

890 E BROAD STREET

890 E BROAD STREET, ATHENS, GA 30601



EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,800,000
Lot Size:	0.53 ± Acres
Lot Frontage:	109 ft E Broad St 211 ft Pottery St
Zoning:	C-D Commercial-Downtown
Market:	Athens-Clarke County
Submarket:	Downtown Athens
Traffic Count:	12,080 E Broad St

PROPERTY OVERVIEW

The property consists of .53 acres and an existing 3,060 sf garage-service repair building. The property is zoned Commercial-Downtown (C-D) which allows 200 bedrooms per acre and a maximum FAR of 5.0 with a maximum building height of 100 ft. There is roughly 109 ft of frontage on E. Broad Street and roughly 211 ft on Pottery St. There is a steam on south west corner of the property. All utilities are available.

LOCATION OVERVIEW

Property is located at 890 East Broad St. It's located in the high growth Downtown Athens Redevelopment area with an abundance of shopping and restaurants. Property has frontage on both E Broad St and Pottery St. The location is within walking distance to UGA and N Oconee River Park, and it is located across from the new Classic Center Arena & Amphitheater.

PROPERTY HIGHLIGHTS

- Downtown Athens Redevelopment area with shopping & restaurants
- Across from the new Classic Center Arena & Amphitheater
- Excellent site for a brewery
- Walking distance to UGA campus and Sanford Stadium
- All utilities 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

