

LEASE

1800 HOG MOUNTAIN RD., BLDG. 600 #103

1800 Hog Mountain Rd., Bldg. 600 #103 Watkinsville, GA 30677



PROPERTY DESCRIPTION

Upon walking into the unit there is a lobby/waiting area to the right which leads to a receptionist's office/ workroom. Down the hallway is a single user restroom, two private offices, and breakroom with pantry/storage included.

From the lobby you can also access the left side of the unit which hosts a small nook with a sink, that is currently used to collect labs and leads to a private office. Beyond that is another single user restroom and two offices/exam rooms, each with sinks. At the end of the hall is a second entrance to the breakroom.

In addition to the 1,492 SF finished main level, there is an unfinished basement that is also 1,492 SF which would be perfect for storage or expansion. The basement has one pedestrian door, one roll-up garage door, and is plumbed for a restroom.

LOCATION DESCRIPTION

Located in beautiful Legacy Office Park in Oconee County, this office is very proximate to Butlers Crossing Shopping Center as well as a number of private and public schools. The location is also very close to Hwy 316 as well as the cities of Watkinsville and Athens. There are numerous eateries in the immediate vicinity as well as significant retail growth occurring in the Hog Mtn. Rd. - Hwy. 441 area a little over 1 1/2 miles away.

OFFERING SUMMARY

Lease Rate:	\$2,984 per month (MG)
Number of Units:	1
Available SF:	2,984 SF
Lot Size:	0.03 Acres
Building Size:	2,984 SF

Roby Redwine
(706) 207-2942

Katie Reeves
(706) 254-3446



**COLDWELL BANKER
COMMERCIAL**
UPCHURCH REALTY

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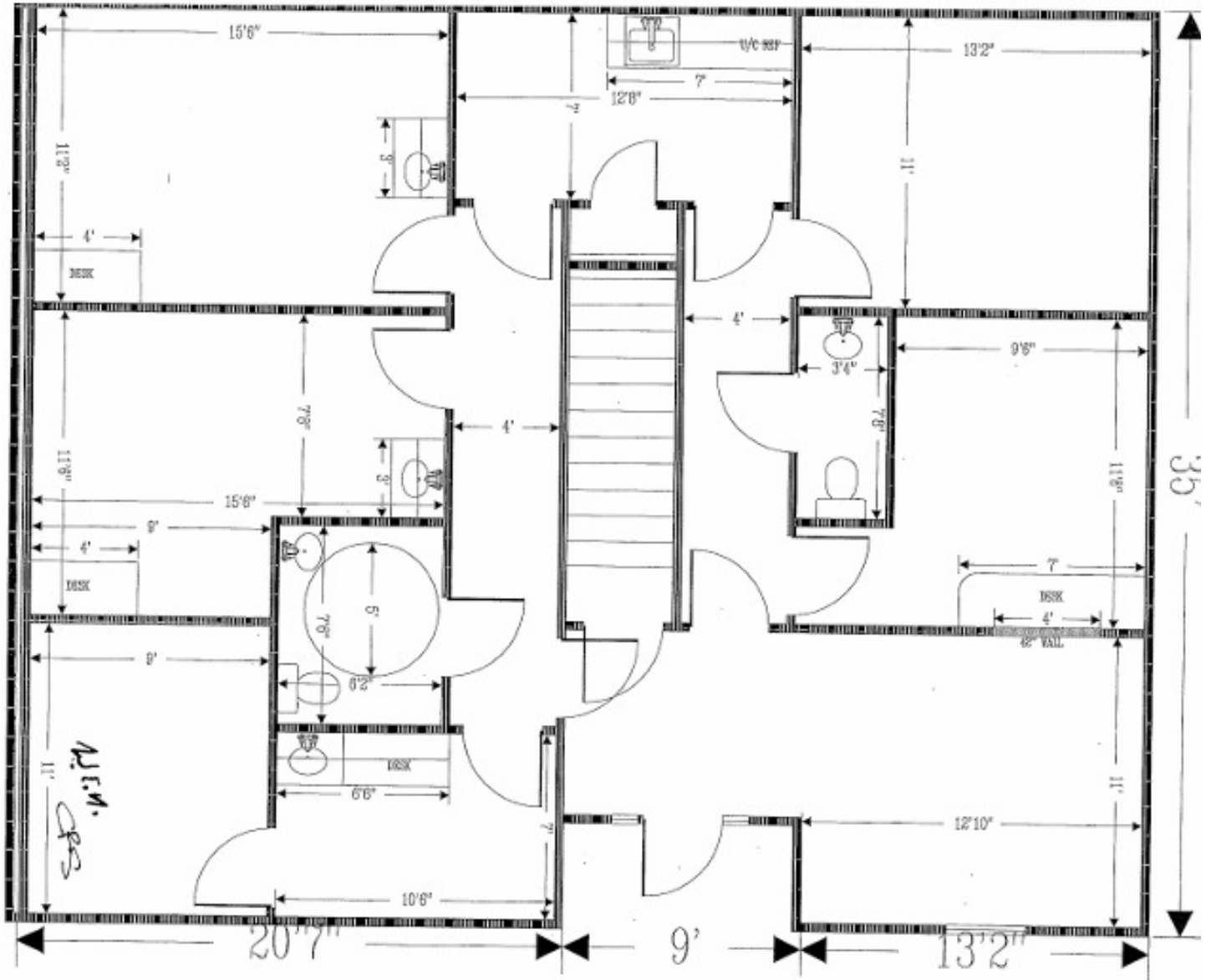


