counts exceeding 30,000 VPD
- Strong surrounding demographics with average household income above \$95,000 and population growth projected to outpace state averages
- Less than 1 mile from Loop 10 (SR 10), providing excellent regional access to the broader Athens area and the University of Georgia
- Ample parking with over 100 striped spaces, multiple access points, and street frontage exceeding 300 feet
- Positioned among a dense mix of national retailers and auto brands including Toyota, Nissan, Home Depot, and Walmart
- Flexible layout suitable for continued automotive use or adaptive reuse for other commerce, retail, or service-based users



# PROPERTY OVERVIEW

4160 Atlanta Hwy / 160 Ben Burton RD Bogart, GA 30622

## 160 Ben Burton Rd

- 9,280 SF office building built out with private offices, conference rooms, and coworking spaces.
- Sits on 1.58 acres

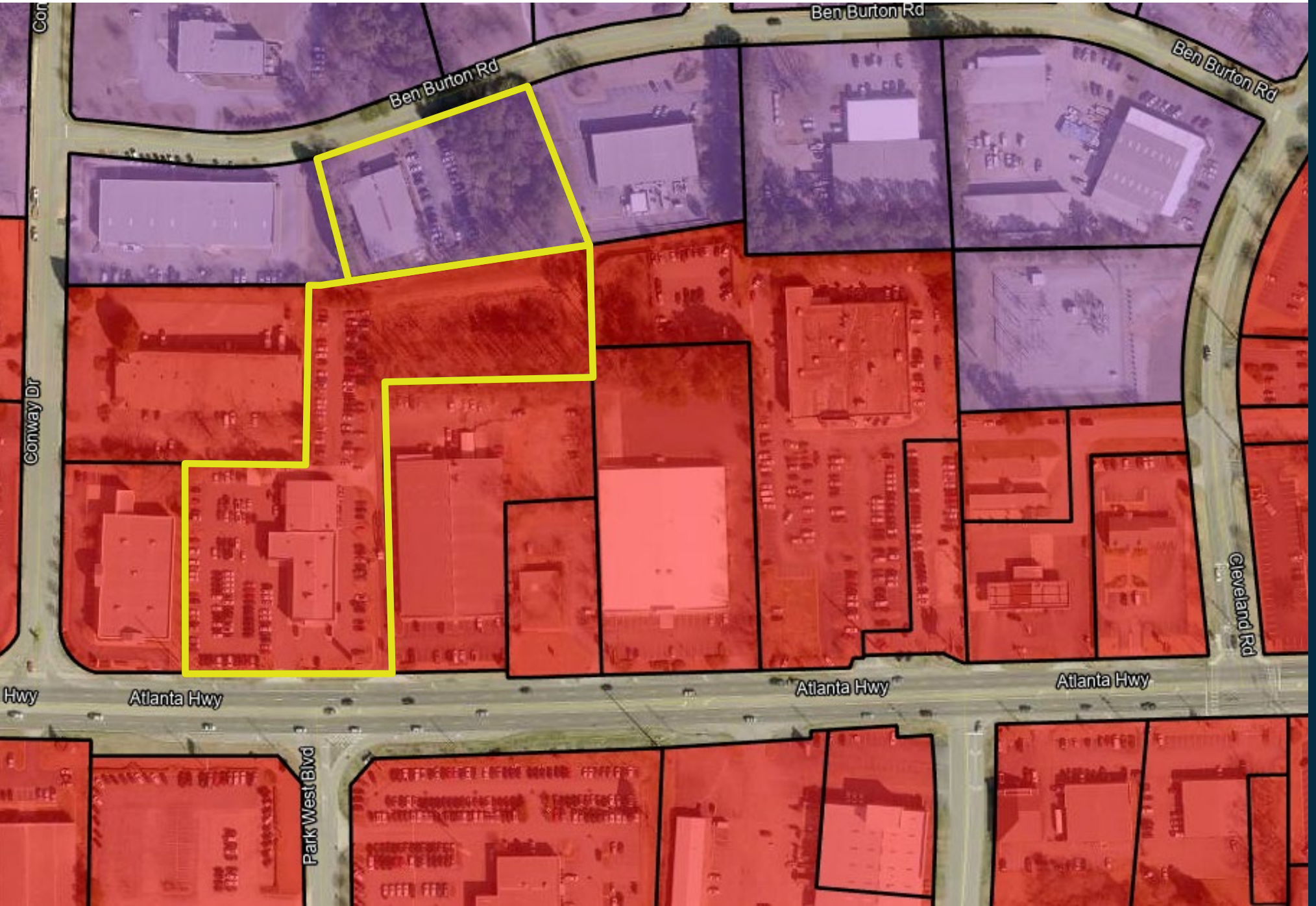
## TOTAL

- Total SF available with both properties is 24,385 SF on 5.43 contiguous acres.
- Current Zoning: CG, and E-O