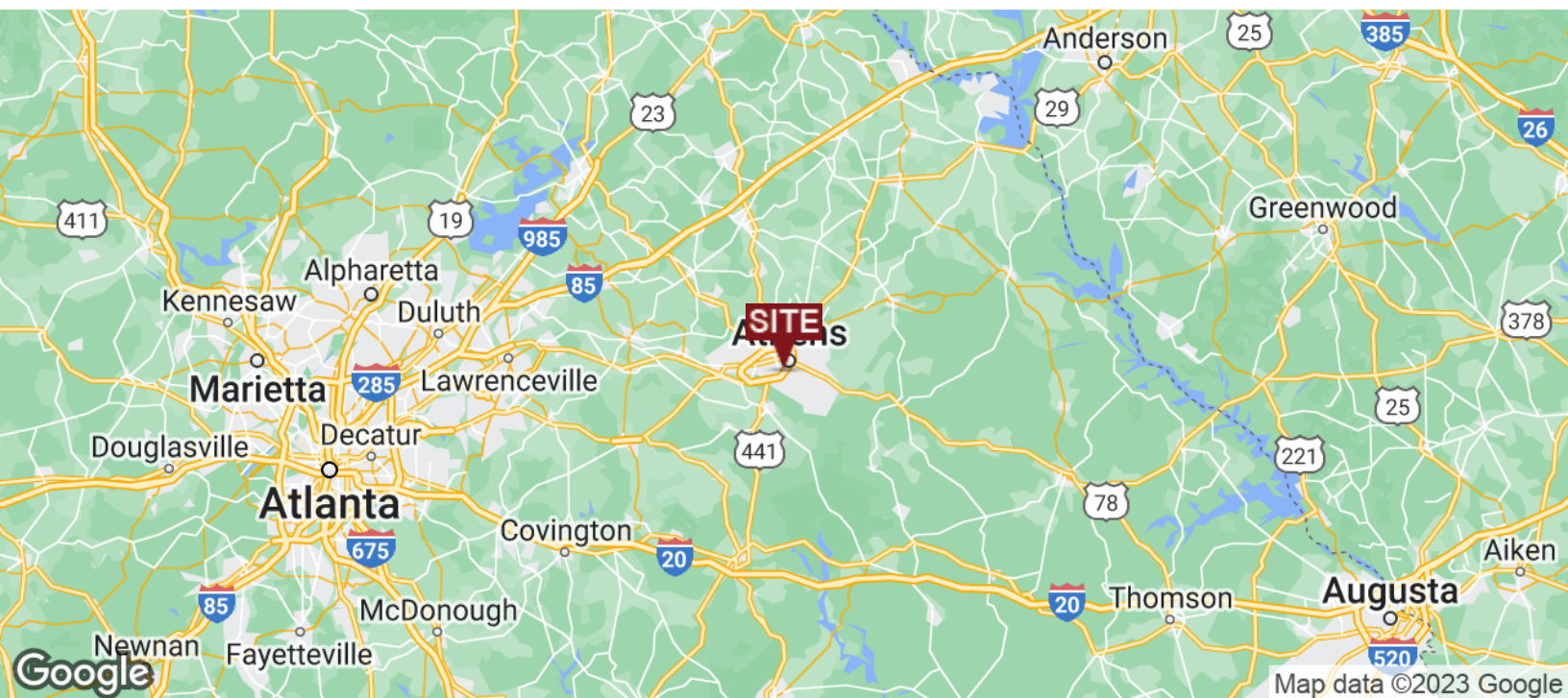
Revised: 2-1-2023

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LOCATION MAP



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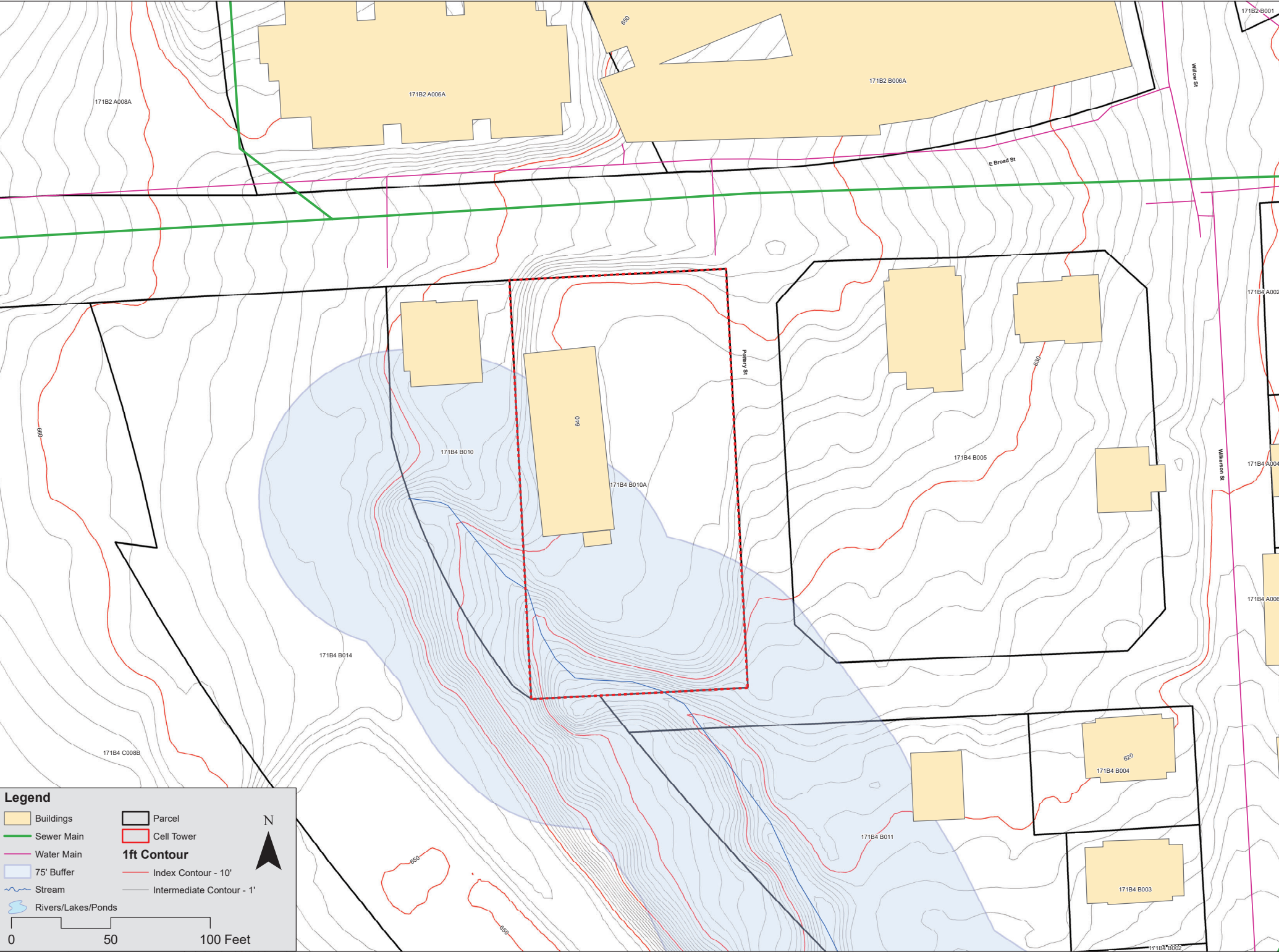
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AERIAL MAP



