



## Offering Memorandum

**The Exchange Building**  
**2470 Daniells Bridge Road Suite 151 A**  
**Athens, GA 30605**

**FOR LEASE**  
**\$1,162 SF**  
**\$2,200/MO**



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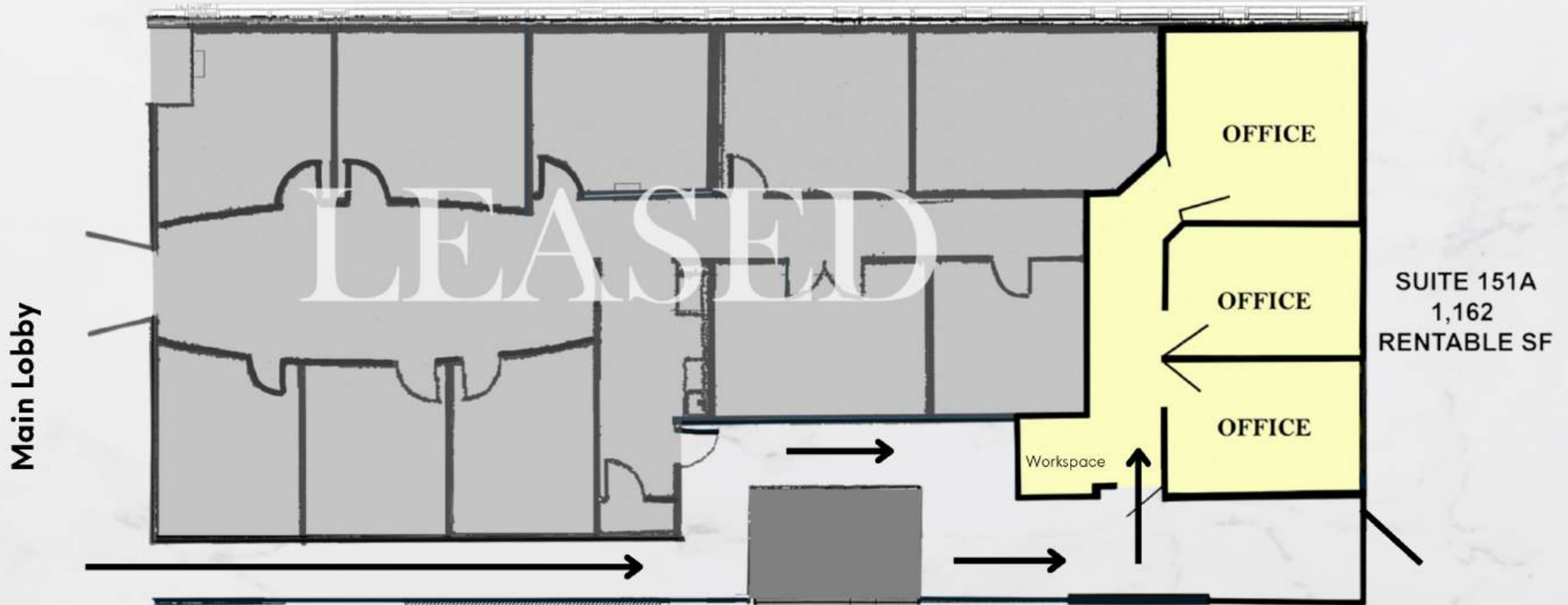
# EXECUTIVE SUMMARY

The Exchange Professional Office Park is conveniently located in Oconee County, just off Highway 316 and minutes from the Athens Loop. Its central position offers tenants easy access to major roads and highways, making commuting hassle-free. With over 25,000 households within a 3-mile radius, our location provides a strong customer base and promising growth potential as residential communities in the area continue to expand.

Building 100 is a 38,000 SF office building with two levels of Class A office space divided into individual suites that range from 1,400 SF to 10,000 SF and additional 11,000 SF basement space. Each suite features quality interior finishes all have access to a surplus of on-site parking.

The Exchange Professional Park is home to a number of professional service providers such as St. Mary's Wellness Center, Fortson Bentley and Griffith, Kevin Price Construction, Waugh and Allen Orthodontics, Dr. William Goldman, DDS, and Compassus Hospice, Proresponsive Logistics, Oconee Heart and Vascular, St. Mary's Neurological Associates and more.

