

LEASE

2000 W BROAD ST
2000 W Broad St Athens, GA 30606



PROPERTY DESCRIPTION

This property is available as an Owner Build to Suit option. Owner is seeking a three-year minimum initial term. Property location is ideal for a medical tenant as it sits between both area hospitals and adjacent to several medical offices.

PROPERTY HIGHLIGHTS

- 1. Owner Build to Suit
- 2. Highly Trafficked Intersection
- 3. Proximate to both area hospitals
- 4. Ample parking

OFFERING SUMMARY

Lease Rate:	\$23.00 SF/yr (NNN)
Available SF:	2,214 SF
Lot Size:	645,123,600 SF
Building Size:	4,174 SF
Zoning:	C-G
APN:	12-2-C2 D-002

Roby Redwine
706 207 2942

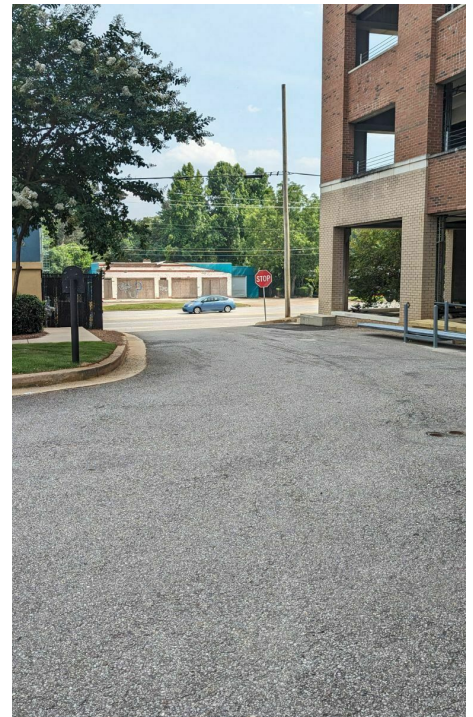
Katie Reeves
706 254 3446



**COLDWELL BANKER
COMMERCIAL**
UPCHURCH REALTY

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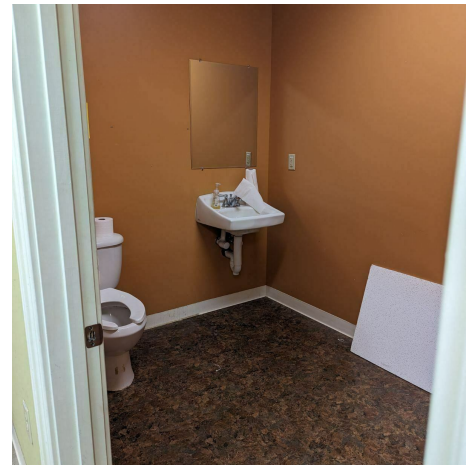
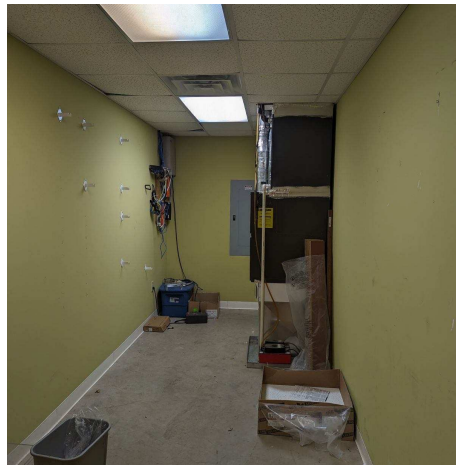
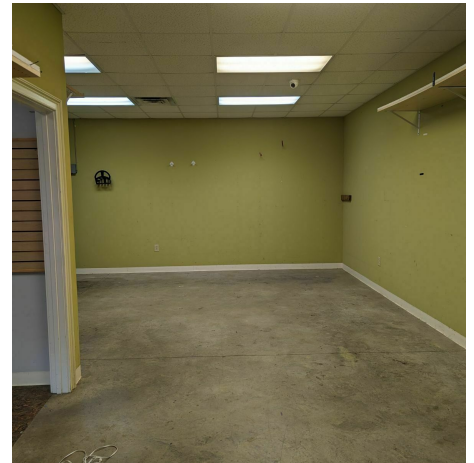
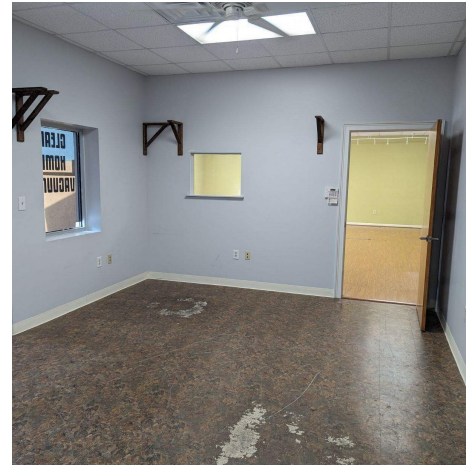
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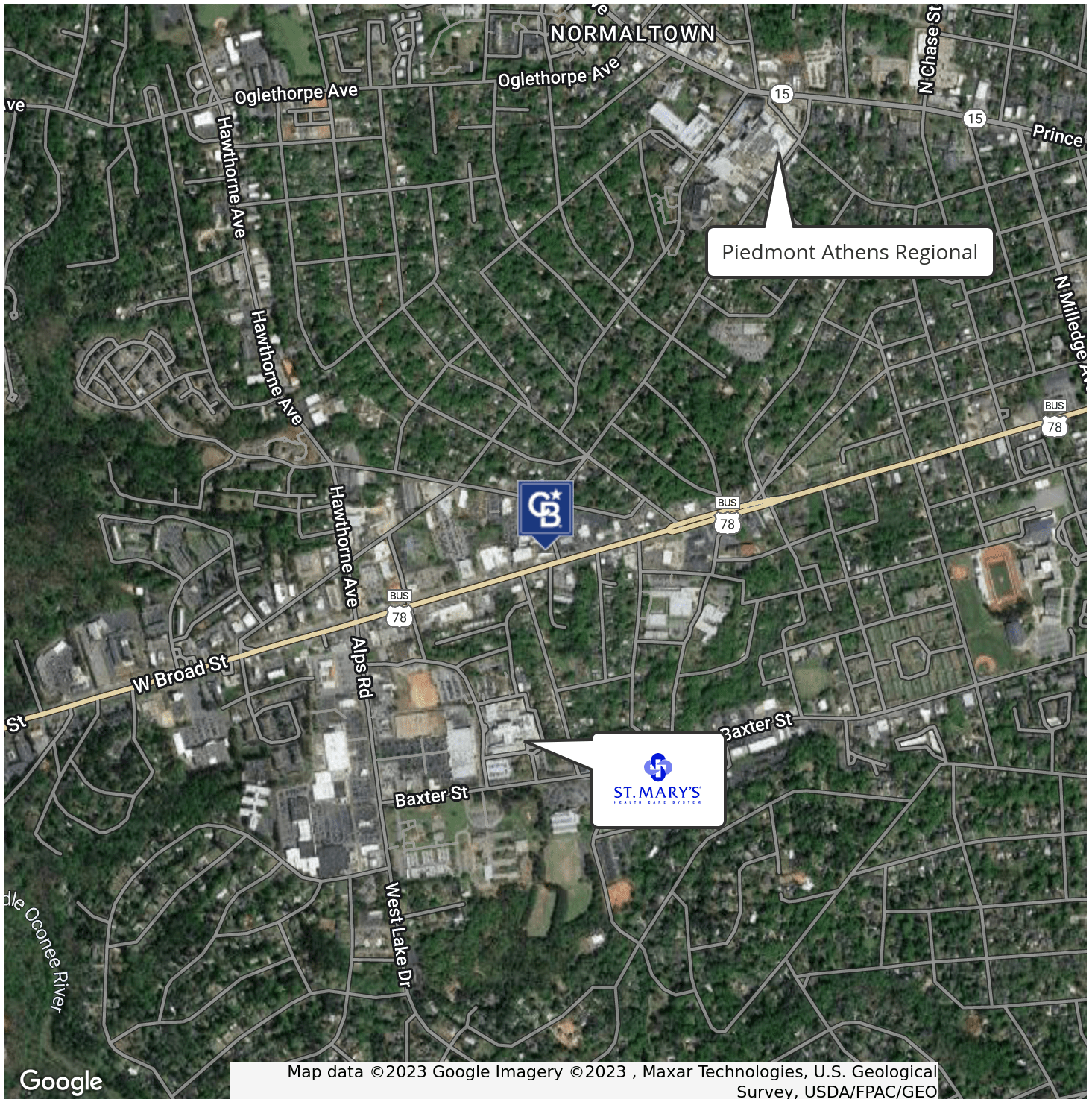
