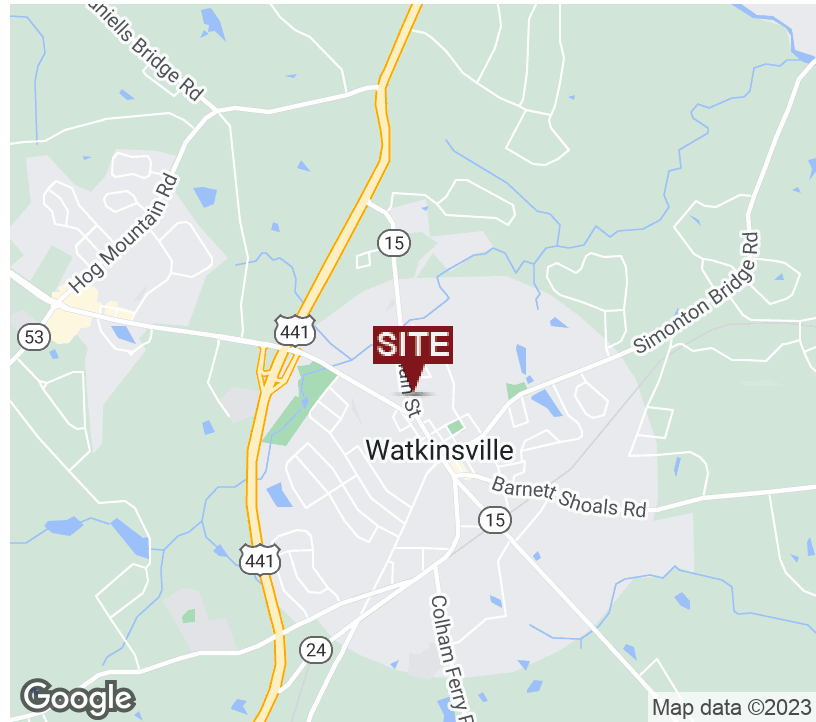


BOSWELL COMMERCIAL BUILDING

64 NORTH MAIN ST, WATKINSVILLE, GA 30677



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$695,000
Available SF:	
Lot Size:	0.64 Acres
Lot Frontage:	183 ft N. Main St 148.4 ft Cedar Hill Cir
Year Built:	1978
Building Size:	2,132 SF
Renovated:	2006
Zoning:	B-1
Market:	Watkinsville
Submarket:	Oconee County
Traffic Count:	7,670 N Main St

PROPERTY OVERVIEW

The building is 2,132 sq ft in size on N Main St. The size of the lot is .64 ac with paved parking area. The brick building was renovated in 2006 with all utilities available. It has mixed use opportunities and located in the city of Watkinsville, GA.

LOCATION OVERVIEW

The property is located at 64 North Main St. just south of downtown Watkinsville at the intersection of Cedar Hill Cir.

PROPERTY HIGHLIGHTS

- All utilities available
- Renovated in 2006
- Located in growing area
- Operating restaurant with partially equipped kitchen

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.

