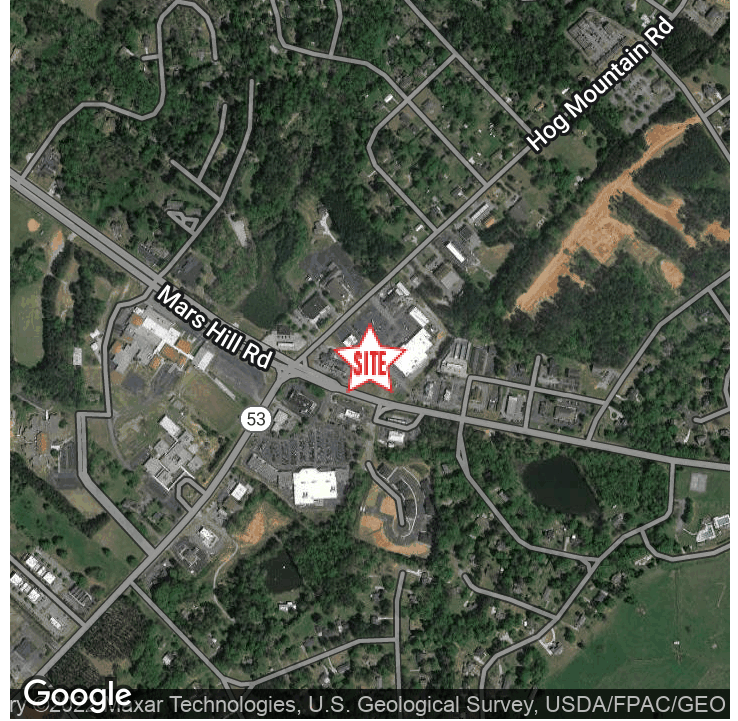


OCONEE PLAZA SHOPPING CENTER

2061 Hog Mountain Rd, Watkinsville, GA 30677



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	10,560 SF
Available SF:	6,500 SF

PROPERTY OVERVIEW

6,500 SF located on the end cap of the building closest to Hwy 53. Former Crossfit gym, with open floor plan and multiple bathrooms, showers, and one back office.

LOCATION OVERVIEW

Located off Hog Mountain Rd across the street from Publix anchored Butler's Crossing Center

PROPERTY HIGHLIGHTS

- Open floor plan
- Office in the back
- Multiple bathrooms
- High ceilings
- 100' of frontage

AUSTIN SUMNER PROPERTIES

706.353.1039
info@as-prop.com



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LEGEND

Available

Leased

LEASE INFORMATION

Lease Type: NNN
 Total Space: 6,500 SF

Lease Term: Negotiable
 Lease Rate: Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite M	Available	6,500 SF	NNN	Negotiable	-
Bell's	Bell's	25,000 SF	NNN	Negotiable	-
Family Dollar	Family Dollar	9,500 SF	NNN	Negotiable	-
Ace Hardware	Ace Hardware	12,000 SF	NNN	Negotiable	-
Dunkin'	Dunkin'	1,500 SF	NNN	Negotiable	-

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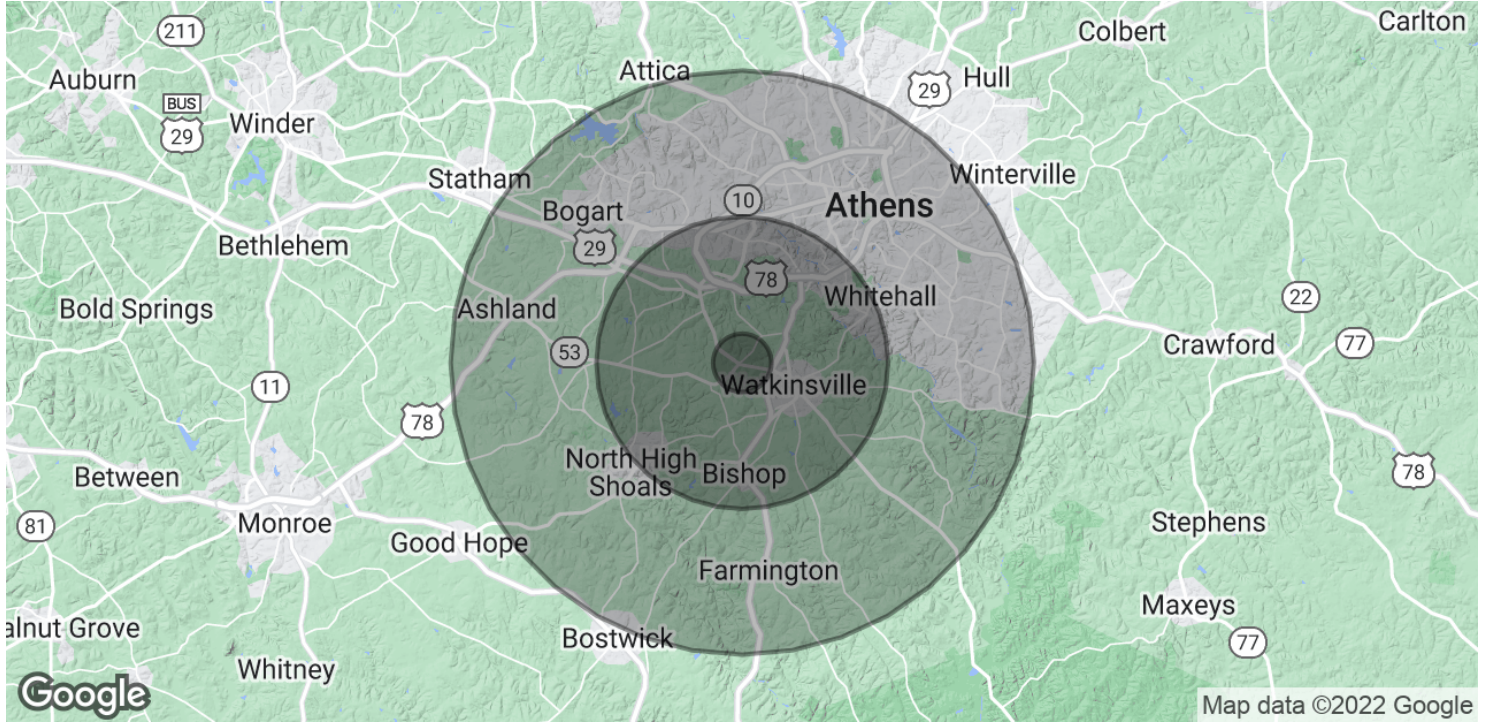
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,130	31,355	156,829
Average Age	38.5	34.8	30.6
Average Age (Male)	35.9	34.0	29.7
Average Age (Female)	40.2	35.5	31.3

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	387	11,579	56,981
# of Persons per HH	2.9	2.7	2.8
Average HH Income	\$107,381	\$89,144	\$60,908
Average House Value	\$257,691	\$274,464	\$220,806

* Demographic data derived from 2020 ACS - US Census