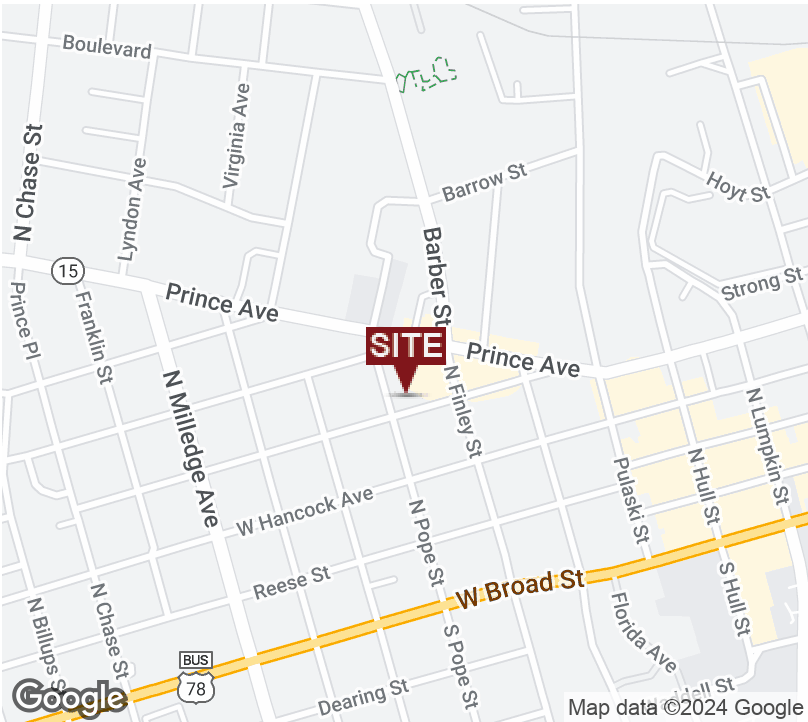


OLD JAIL OFFICE LEASE

380 MEIGS STREET, ATHENS, GA 30606



EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF:	2,000 SF
Lease Rate:	\$2,600.00 per month (MG)
Lot Size:	0.4 Acres
Year Built:	1876
Building Size:	2,000 SF
Zoning:	C-N, Restricted to office only uses
Market:	Athens-Clarke County
Submarket:	Cobbham Historic District

PROPERTY OVERVIEW

Col. Leon Henry Charbonnier designed this jail, but he is understandably better known as the designer of Moore College at the University of Georgia. Once part of the city's administrative complex, including a county courthouse and a jailor's house, the jail is a rarity in the South being one of only a few county jails built during Reconstruction. Historic Cobbham Foundation restored the jail after it was gifted to HCF by Athens Regional Medical Center in 1995. The office is two stories with roughly 1,000 SF on each floor. It has an open floor plan with a break room, bathroom and server/storage room on the first floor.

LOCATION OVERVIEW

The property is located at 380 Meigs Street which is in the Cobbham Historic district, south of Prince Avenue, east of Milledge Avenue and west of downtown. It's located with in close proximity to multiple restaurants, retail, and the University of Georgia.

PROPERTY HIGHLIGHTS

- Great in-town location in cool historic property
- Walking distance to multiple restaurants and retail

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
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Revised: 3-14-2024