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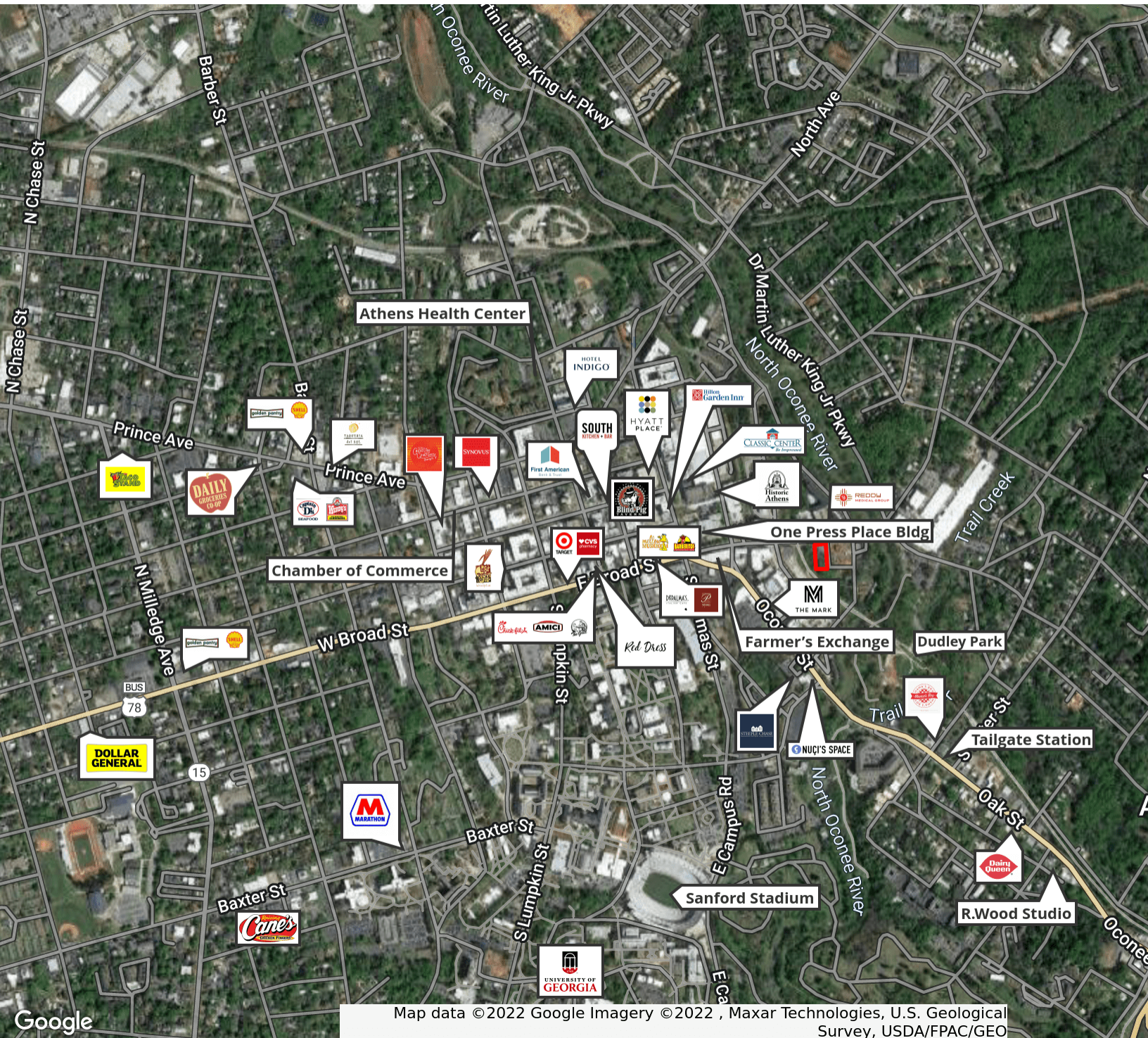