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Revised: 1-7-2021

BOSWELL COMMERCIAL BUILDING

64 NORTH MAIN ST, WATKINSVILLE, GA 30677



ADDITIONAL PHOTOS



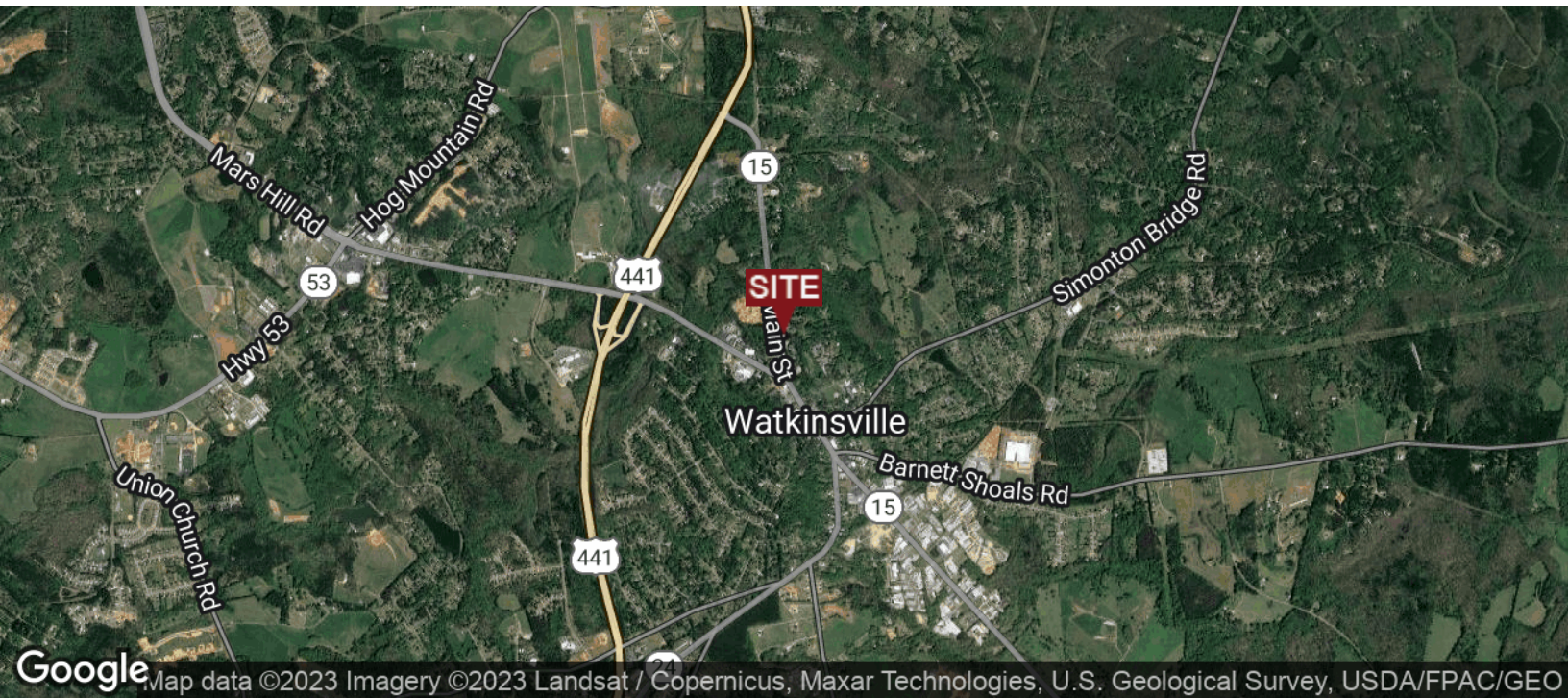
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BOSWELL COMMERCIAL BUILDING

