

For Sale

# Land

4.16 Acres | \$96,154 / AC



## Lexington Road Commercial Parcel

4430 & 4432 Lexington Road  
Athens, Georgia 30605

### Property Highlights

- On Lexington Road next to Tractor Supply
- 4 plus acres zoned Commercial Neighborhood
- Located right next to Southeast Clarke Park
- Only 5 miles from Downtown Athens and UGA
- Water at road and sewer adjacent at park
- Great visibility with a traffic count of 17,000+ ADT

### Property Description

This 4+ acre parcel is located on Lexington Road/Hwy 78 between Tractor Supply and Southeast Clarke Park, just down from Walmart. This lot is zoned commercial neighborhood (C-N). It has excellent visibility and a gentle slope towards the back of the property. County water is available at Lexington Road, and sewer is located next door at Southeast Clarke Park and could possibly be obtained through Athens-Clarke County. The two 2.08 acre lots can be sold separately as well.

### OFFERING SUMMARY

<b>Sale Price</b>	\$400,000
<b>Lot Size</b>	4.16 Acres

### DEMOGRAPHICS

<b>Stats</b>	<b>Population</b>	<b>Avg. HH Income</b>
<b>1 Mile</b>	3,461	\$56,775
<b>3 Miles</b>	22,685	\$56,623
<b>5 Miles</b>	58,586	\$46,179

For more information

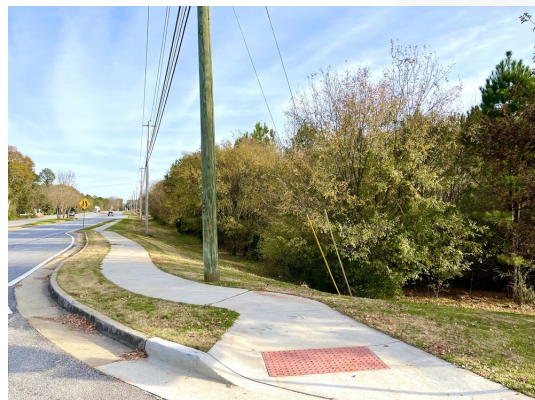
**Brian Elrod, CCIM**

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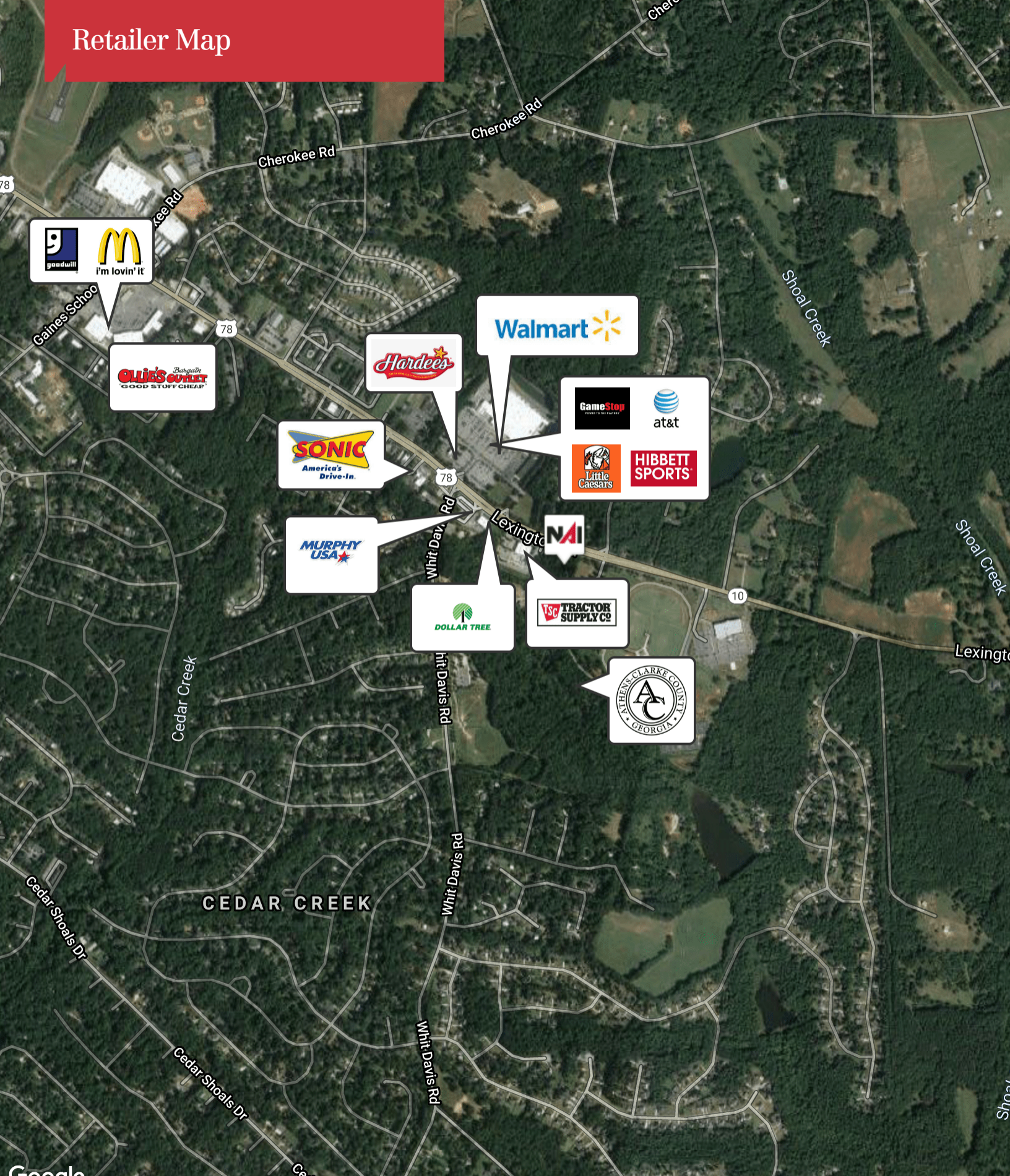
**Daniel Bennett, CCIM**