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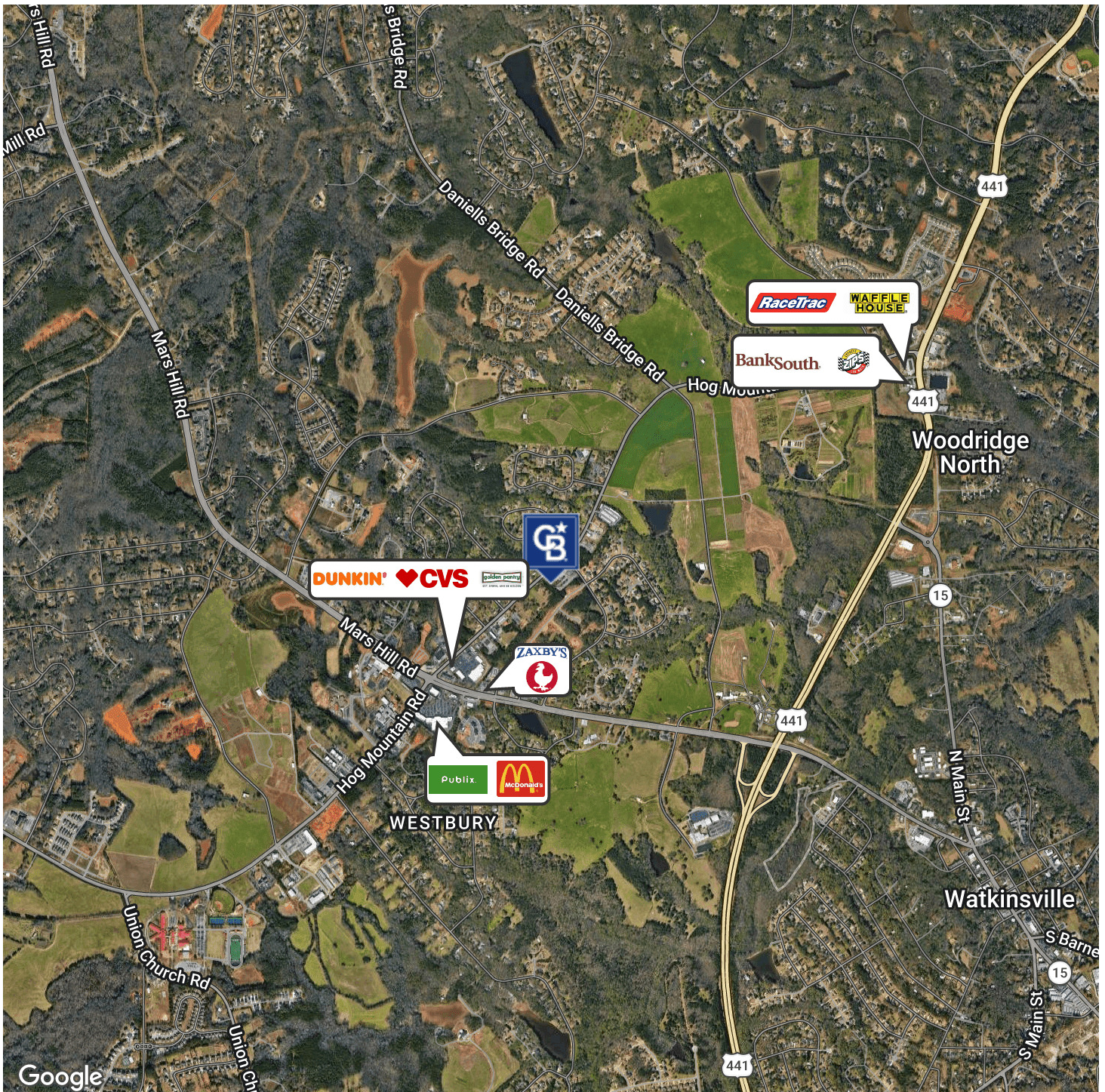