# ZONING MAP

4160 Atlanta Hwy / 160 Ben Burton RD Bogart, GA 30622



# DEMOGRAPHICS

4160 Atlanta Hwy / 160 Ben Burton RD Bogart, GA 30622

## 5 MIN. RADIUS

### KEY FACTS



6,294  
Population

\$96,843  
Average HH Income



2.18  
Average HH Size



40.6  
Median Age

### BUSINESS



367  
Total Businesses



3,817  
Total Employees

### INCOME



\$44,340  
Per Capita Income



\$158,652  
Median Net Worth

## 10 MIN. RADIUS

### KEY FACTS



39,810  
Population

\$109,458  
Average HH Income



2.31  
Average HH Size



36.8  
Median Age

### BUSINESS



2,263  
Total Businesses



28,487  
Total Employees

### INCOME



\$46,303  
Per Capita Income



\$159,911  
Median Net Worth

## 15 MIN. RADIUS

### KEY FACTS



132,327  
Population

\$96,278  
Average HH Income



2.37  
Average HH Size



29.2  
Median Age

### BUSINESS



5,630  
Total Businesses



87,790  
Total Employees

### INCOME



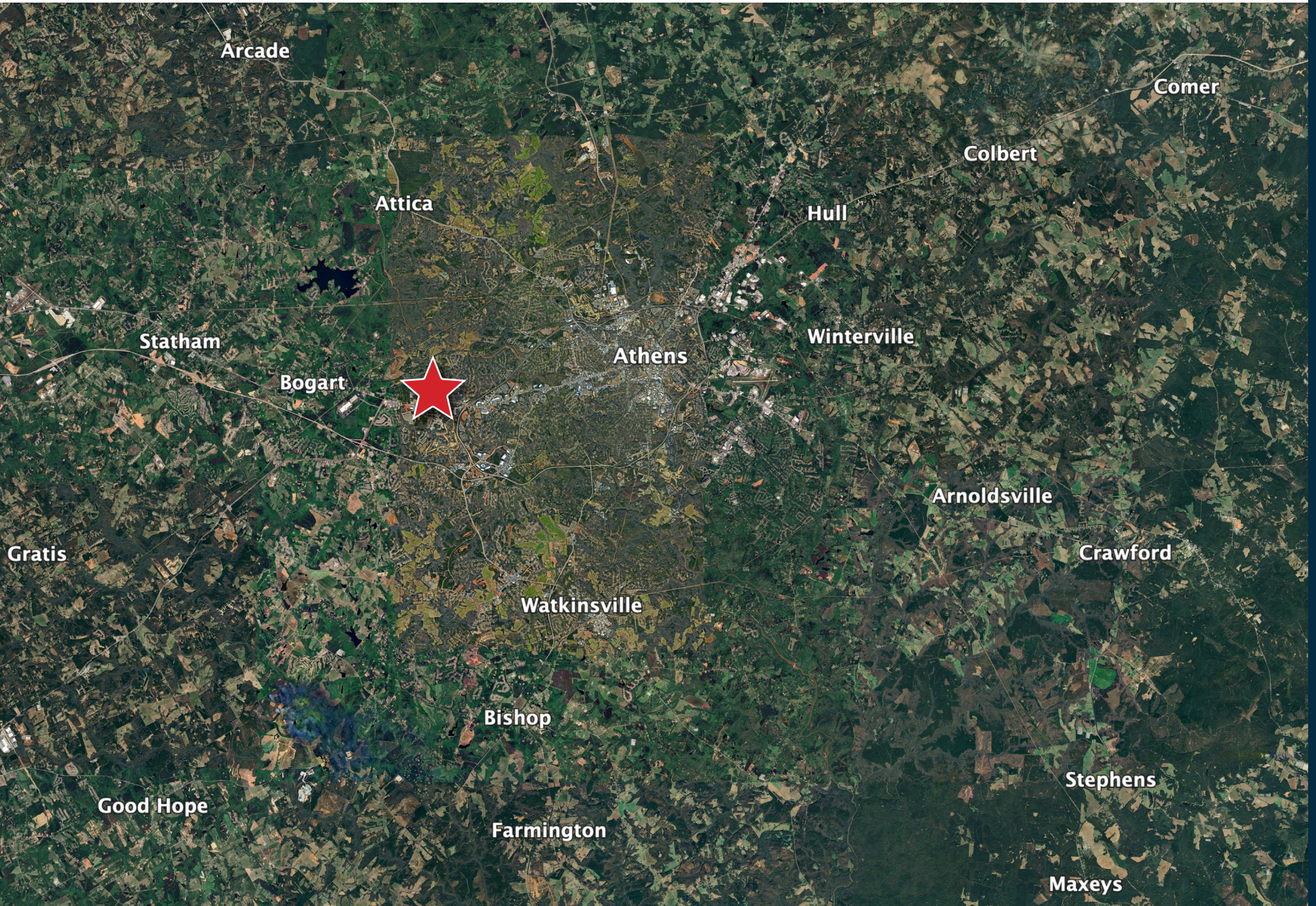
\$37,424  
Per Capita Income



\$82,634  
Median Net Worth

# AERIAL MAP

4160 Atlanta Hwy / 160 Ben Burton RD Bogart, GA 30622



# RETAIL MAP

4160 Atlanta Hwy / 160 Ben Burton RD Bogart, GA 30622



# NEARBY RETAIL

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# PHOTOS

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