

3035 ATLANTA HIGHWAY

3035 ATLANTA HIGHWAY, ATHENS, GA 30603



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,250,000
Available SF:	
Lot Size:	3.61 Acres
Lot Frontage:	367.2 ft Atlanta Hwy
Year Built:	1975
Building Size:	6,432 SF
Zoning:	C-G
Market:	Clarke County
Traffic Count:	22,100 Atlanta Hwy

PROPERTY OVERVIEW

Great commercial location next to Target and Office Depot and across from Subaru, BMW, Toyota, and John Deere. Being only minutes from Downtown Athens, the location offers good visibility, easy access at a red light and excellent traffic counts.

LOCATION OVERVIEW

The property is located on the Atlanta Hwy next to the Target Shopping Center

PROPERTY HIGHLIGHTS

- Access to Atlanta Highway
- High growth area
- All utilities are provided
- Currently on septic tank but sewer is available

The information contained herein is derived from a variety of sources including the owner, public records and other source Whitworth Land Corporation deems to be reliable. Whitworth Land Corporation has no reason to doubt, but does not guarantee the accuracy of this information.

GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

Revised: 12-27-19

3035 ATLANTA HIGHWAY

3035 ATLANTA HIGHWAY, ATHENS, GA 30603



ADDITIONAL PHOTOS



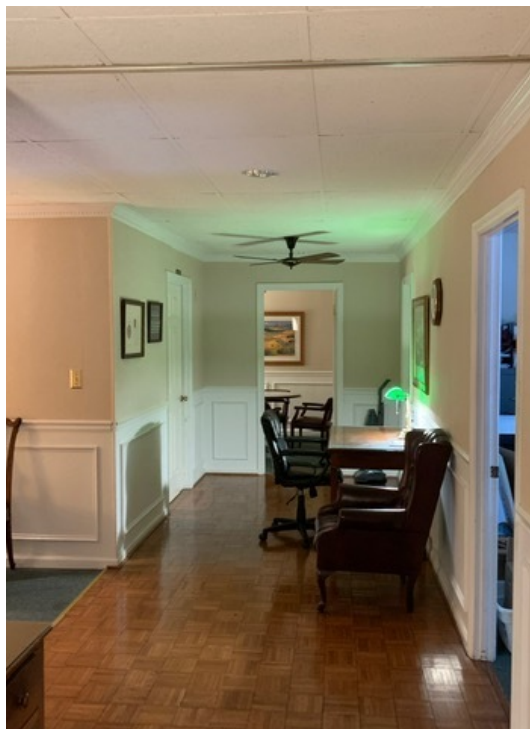
GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

3035 ATLANTA HIGHWAY

3035 ATLANTA HIGHWAY, ATHENS, GA 30603



ADDITIONAL PHOTOS



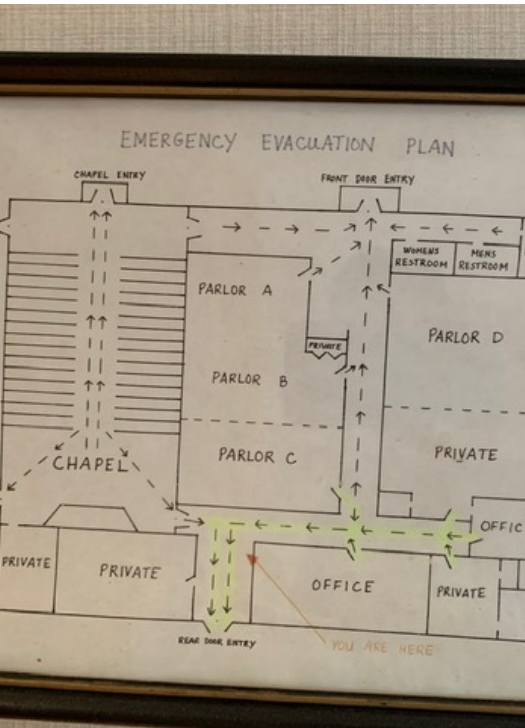
GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