# FLOORPLAN

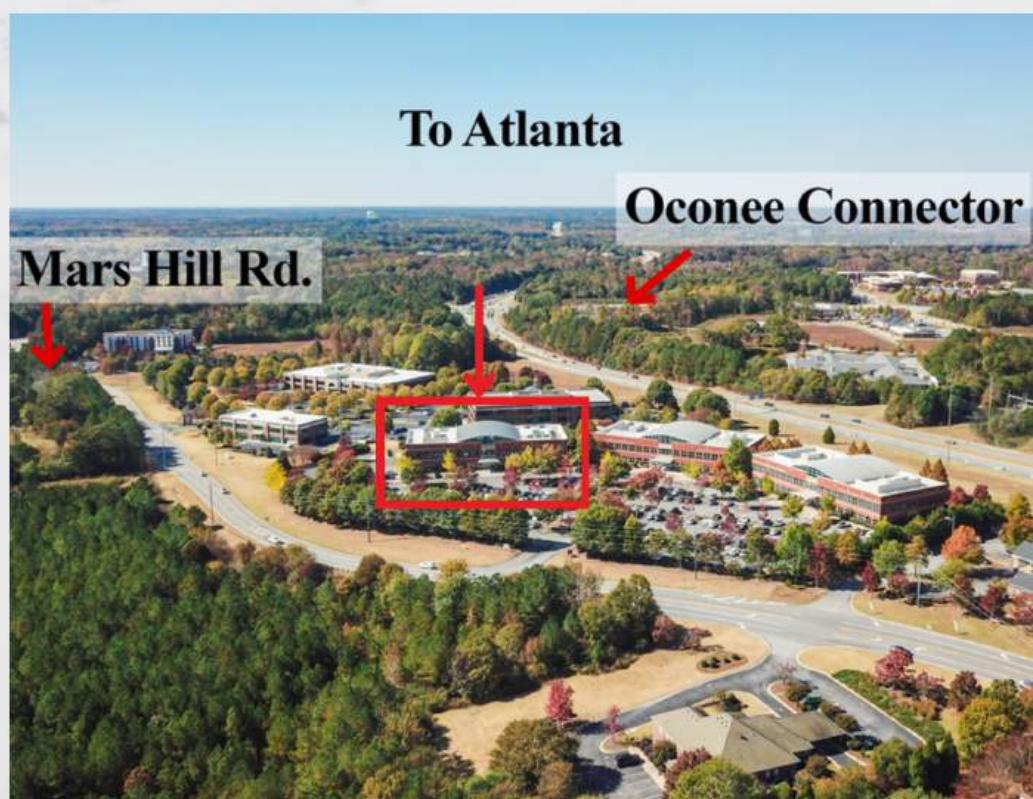


\*Floorplans are not to scale and meant for informational purposes only and should not be solely relied upon. .

# SUITE 151 A

Suite 151 A is 1,162 SF and is located on the first floor with access from the main lobby or separate side entrance to the building. This space features three private offices, a small workspace and is available immediately.