OLD JAIL OFFICE LEASE

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ADDITIONAL PHOTOS *P2*

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ADDITIONAL PHOTOS *P3*

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LOCATION MAPS



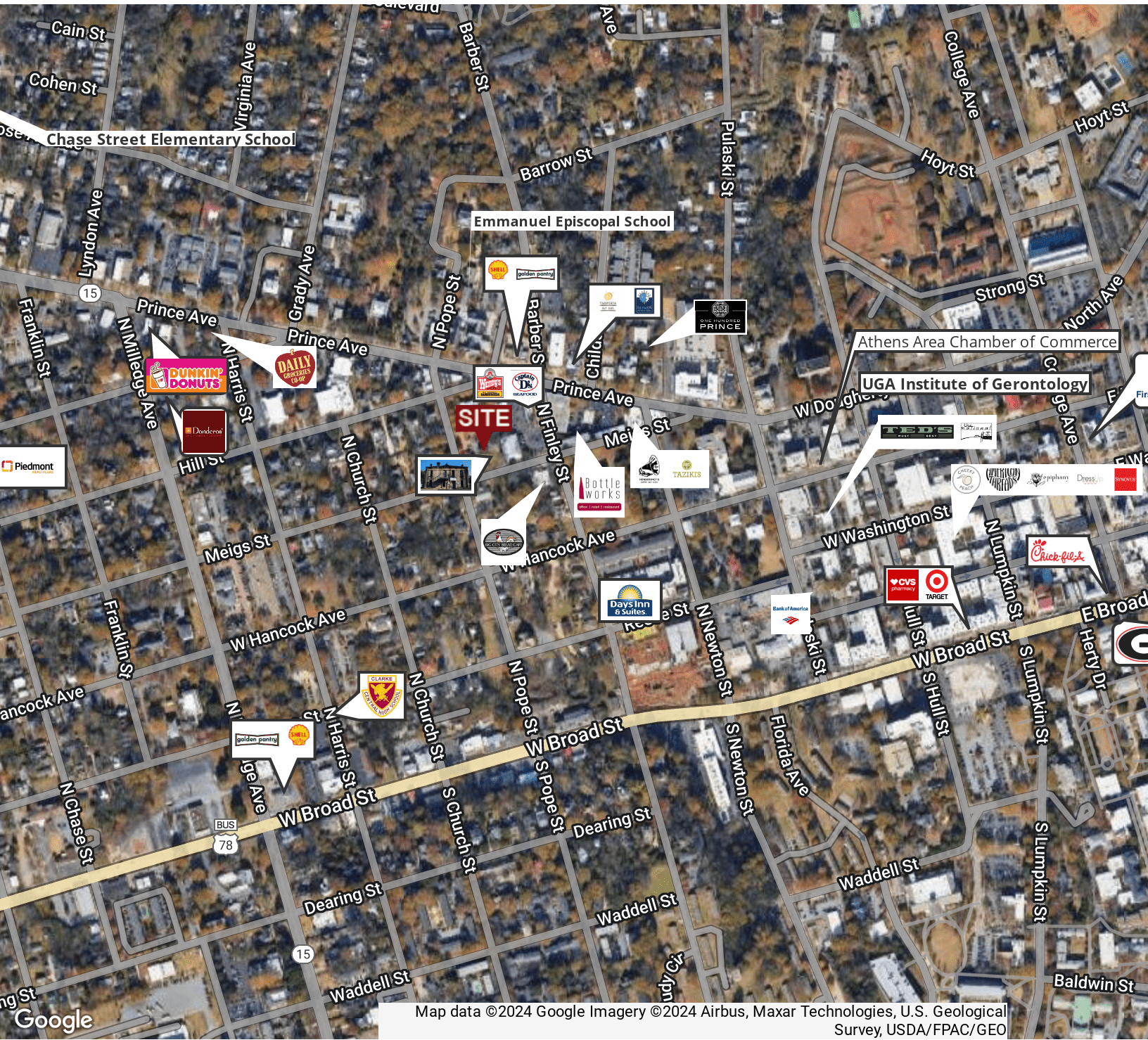
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RETAILER MAP