3035 ATLANTA HIGHWAY

3035 ATLANTA HIGHWAY, ATHENS, GA 30603



ADDITIONAL PHOTOS



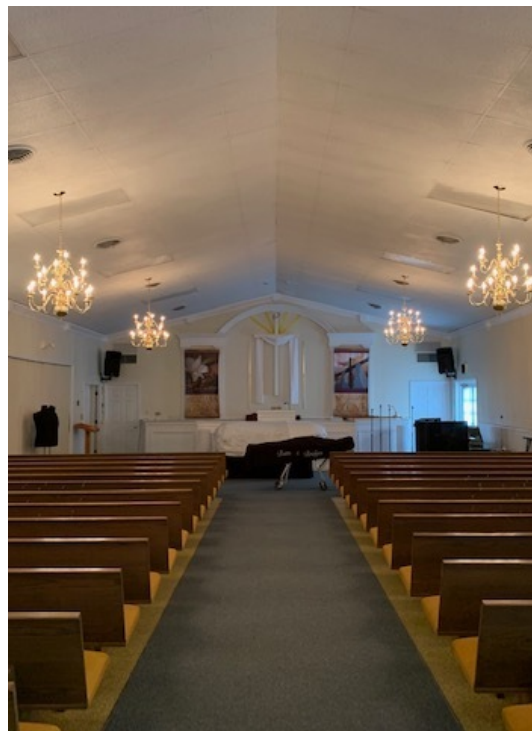
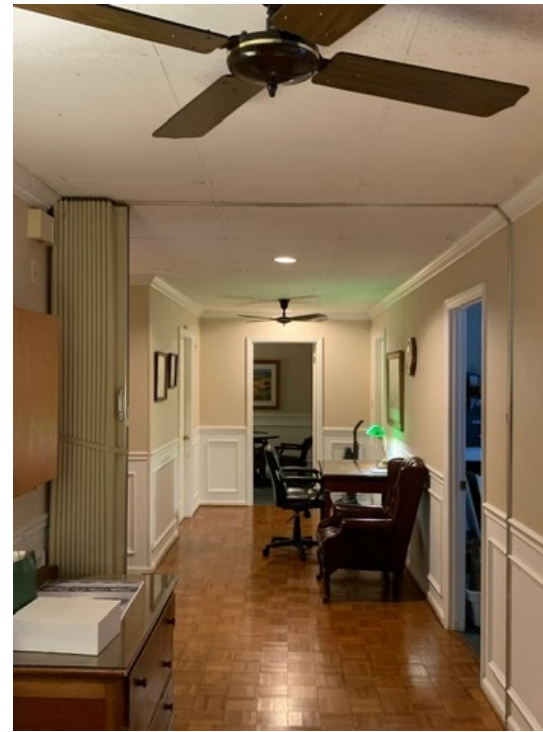
GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