64 NORTH MAIN ST, WATKINSVILLE, GA 30677



LOCATION MAPS



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LOCATION MAPS **P3**

BOSWELL COMMERCIAL BUILDING

64 NORTH MAIN ST, WATKINSVILLE, GA 30677



AERIAL MAPS



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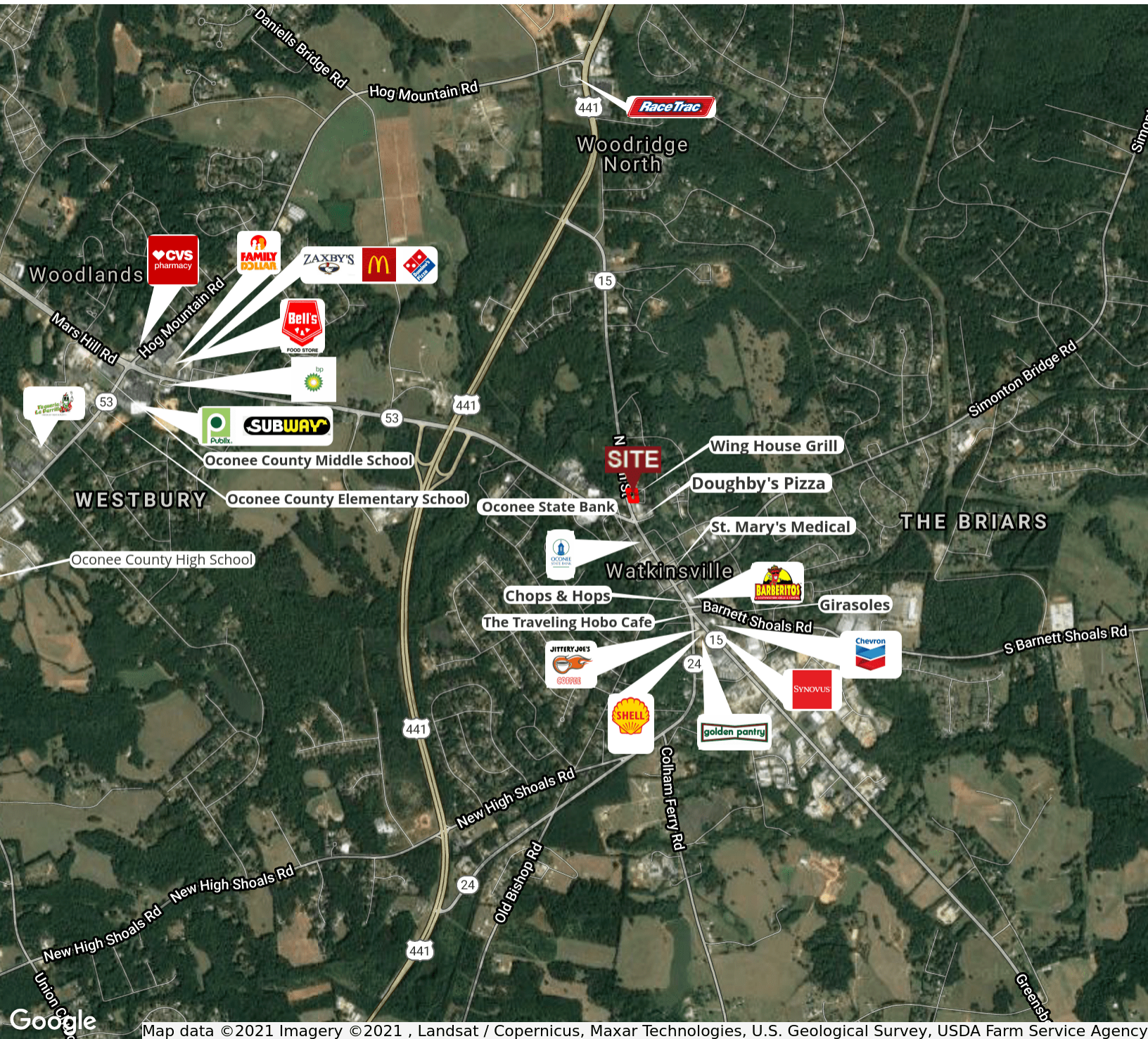
AERIAL MAPS P4

