

LEASE 1052 MORELAND HEIGHTS RD BUILDINGS 500 AND 600

1052 Moreland Heights Rd Buildings 500 and 600 Watkinsville, GA 30677



PROPERTY DESCRIPTION

****Available for pre-lease within the newly developed and multi-tenanted Moreland Heights complex are buildings 500 and 600.****

Each building is 7,200 SF and divided into two 3,600 SF units. All four available 3,600 SF units will be built out as flex space with a 600 SF built out office area, a mezzanine/ loft above that, and the remaining 3,000 SF to be open warehouse with a drive-in / roll-up door in each warehouse.

Leasing the full 7,200 SF per building as well as additional office buildout could be negotiated.

Expected availability date to be Q4 2026.

PROPERTY HIGHLIGHTS

- - Brand New Office/Flex Space
- - Proximity to Athens, Watkinsville and other nearby communities via Hwy 441 and Hwy 15
- - Adjacent to the Oconee County Administration Building

LOCATION DESCRIPTION

This newly developed complex sits just outside of downtown Watkinsville in Oconee County and less than 1 mile from GA Hwy 441. This proximity to both Ga Hwy 441 and GA Hwy 15 makes access to surrounding communities such as Athens, Madison, and Lake Oconee direct and efficient.

Adjacent to the complex is Oconee County's Administration Building, and within a short drive-time there are ample eateries and retail and office establishments.

OFFERING SUMMARY

Lease Rate:	\$18 SF/yr (MG)
Number of Units:	4
Available SF:	3,600 - 7,200 SF
Lot Size:	6.44 Acres
Building Size:	14,400 SF