3035 ATLANTA HIGHWAY

3035 ATLANTA HIGHWAY, ATHENS, GA 30603



ADDITIONAL PHOTOS



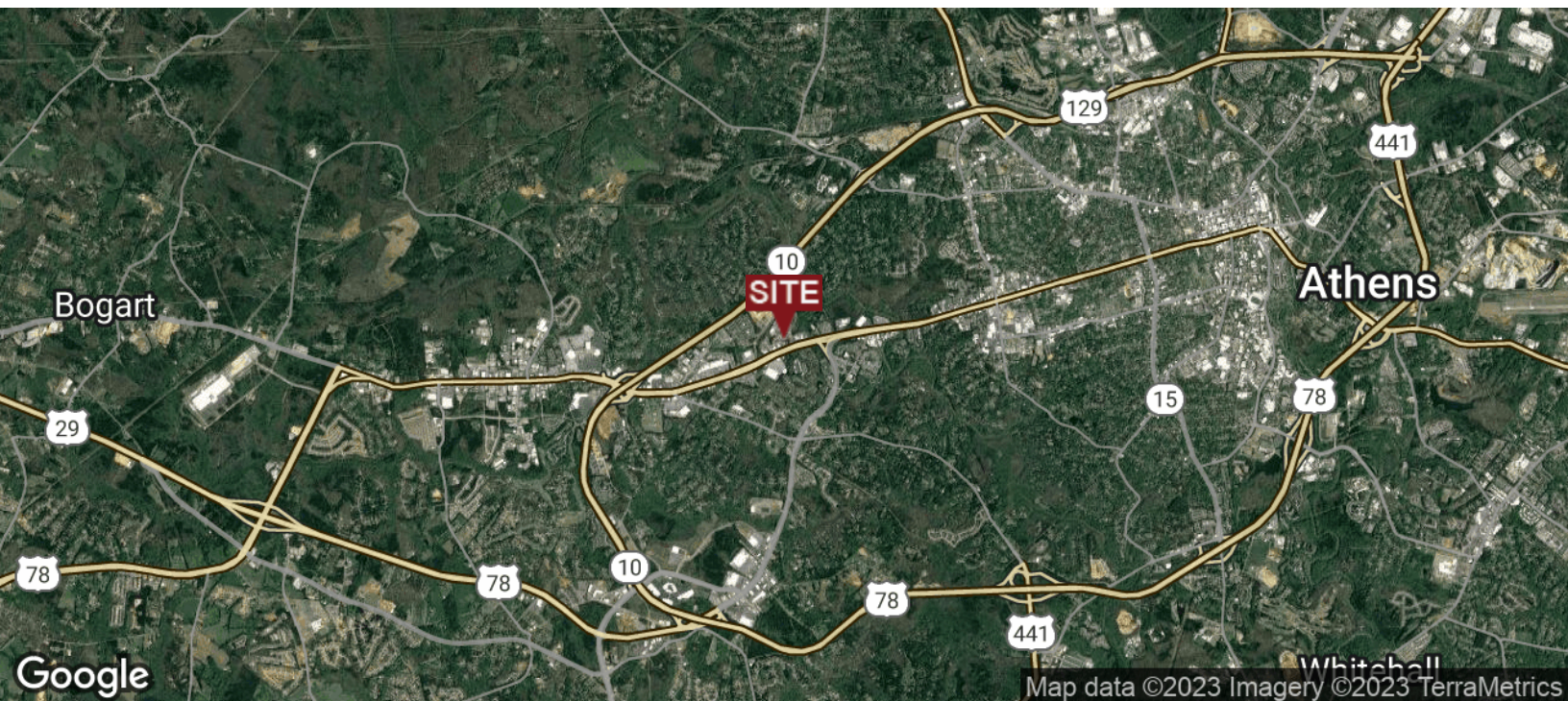
GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