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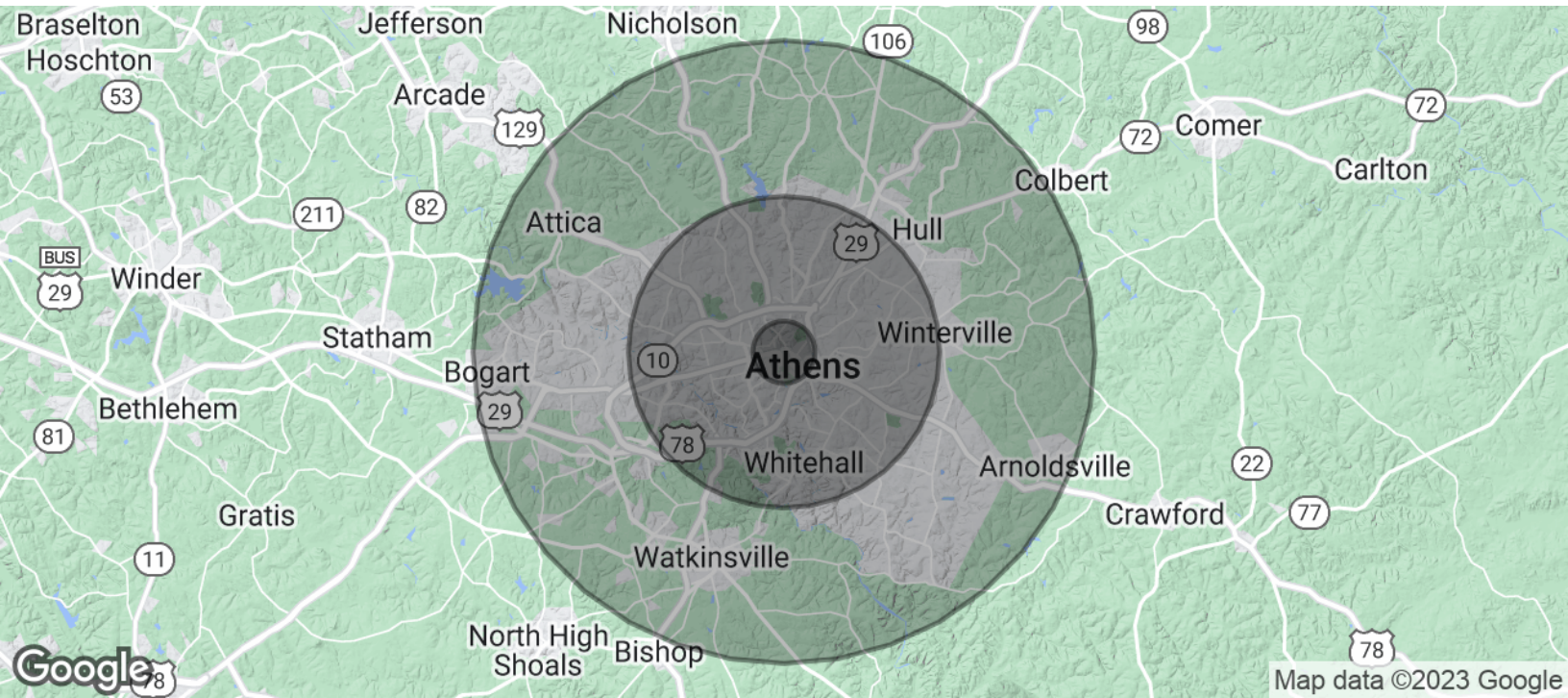


RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	16,253	108,741	170,346
Average Age	23.6	31.5	34.4
Average Age (Male)	22.5	30.4	32.9
Average Age (Female)	24.6	33.4	36.4

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,519	45,751	70,499
# of Persons per HH	2.9	2.4	2.4
Average HH Income	\$29,268	\$59,542	\$68,875
Average House Value	\$160,987	\$177,448	\$194,596

* Demographic data derived from 2020 ACS - US Census