100

200

300

THE EXCHANGE OFFICE PARK

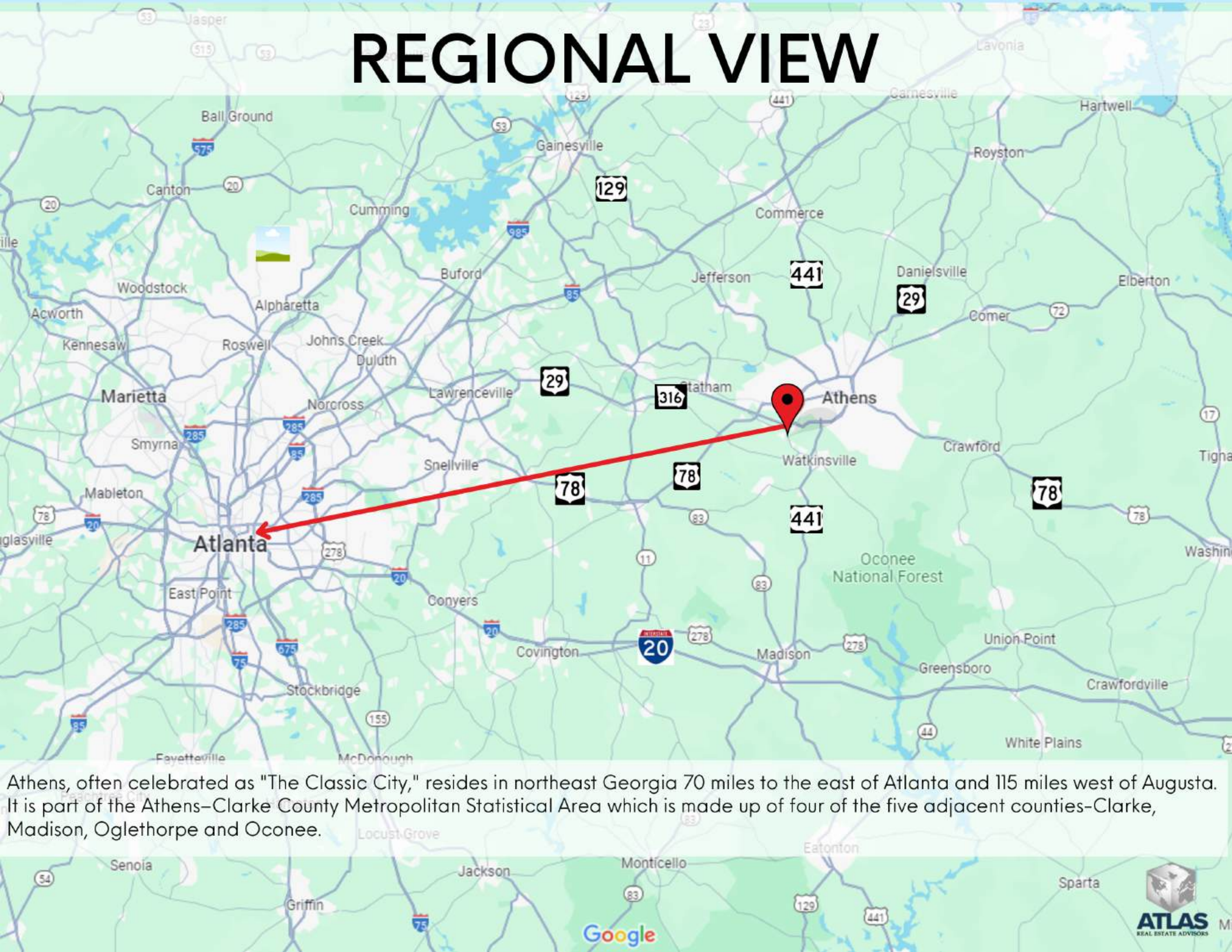
Daniells Bridge Road

# LOCAL VIEW



2470 Daniels Bridge Road is located off of Mars Hill Road in Oconee County, GA. It is situated just over .5 miles away from Hwy 316 which travels West into Atlanta, and .8 miles to where it becomes Hwy 78 traveling into Athens and the entrance to the Loop/Route 10. Mars Hill Road begins at Butler's Crossing in Watkinsville and extends North crossing over Route 316/Hwy 78 where it becomes the Oconee Connector and terminates at its intersection with Epps Bridge Road in Athens. It is a major traffic route carrying residents to and from several retail & business districts and is home to many major medical facilities like University Vascular, Georgia Skin Cancer & Dermatology and the new location for University Cancer & Blood Center.

# REGIONAL VIEW



Athens, often celebrated as "The Classic City," resides in northeast Georgia 70 miles to the east of Atlanta and 115 miles west of Augusta. It is part of the Athens–Clarke County Metropolitan Statistical Area which is made up of four of the five adjacent counties—Clarke, Madison, Oglethorpe and Oconee.

# DEMOGRAPHICS

Population: 74,574  
Households: 30,149

Median Age: 33.3  
Average Median Income: \$65,063



## Savvy Suburbanites

2470 Daniells Bridge Rd, Athens, Georgia, 30606  
Ring of 3 miles



TAPESTRY  
SEGMENTATION  
esri.com/tapestry

### DOMINANT TAPESTRY SEGMENT



3,000 households are Savvy Suburbanites  
29.4% of households are in this segment

#### Savvy Suburbanites: Affluent Estates LifeMode

Savvy Suburbanites residents are well educated, well read, and well capitalized. Families include empty nesters and empty nester wannabes, who still have adult children at home. Located in older neighborhoods outside the urban core, their suburban lifestyle includes home remodeling and gardening plus the active pursuit of sports and exercise...

[Learn more...](#)

### ABOUT THIS SEGMENT



Residents prefer late model, family-oriented vehicles - SUVs, minivans, and station wagons.



Informed shoppers that do their research prior to purchasing and focus on quality.



Financially active, using a number of resources for informed investing. Many carry second mortgages and home equity credit lines.



Foodies - they like to cook and prefer natural or organic products.



Well-connected consumers that appreciate technology and make liberal use of it for everything from shopping and banking to staying current and communicating.

### ABOUT THIS AREA

Household Type:  
Single Family

Employment:  
Prof; Mgmt

Median Age:  
39.0

Median Household Income:  
\$79,434

Education:  
67.4% have a college degree

## TAPESTRY SEGMENTS

Tapestry Segments provide valuable data regarding population shifts, consumer markets, and consumer behavior.

Within a 3 mile radius of 2470 Daniell's Bridge Road the primary tapestry segment is Savvy Suburbanites, part of the Suburban Periphery urbanization group.

This is the most popular and fastest-growing among Urbanization groups, making up one-third of the nation's population.

This group is largely made up of well-educated married couples with children who expect quality services and actively participate in their communities.