3035 ATLANTA HIGHWAY

3035 ATLANTA HIGHWAY, ATHENS, GA 30603



LOCATION MAPS



GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

3035 ATLANTA HIGHWAY

3035 ATLANTA HIGHWAY, ATHENS, GA 30603



AERIAL MAPS



Map data ©2021 Imagery ©2021 , Maxar Technologies, U.S. Geological Survey

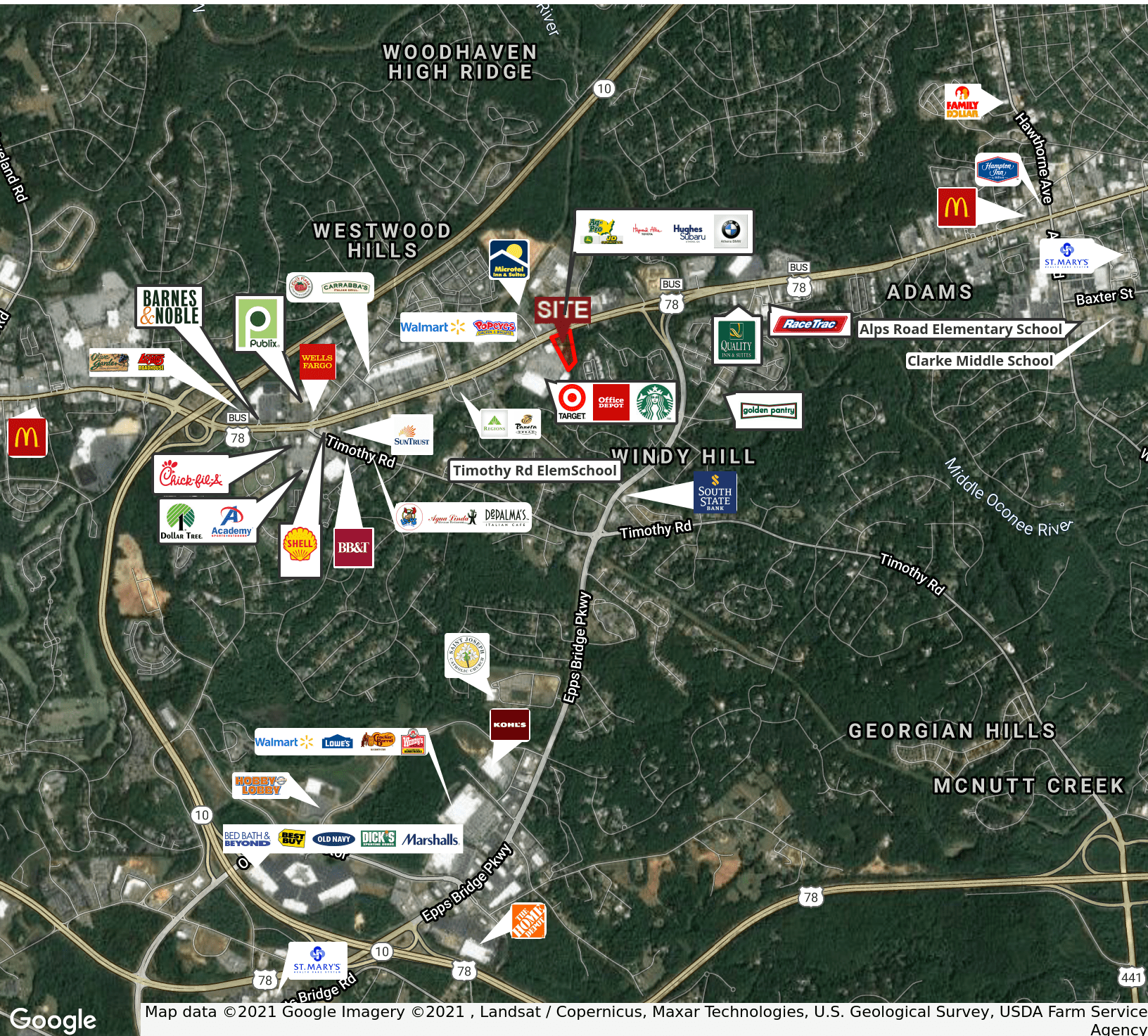
GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

