

TOP DOG STORAGE

2209 Lexington Road | Athens, GA
FOR LEASE



CHUCK MCCONNELL 706-613-7731



THE SPACE

Location

2209 Lexington Road
Athens, GA 30605

HIGHLIGHTS

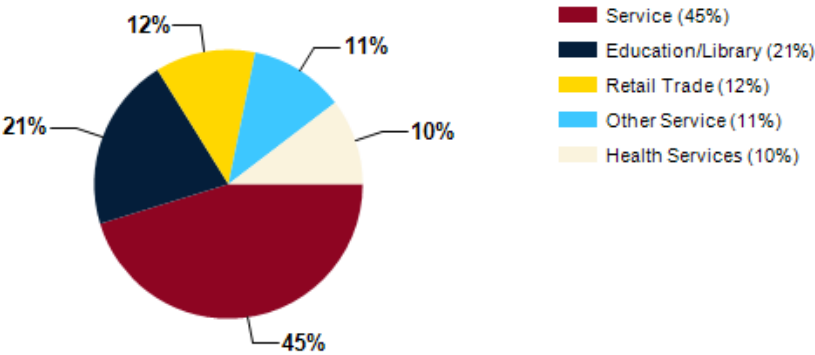
- 3 12x12 roll up doors
- 5,000SF of fenced and paved outside storage
- Pylon signage
- Open flex space with finished office
- 2,300SF
- CG Zoning

POPULATION		
1.00 MILE	3.00 MILE	5.00 MILE
5,246	64,583	98,714

AVERAGE HOUSEHOLD INCOME		
1.00 MILE	3.00 MILE	5.00 MILE
\$63,829	\$67,423	\$79,524

NUMBER OF HOUSEHOLDS		
1.00 MILE	3.00 MILE	5.00 MILE
2,459	25,670	40,269

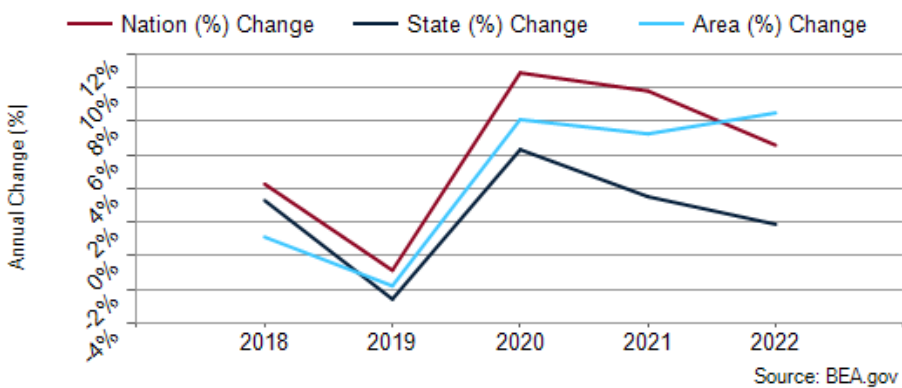
Major Industries by Employee Count



Largest Employers

University of Georgia	11,541
Piedmont Athens Regional Medical Center	3,300
Clarke County School District	2,350
St. Mary's Health Care System	2,100
Athens-Clarke County Unified Government	1,728
Pilgrim's	1,350
Caterpillar Athens Plant	1,100
Boehringer Ingelheim Animal Health	600