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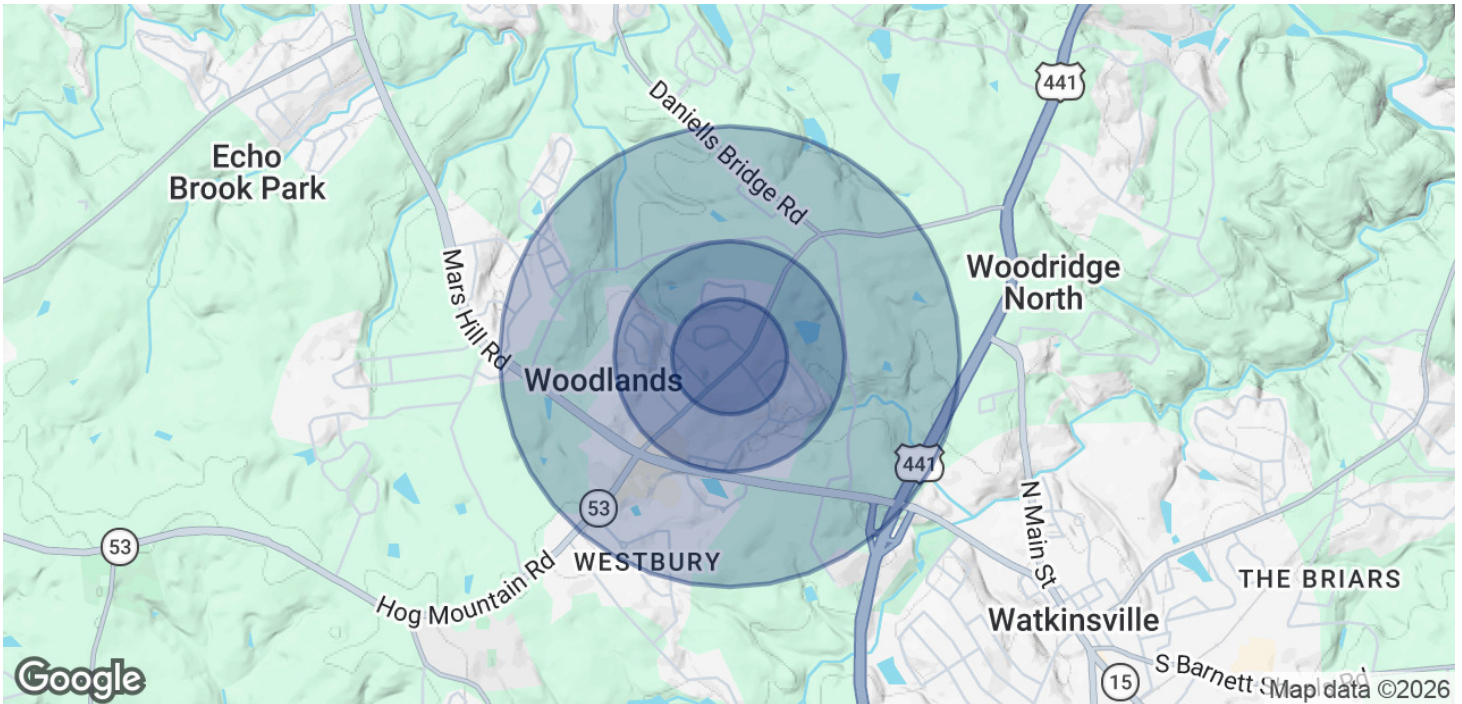


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POPULATION

0.25 MILES

0.5 MILES

1 MILE

Total Population	139	527	1,893
Average Age	39.6	39.5	39.7
Average Age (Male)	30.4	30.3	31.6
Average Age (Female)	43.5	43.3	43.3

HOUSEHOLDS & INCOME

0.25 MILES

0.5 MILES

1 MILE

Total Households	45	170	616
# of Persons per HH	3.1	3.1	3.1
Average HH Income	\$138,405	\$136,934	\$135,755
Average House Value	\$477,664	\$458,785	\$444,060

2023 American Community Survey (ACS)

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