3035 ATLANTA HIGHWAY

3035 ATLANTA HIGHWAY, ATHENS, GA 30603



RETAILER MAP



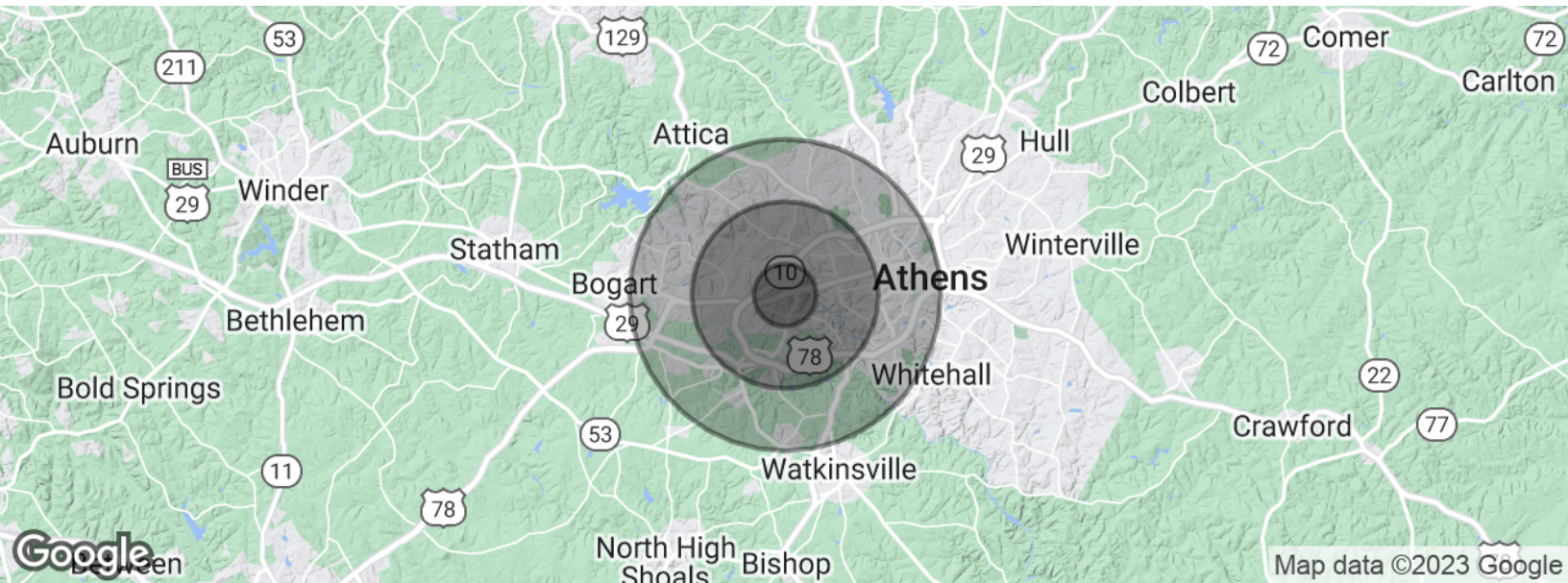
GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