Clarke County GDP Trend

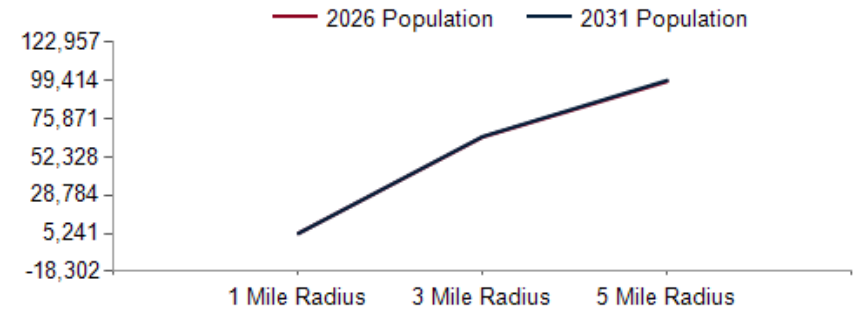




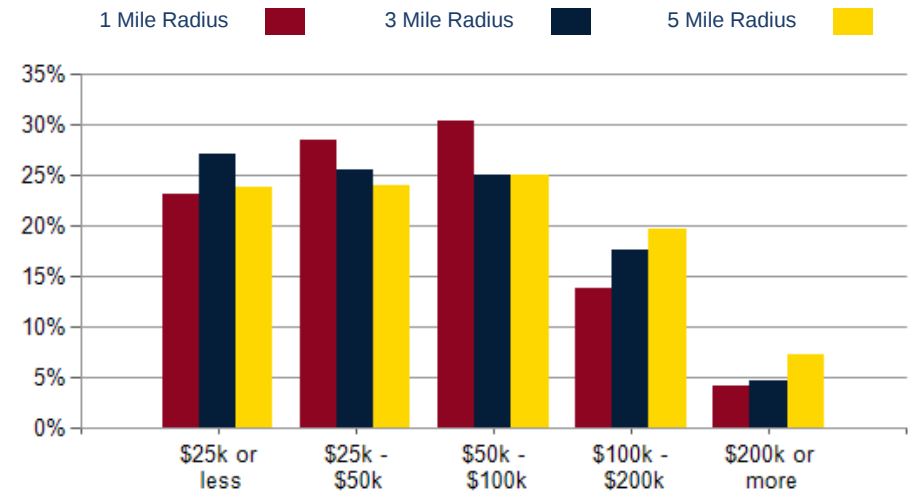


POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	3,958	49,948	78,624
2010 Population	4,418	55,253	86,729
2026 Population	5,246	64,583	98,714
2031 Population	5,241	64,882	99,414
2026 African American	1,808	13,882	21,981
2026 American Indian	18	289	447
2026 Asian	224	3,248	4,271
2026 Hispanic	645	5,841	9,952
2026 Other Race	347	3,119	5,312
2026 White	2,423	39,740	59,861
2026 Multiracial	426	4,274	6,787
2026-2031: Population: Growth Rate	-0.10%	0.45%	0.70%

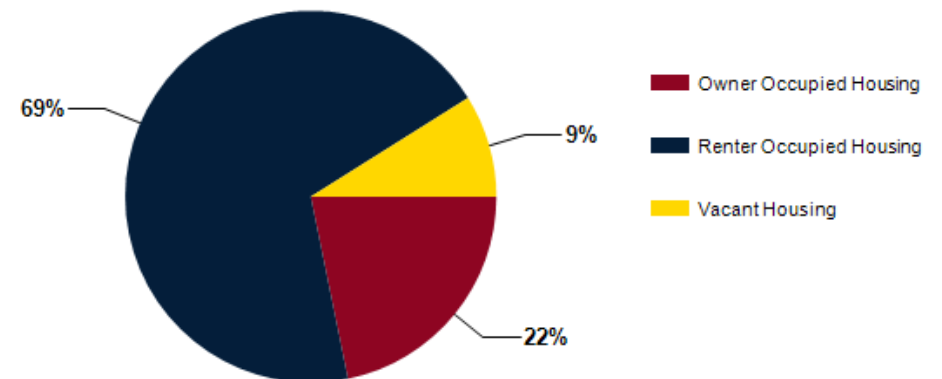
2026 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	318	4,629	6,070
\$15,000-\$24,999	251	2,349	3,551
\$25,000-\$34,999	316	2,708	4,221
\$35,000-\$49,999	385	3,852	5,463
\$50,000-\$74,999	533	4,042	5,906
\$75,000-\$99,999	216	2,373	4,167
\$100,000-\$149,999	289	3,562	5,981
\$150,000-\$199,999	50	953	1,969
\$200,000 or greater	102	1,202	2,940
Median HH Income	\$48,220	\$46,549	\$52,612
Average HH Income	\$63,829	\$67,423	\$79,524