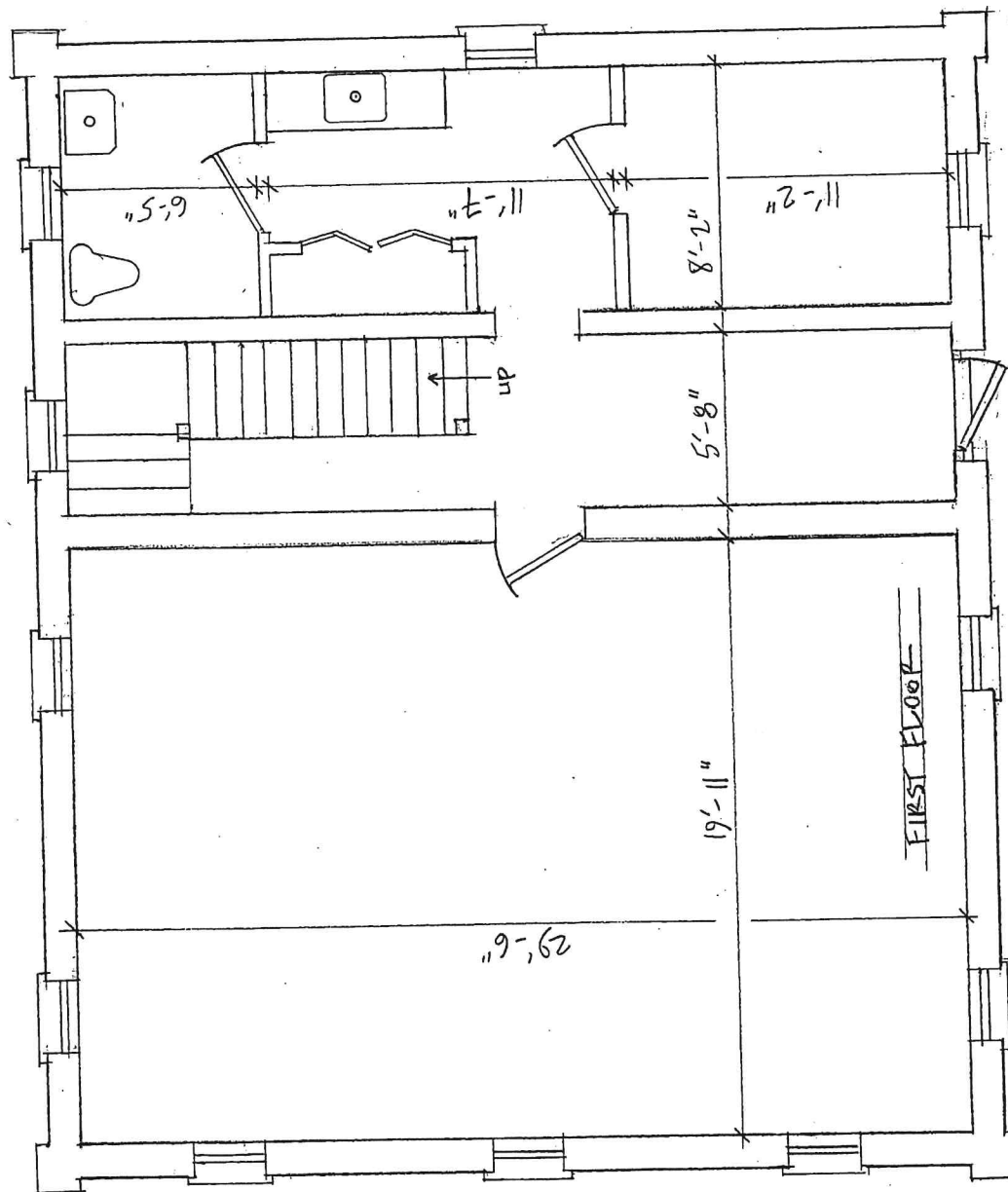


Map data ©2024 Google Imagery ©2024 Airbus, Maxar Technologies, U.S. Geological Survey, USDA/FPAC/GEO

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OLD JAIL OFFICE LEASE

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OLD CLARKE COUNTY JAIL • 380 MEIGS ST. $\frac{1}{4}" = 1'-0"$