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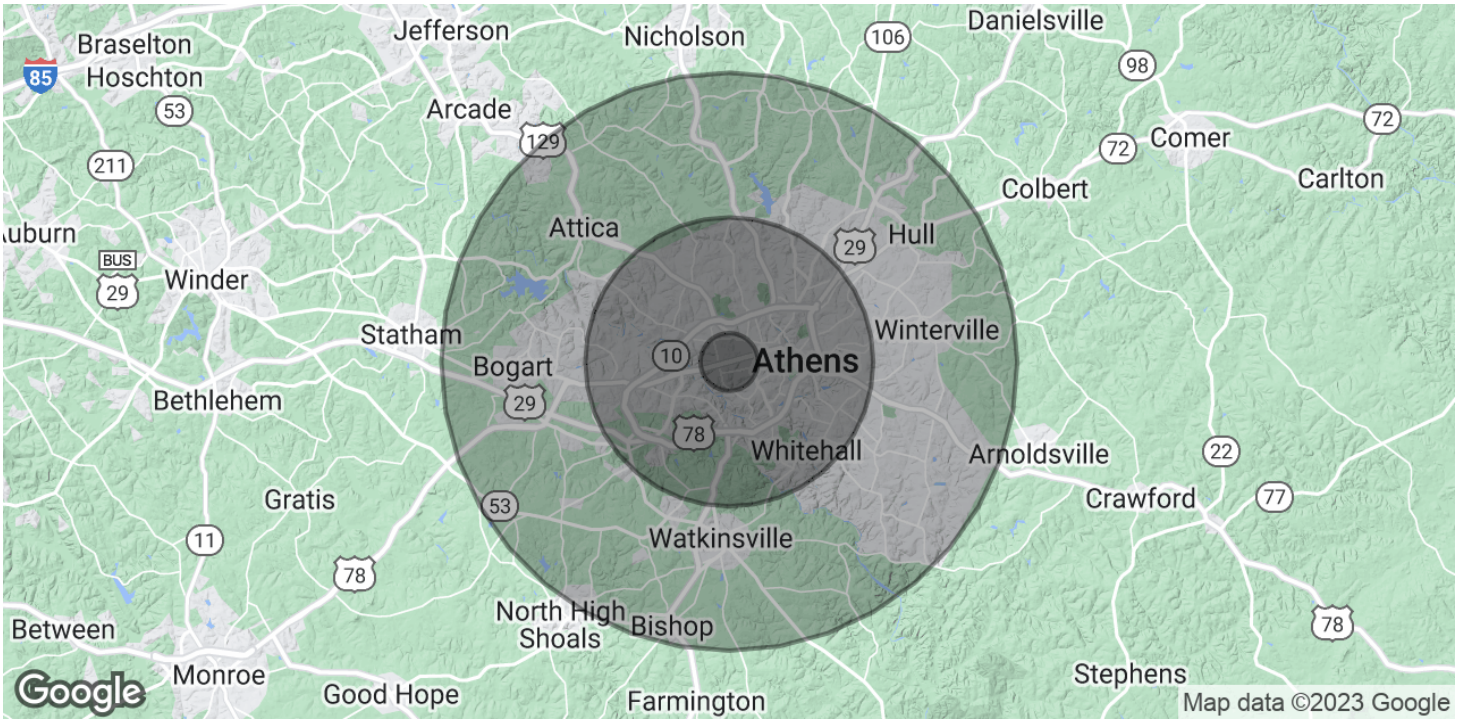


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	10,627	110,660	174,238
Average Age	31.3	31.9	34.4
Average Age (Male)	30.1	30.6	33.2
Average Age (Female)	31.9	33.8	36.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	5,177	46,420	71,857
# of Persons per HH	2.1	2.4	2.4
Average HH Income	\$57,326	\$64,296	\$70,871
Average House Value	\$206,212	\$192,007	\$199,276

* Demographic data derived from 2020 ACS - US Census

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