2026 Household Income



2026 Own vs. Rent - 1 Mile Radius

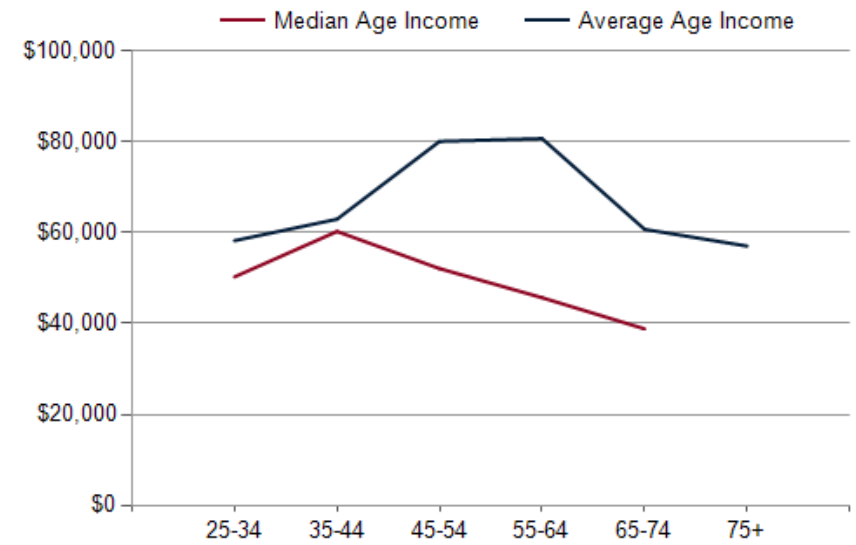
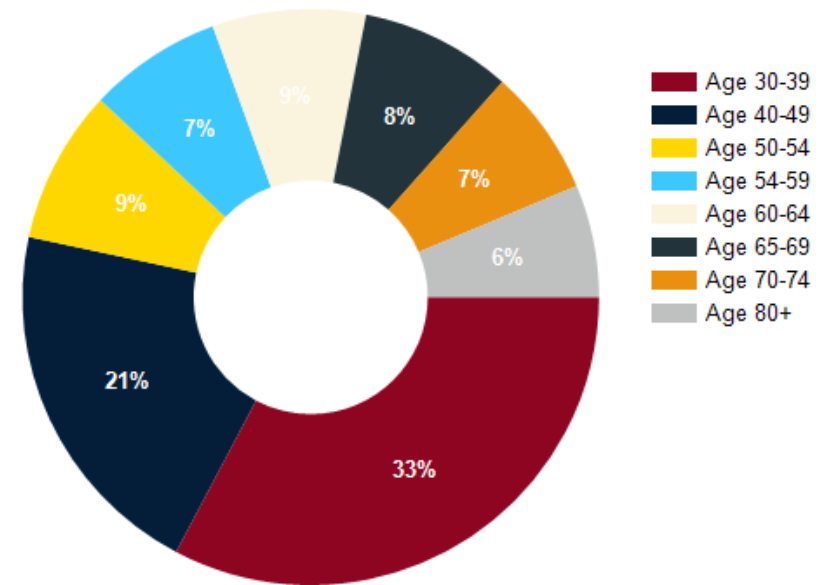


Source: esri

2026 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2026 Population Age 30-34	469	4,398	6,920
2026 Population Age 35-39	345	3,188	5,484
2026 Population Age 40-44	287	2,634	4,714
2026 Population Age 45-49	226	2,250	4,200
2026 Population Age 50-54	215	1,906	3,730
2026 Population Age 55-59	186	1,770	3,444
2026 Population Age 60-64	214	1,890	3,524
2026 Population Age 65-69	211	1,824	3,550
2026 Population Age 70-74	177	1,516	2,954
2026 Population Age 75-79	157	1,129	2,259
2026 Population Age 80-84	87	751	1,495
2026 Population Age 85+	65	534	1,162
2026 Population Age 18+	4,440	55,973	83,635
2026 Median Age	30	25	27
2031 Median Age	31	25	28

2026 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$50,280	\$51,194	\$52,339
Average Household Income 25-34	\$58,253	\$62,152	\$65,485
Median Household Income 35-44	\$60,286	\$68,924	\$78,535
Average Household Income 35-44	\$62,992	\$86,314	\$104,782
Median Household Income 45-54	\$52,105	\$68,222	\$76,706
Average Household Income 45-54	\$80,125	\$94,966	\$110,089
Median Household Income 55-64	\$45,702	\$54,447	\$67,741
Average Household Income 55-64	\$80,743	\$86,852	\$98,231
Median Household Income 65-74	\$38,840	\$63,587	\$66,805
Average Household Income 65-74	\$60,759	\$95,949	\$101,721
Average Household Income 75+	\$57,067	\$78,708	\$85,692

Population By Age



BOSWELL PROPERTIES HISTORY

*"In the past few years it seems that
Boswell Properties has put together
every major real estate package in the market."*

- ATHENS BANNER HERALD

Since 1967, the Boswell name has become synonymous in Athens, Georgia with reliability, industry knowledge, honesty, integrity and vision.

Boswell Properties was created in 1995 to serve the Commercial Real Estate industry by specializing in commercial, residential, industrial and retail sales and leasing. Our founder, James T. Boswell, CCIM, a REALTOR® since 1967, started the business to meet the needs of the ever expanding business base of Athens, Georgia and its surrounding counties.

Our company mission is putting the client first and foremost, helping the client reach a well-informed decision by applying our intelligence, experience and foresight, and most importantly producing results.

Since our formation, Boswell Properties has expressed a sincere commitment to see Athens and Northeast Georgia develop in a productive manner, and includes real estate brokers with specialized experience in all phases of commercial real estate.

With over eighty (80) years of combined experience we possess the skills to assist you with all your commercial real estate needs.

Whenever you need commercial real estate sales, leasing, management or appraisal, call the leader in Northeast Georgia..... Boswell Properties.