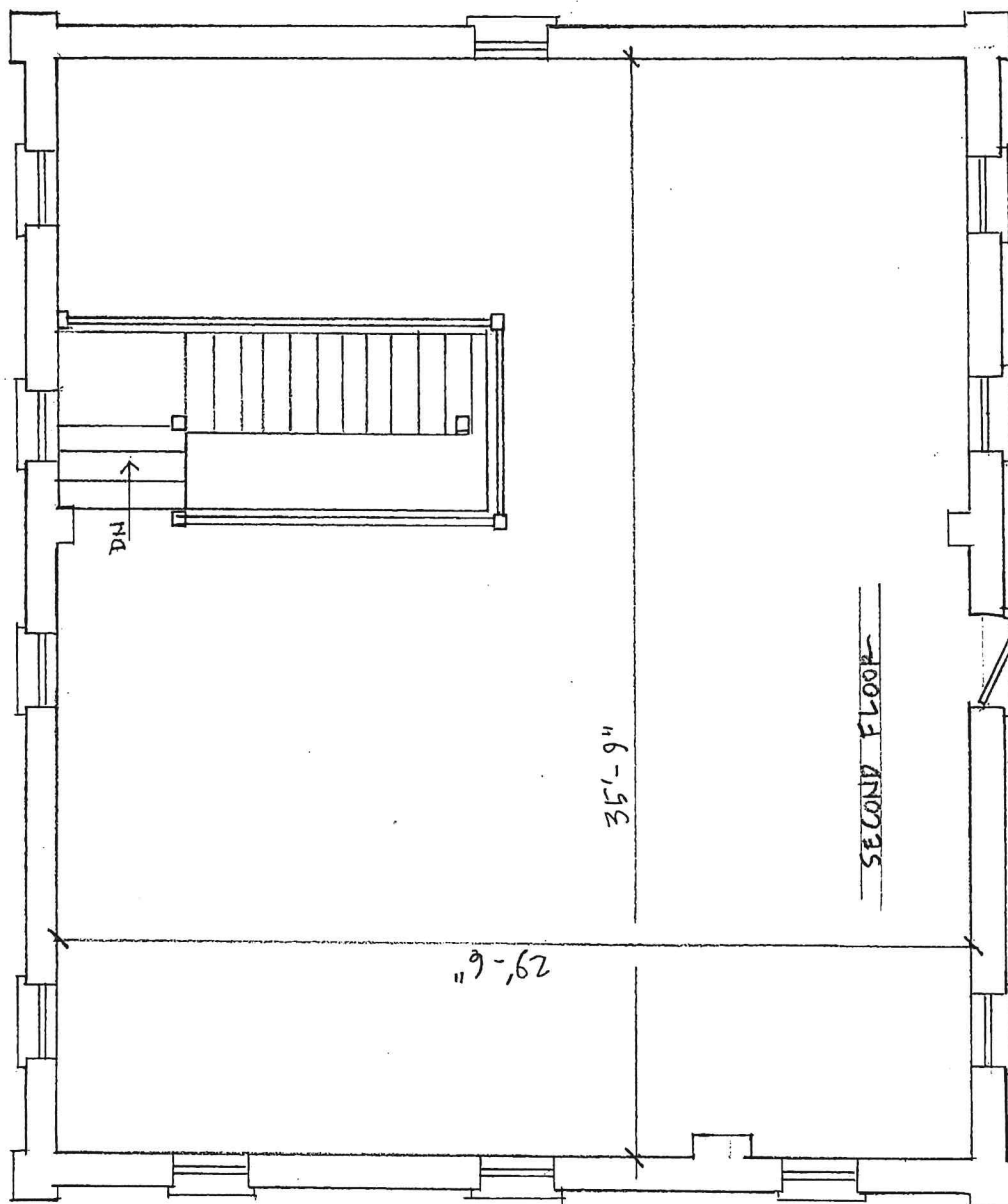
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FLOOR PLAN P7

OLD JAIL OFFICE LEASE

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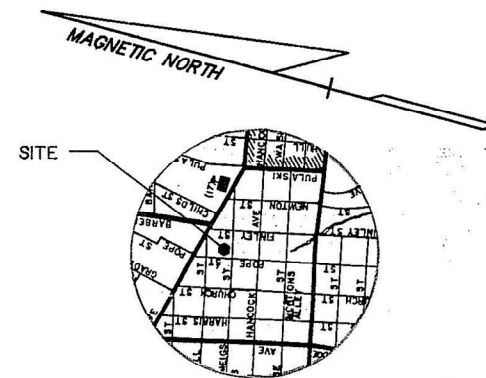
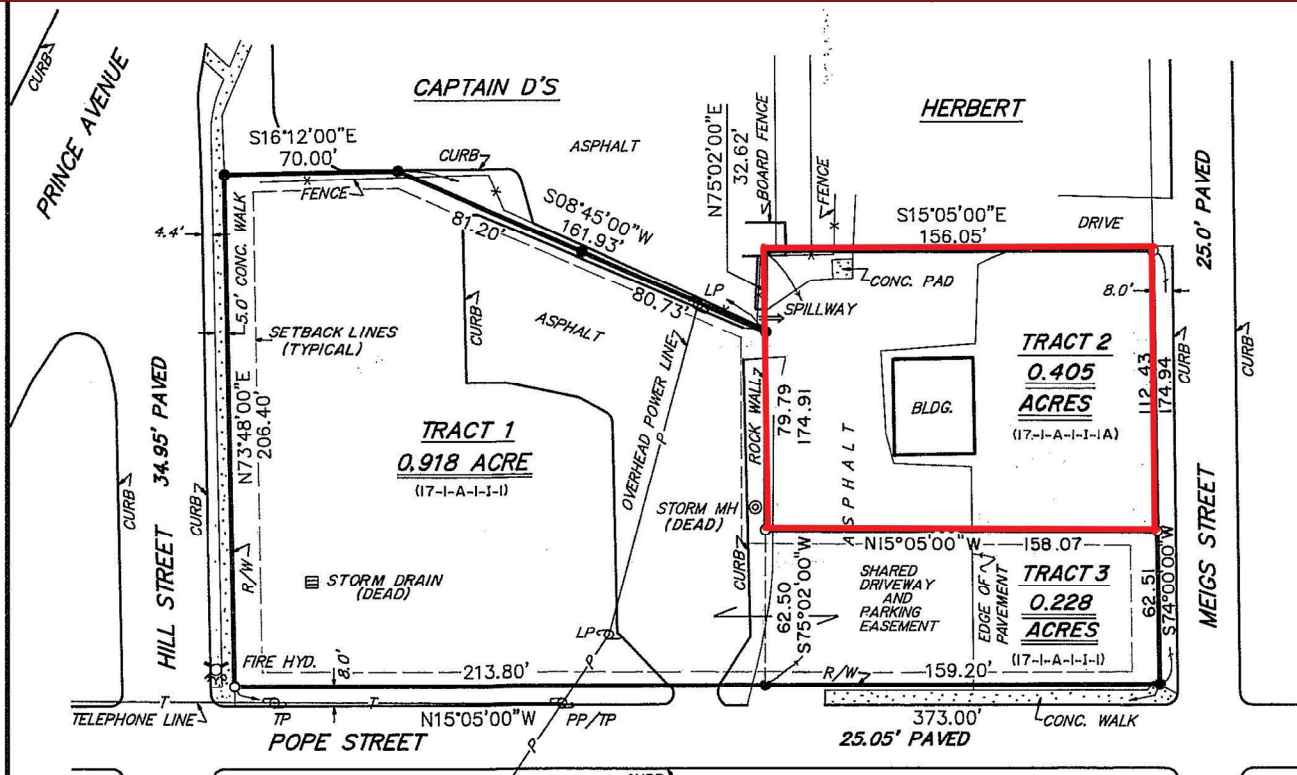