BOSWELL COMMERCIAL BUILDING

64 NORTH MAIN ST, WATKINSVILLE, GA 30677

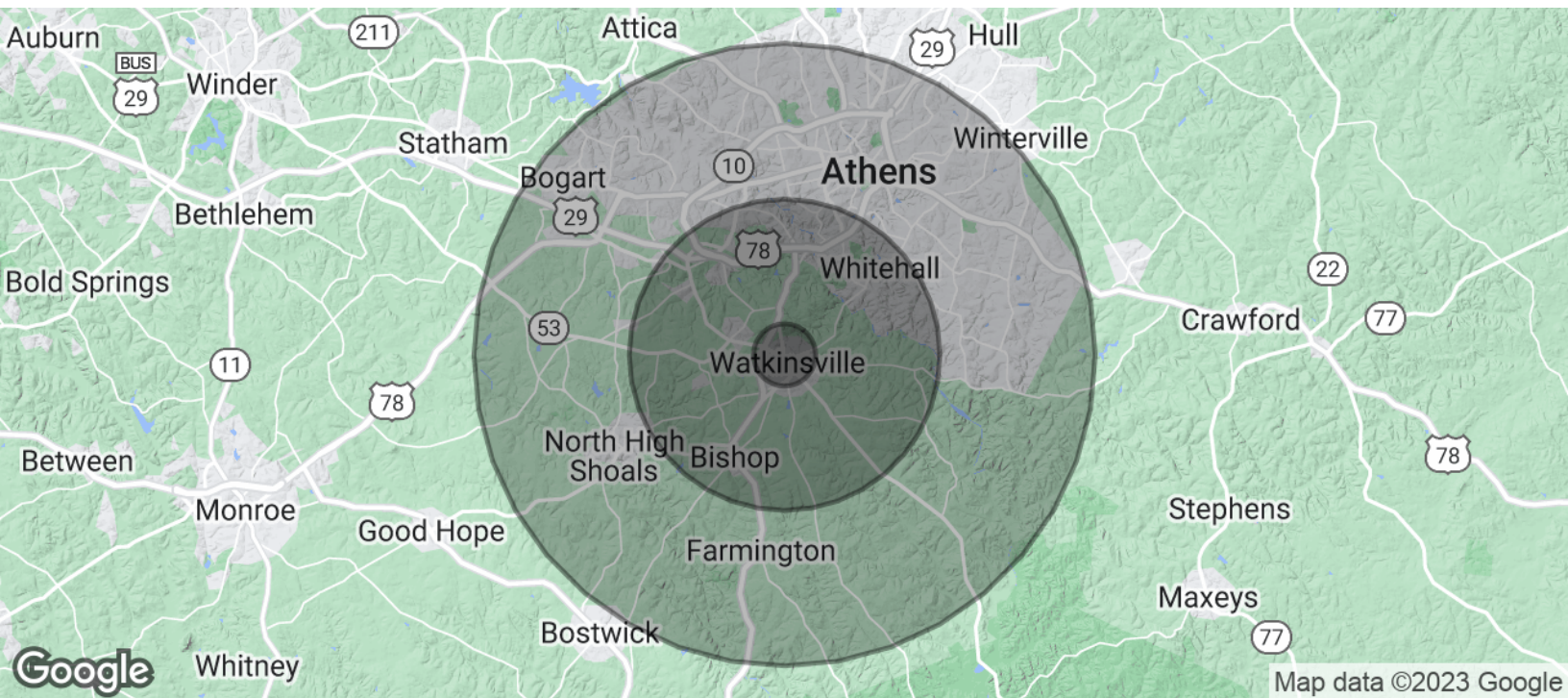


RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,059	33,182	156,812
Median age	35.7	32.9	30.4
Median age (Male)	33.8	32.1	29.4
Median age (Female)	37.0	33.7	31.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	343	12,229	57,060
# of persons per HH	3.1	2.7	2.7
Average HH income	\$90,014	\$79,361	\$60,076
Average house value	\$253,853	\$265,782	\$217,938

* Demographic data derived from 2020 ACS - US Census



PROPERTY DETAILS

Sale Price	\$695,000
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LOCATION INFORMATION

Building Name	BOSWELL COMMERCIAL BUILDING
Street Address	64 North Main St
City, State, Zip	Watkinsville, GA 30677
County	Oconee
Market	Watkinsville
Sub-market	Oconee County
Road Type	Paved
Market Type	Large
Nearest Highway	Hwy 441
Nearest Airport	Ben Epps Field

BUILDING INFORMATION

Ceiling Height	10 ft
Number of Floors	1
Year Built	1978
Year Last Renovated	2006
Construction Status	Existing
Framing	Brick
Condition	Good
Free Standing	Yes
Number of Buildings	1

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Restaurant
APN #	W 05 003
lot Frontage	183 ft N Main St
Lot Depth	153 ft
Corner Property	Yes
Traffic Count	7,670 N Main St
Traffic Count Street	N Main St
Waterfront	Yes
Power	Yes

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface
Number of Parking Spaces	21

UTILITIES & AMENITIES

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