3035 ATLANTA HIGHWAY

3035 ATLANTA HIGHWAY, ATHENS, GA 30603



DEMOGRAPHICS MAP & REPORT

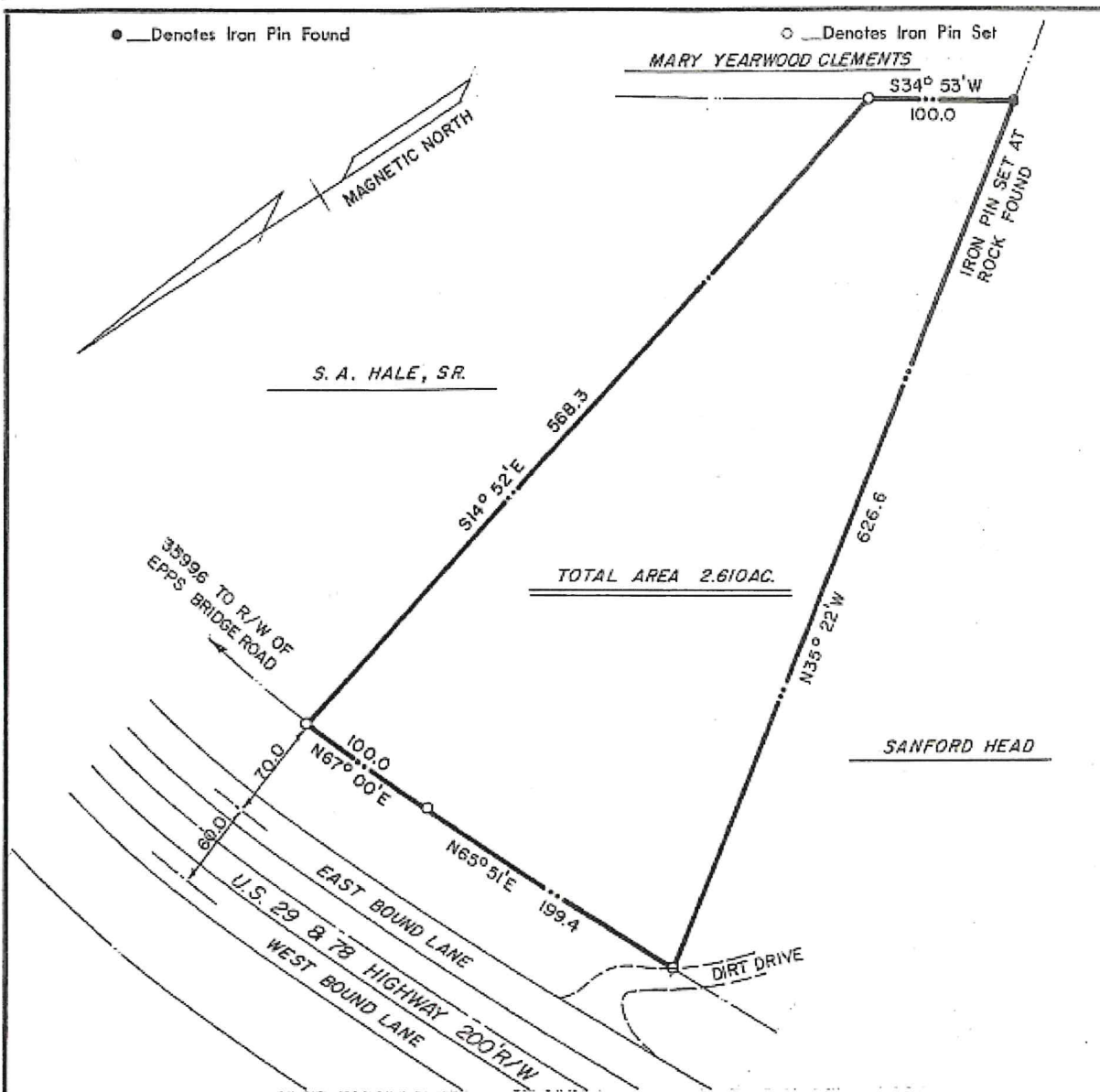


POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,484	31,252	82,060
Median age	30.7	33.4	30.2
Median age (Male)	31.3	33.1	29.5
Median age (Female)	29.8	33.7	30.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,853	12,755	30,149
# of persons per HH	2.4	2.5	2.7
Average HH income	\$70,672	\$72,463	\$63,413
Average house value		\$252,000	\$245,002

* Demographic data derived from 2020 ACS - US Census

GRANT WHITWORTH
706.548.9300
grantwhitworth@gmail.com

Total Area 3.6100 ± 0.0000



In my opinion, this plat is a correct representation of the land platted and has been prepared in conformity with the minimum standards and requirements of law.