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IN PROGRESS PHOTOS



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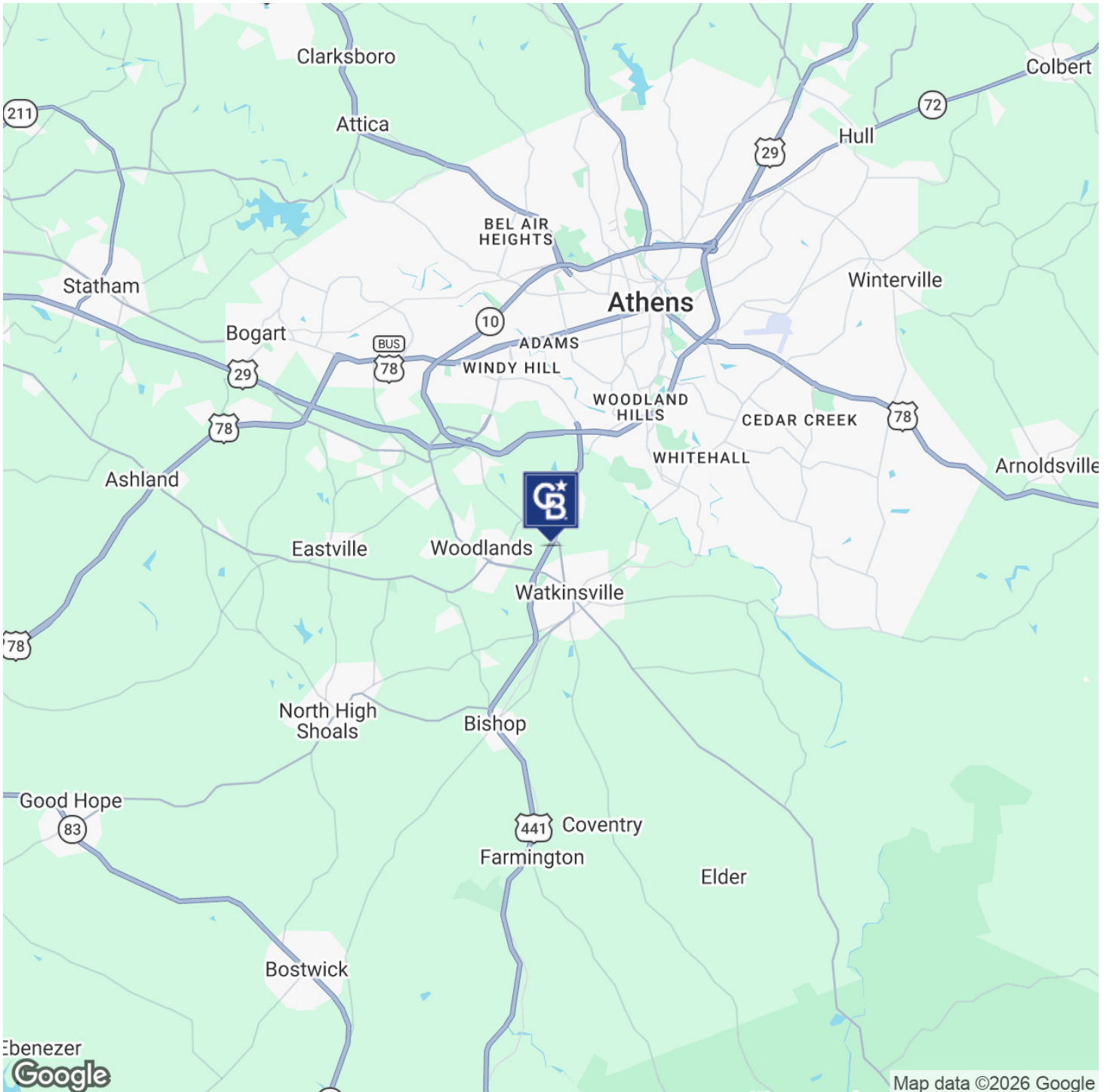
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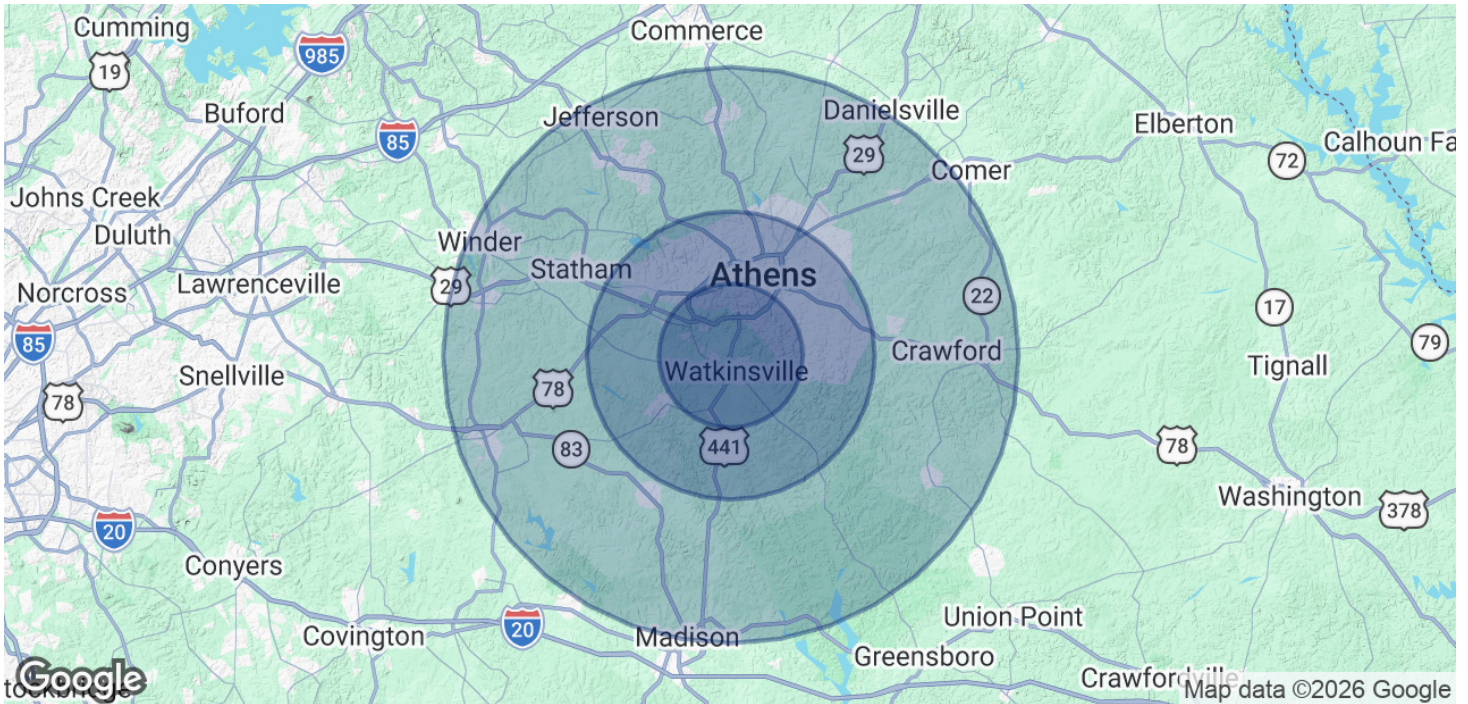
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POPULATION	5 MILES	10 MILES	20 MILES
Total Population	53,072	166,394	315,016
Average Age	37.1	35.6	37.1
Average Age (Male)	35.3	34.6	35.9
Average Age (Female)	37.4	36.2	38.2

HOUSEHOLDS & INCOME	5 MILES	10 MILES	20 MILES
Total Households	22,006	66,711	119,036
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$115,403	\$95,388	\$91,977
Average House Value	\$476,851	\$377,820	\$319,455

2023 American Community Survey (ACS)

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