### KEY FACTS FOR THIS AREA

Click facts to 'Explore for more' details

25,113	10,192	2.42	131	114	51	\$311,366	0.84%
Population	Households	Avg Size Household	Wealth Index	Housing Affordability	Diversity Index	Median Home Value	Forecasted Annual Growth Rate



ATLAS  
REAL ESTATE ADVISORS

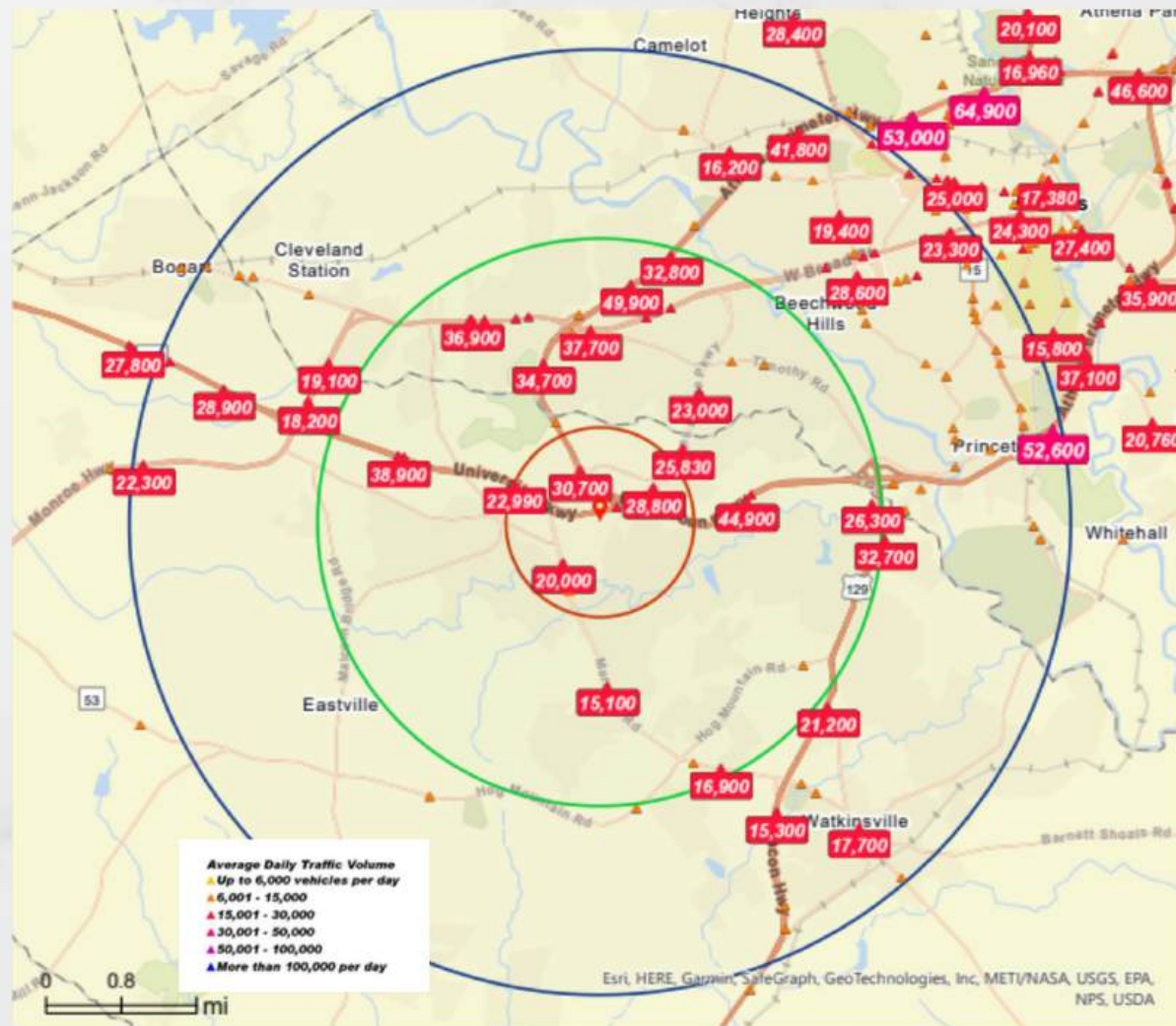
# TRAFFIC DATA

The growth over the last decade in both Oconee and Clarke counties has been evident everywhere, but it has been most obvious in the area surrounding 2470 Daniell's Bridge Road.

Large commercial developments have brought an increase in traffic to the area and the housing shortage has prompted several new residential projects as well. As a result, Mars Hill Road from Watkinsville to the Oconee Connector was recently widened from two lanes to four.

In addition, many professional offices have relocated or expanded to the vicinity, recognizing that consumers prefer having their medical/professional providers, close to where they live, shop and play.

Hwy 316 where it meets Mars Hill Road sees upwards of 20,000 cars per day, with an average of 30,000 cars per day traveling the roads within a 3 mile radius.



1 Mile Radius

3 Mile Radius

5 Mile Radius

# 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.