FIELD BOOK 249

Member Ga. Assn. of Reg. Land Surveyors

SURVEY FOR

BRIDGES FUNERAL HOME

COUNTY: CLARKE

GMD: 241 & 1467

STATE: GEORGIA

DATE: NOV. 4, 1970

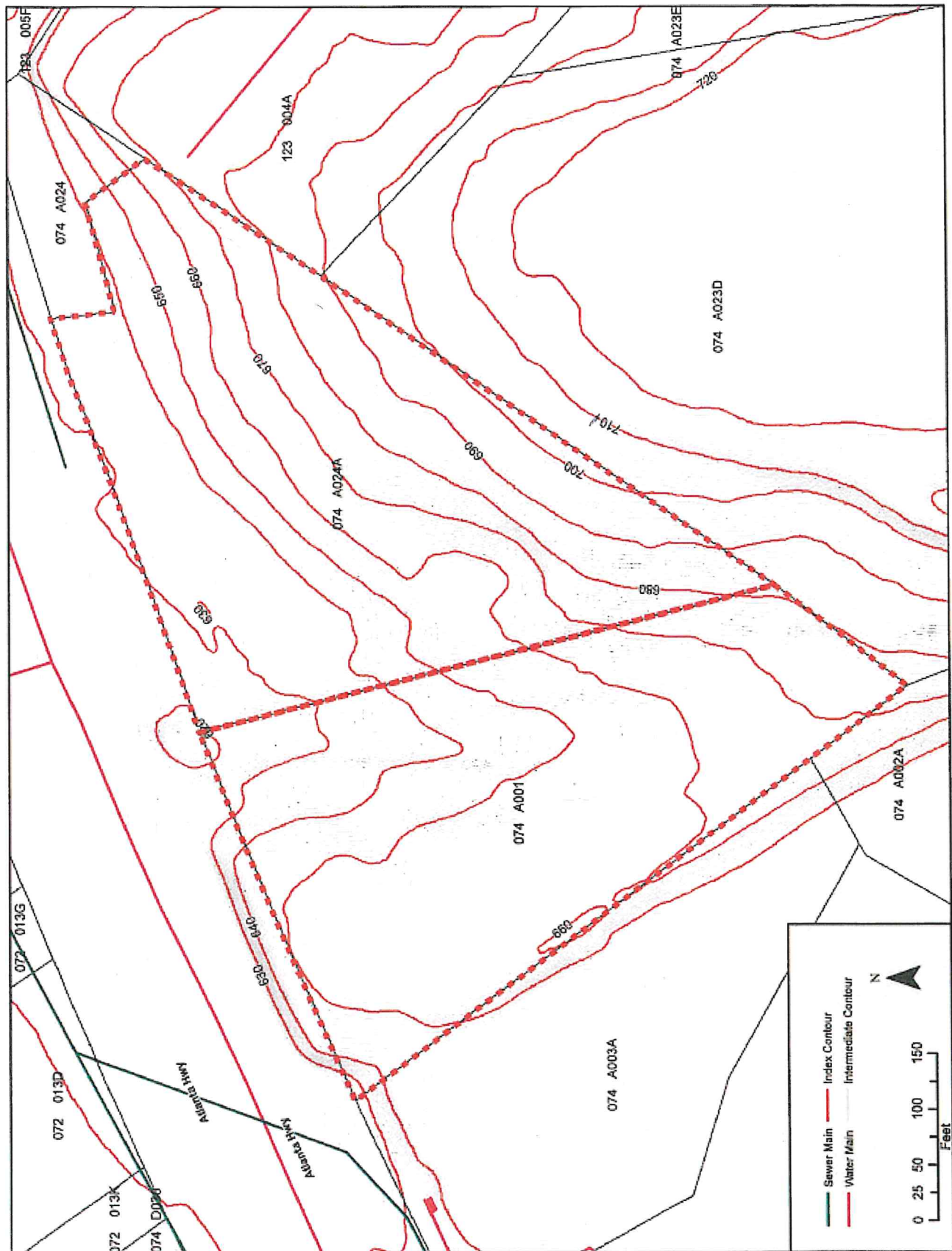
SCALE: 1" = 100'

DWN. BY: R

SURVEYED BY: BEN McLEROY AND ASSOCIATES
ENGINEERS & SURVEYORS
ATHENS, GA.

SEAL:





3035 ATLANTA HIGHWAY

3035 ATLANTA HIGHWAY, ATHENS, GA 30603



PROPERTY DETAILS

Sale Price	\$1,250,000
------------	-------------

LOCATION INFORMATION

Building Name	3035 ATLANTA HIGHWAY
Street Address	3035 Atlanta Highway
City, State, Zip	Athens, GA 30603
County	Clarke
Market	Clarke County
Signal Intersection	Yes
Road Type	Paved
Nearest Highway	Atlanta Hwy
Nearest Airport	Ben Epps Field

BUILDING INFORMATION

Tenancy	Single
Year Built	1975
Construction Status	Existing
Condition	Good
Free Standing	Yes
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Retail Pad
APN #	074 A001
Lot Frontage	367.2 ft
Corner Property	Yes
Traffic Count	22100
Traffic Count Street	W Broad Street
Power	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface

UTILITIES & AMENITIES

Security Guard	Yes
Handicap Access	Yes
Freight Elevator	Yes
Central HVAC	Yes
Centrix Equipped	Yes
Leed Certified	Yes
Gas / Propane	Yes
Irrigation	Yes
Water	Yes
Telephone	Yes
Cable	Yes
Sewer	Yes