

1063 BAXTER ST.

1063 Baxter St., Athens, GA 30606



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	18,000 SF
Available SF:	4,092 SF
Zoning:	Commercial General

PROPERTY OVERVIEW

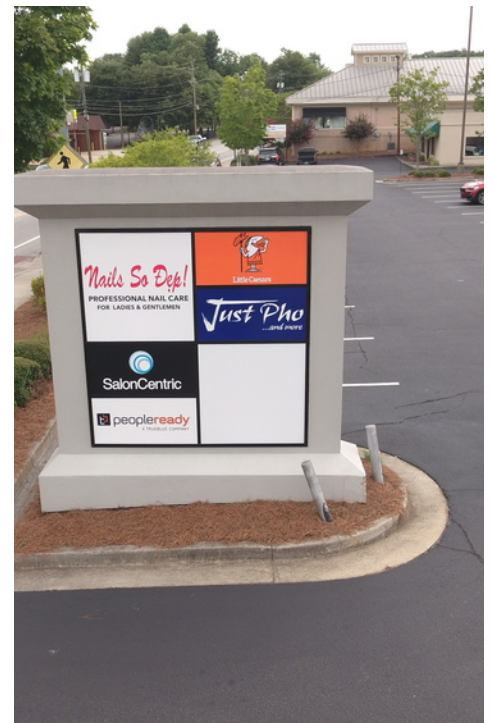
Located on Baxter street, this location is nestled between the University of Georgia campus and the flourishing neighborhood of five points.

SPACES	LEASE RATE	SPACE SIZE
Suite 5	Negotiable	4,092 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,275	21,859	38,046
Total Population	10,716	63,696	106,381
Average HH Income	\$47,883	\$47,199	\$51,708

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AUSTIN SUMNER PROPERTIES

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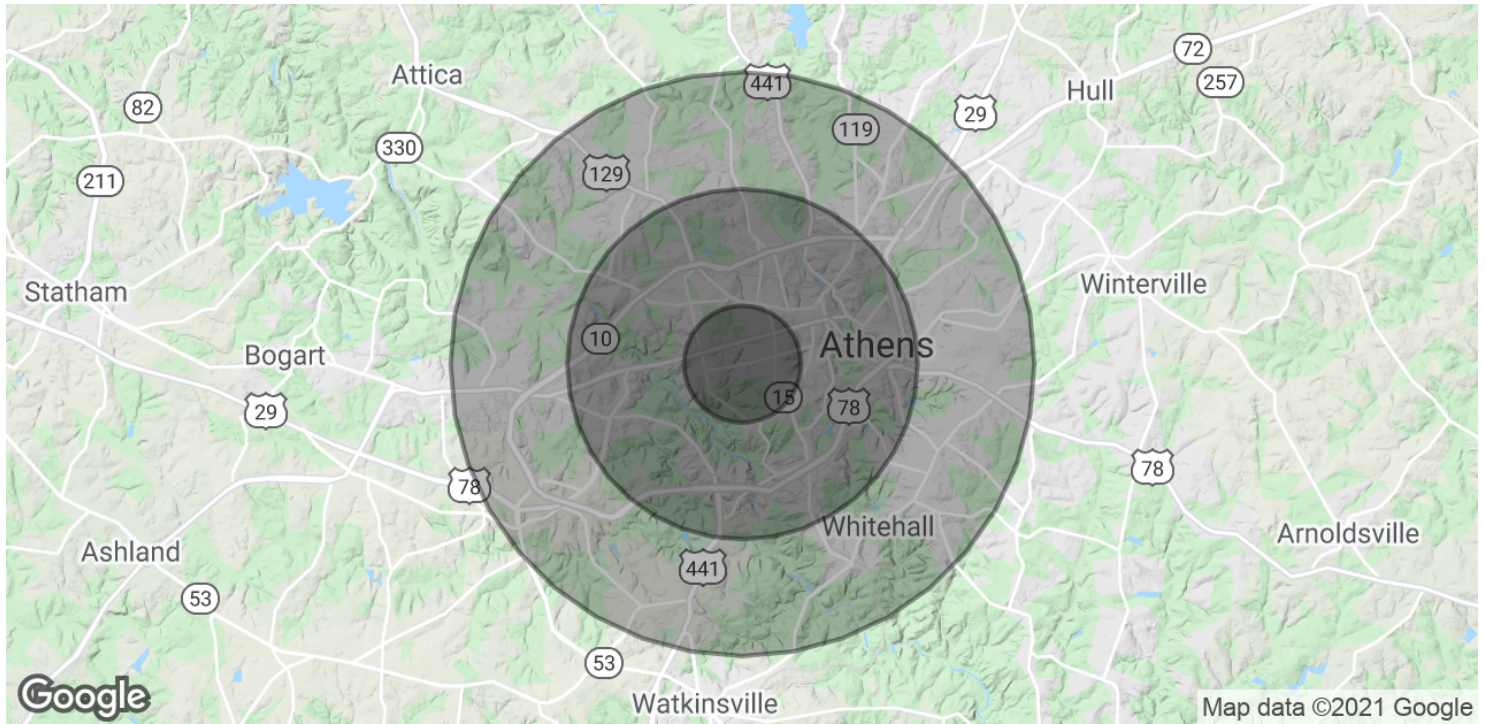
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	10,716	63,696	106,381
Average age	28.3	26.8	28.1
Average age (Male)	29.1	26.6	27.5
Average age (Female)	27.6	27.1	28.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,275	21,859	38,046
# of persons per HH	2.5	2.9	2.8
Average HH income	\$47,883	\$47,199	\$51,708
Average house value	\$203,218	\$237,348	\$204,763

* Demographic data derived from 2010 US Census

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