OLD CLARKE COUNTY JAIL • 380 MEIGS ST. 1/4" = 1'-0"

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OLD JAIL OFFICE LEASE

380 MEIGS STREET, ATHENS, GA 30606



NOTES

- (1) BUILDING SETBACKS: (ZONED- C-O)
FRONT- 10'
SIDE- 6'
REAR- 10'
- (2) THIS PROPERTY DOES NOT LIE WITHIN A FLOOD HAZARD AREA ACCORDING TO FIRM PANEL NO. 130040 0022 C, DATED MAY 4, 1992.

LEGEND

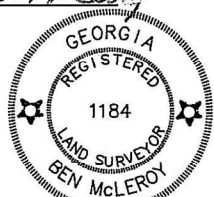
- - 1/2" REINFORCING ROD SET
- - 1/2" REINFORCING ROD FOUND
- ⊙ - POWER(PP)/TELEPHONE(TP)/LIGHT(LP) POLE

REVISED SEP 19 2003 TO UPDATE TRACTS 1 & 3. NAME CHANGED FROM ATHENS REGIONAL MEDICAL CENTER.

REVISED OCTOBER 29, 2003 TO ADD NAME OF INSURANCE CO.

REVISED JULY 8, 1994 TO SUBDIVIDE TRACT 2 INTO TRACTS 2 AND 3. TRACT 3 IS TO BE COMBINED WITH TRACT 1.

I CERTIFY THAT THERE ARE NO EXISTING OR ABANDONED LANDFILLS LOCATED ON THIS PROPERTY.



REFERENCES

- (1) OUR SURVEY FOR CLARKE COUNTY BOARD OF EDUCATION, DATED JAN. 18, 1974.
- (2) OUR SURVEY FOR CAPTAIN D'S FOR C & H REALTY, DATED NOV. 15, 1989.
- (3) OUR SURVEY FOR ATHENS REGIONAL MEDICAL CENTER, DATED DEC. 7, 1987.

SURVEY NOTES

- (1) EQUIPMENT USED: 05" THEODOLITE AND E.D.M..
- (2) MAXIMUM ANGULAR ERROR: 05" PER STATION, ADJUSTED.
- (3) LINEAR CLOSURE: 1/15,000+, BALANCED ARBITRARILY.
- (4) MINIMUM PLAT CLOSURE: 1/71,166.

It is hereby certified that this plat is true and correct as to the property lines and all improvements shown thereon, and was prepared from an actual survey of the property made by me or under my supervision; that all monuments shown hereon actually exist, and their location, size, type and material are correctly shown.

BY: *Ben McLeroy*
REGISTERED GEORGIA LAND SURVEYOR

SURVEY FOR:

T.R.R. COBB HOUSE, LLC AND CHICAGO TITLE INSURANCE COMPANY

ATHENS

COUNTY:	CLARKE	G.M.D.:	216	STATE:	GEORGIA
DATE:	DEC. 15, 1993	SCALE:	1"=50'	DWN. BY:	MIKE
FIELDBOOK:	776	SURVEYED BY:	BEN MCLEROY & ASSOCIATES, INC. ENGINEERS & SURVEYORS	FILE NO.:	21435-359

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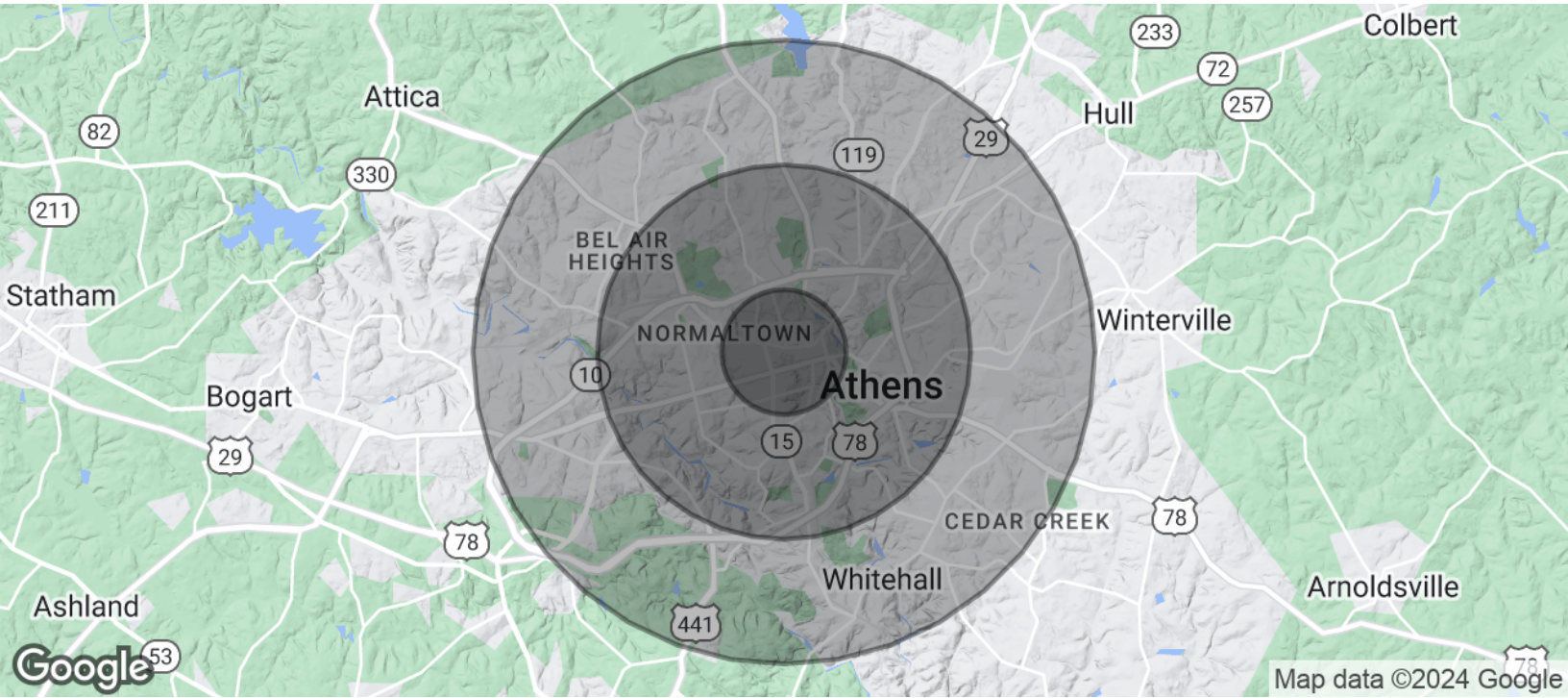
SURVEY P9

OLD JAIL OFFICE LEASE

380 MEIGS STREET, ATHENS, GA 30606



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,553	64,364	103,398
Average age	23.4	26.4	27.7
Average age (Male)	23.5	25.8	27.2
Average age (Female)	23.3	27.0	28.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,232	21,992	36,741
# of persons per HH	3.2	2.9	2.8
Average HH income	\$34,238	\$41,688	\$48,318
Average house value	\$154,443	\$224,210	\$190,381

* Demographic data derived from 2020 ACS - US Census

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