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# Additional Photos

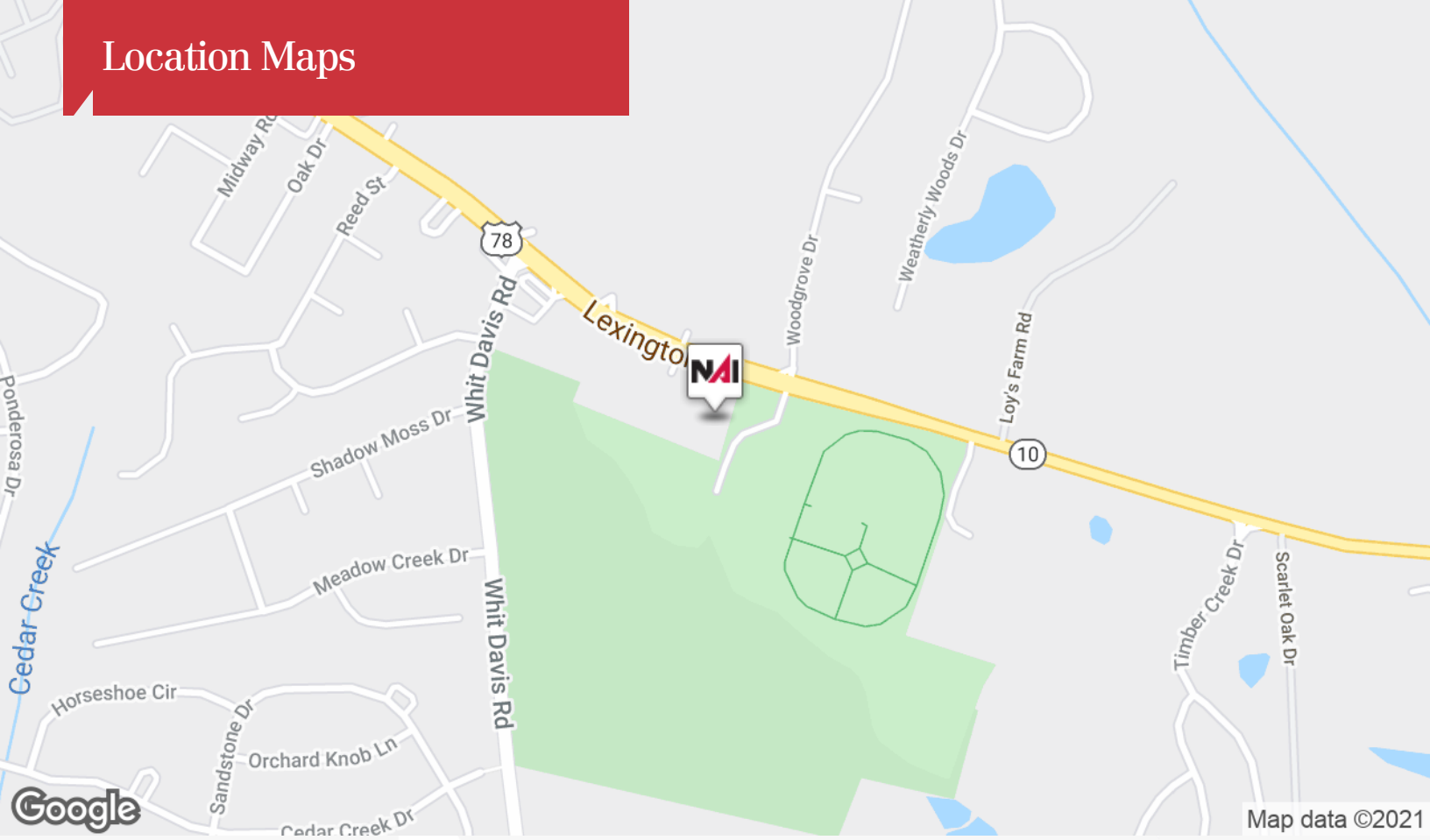


# Retailer Map

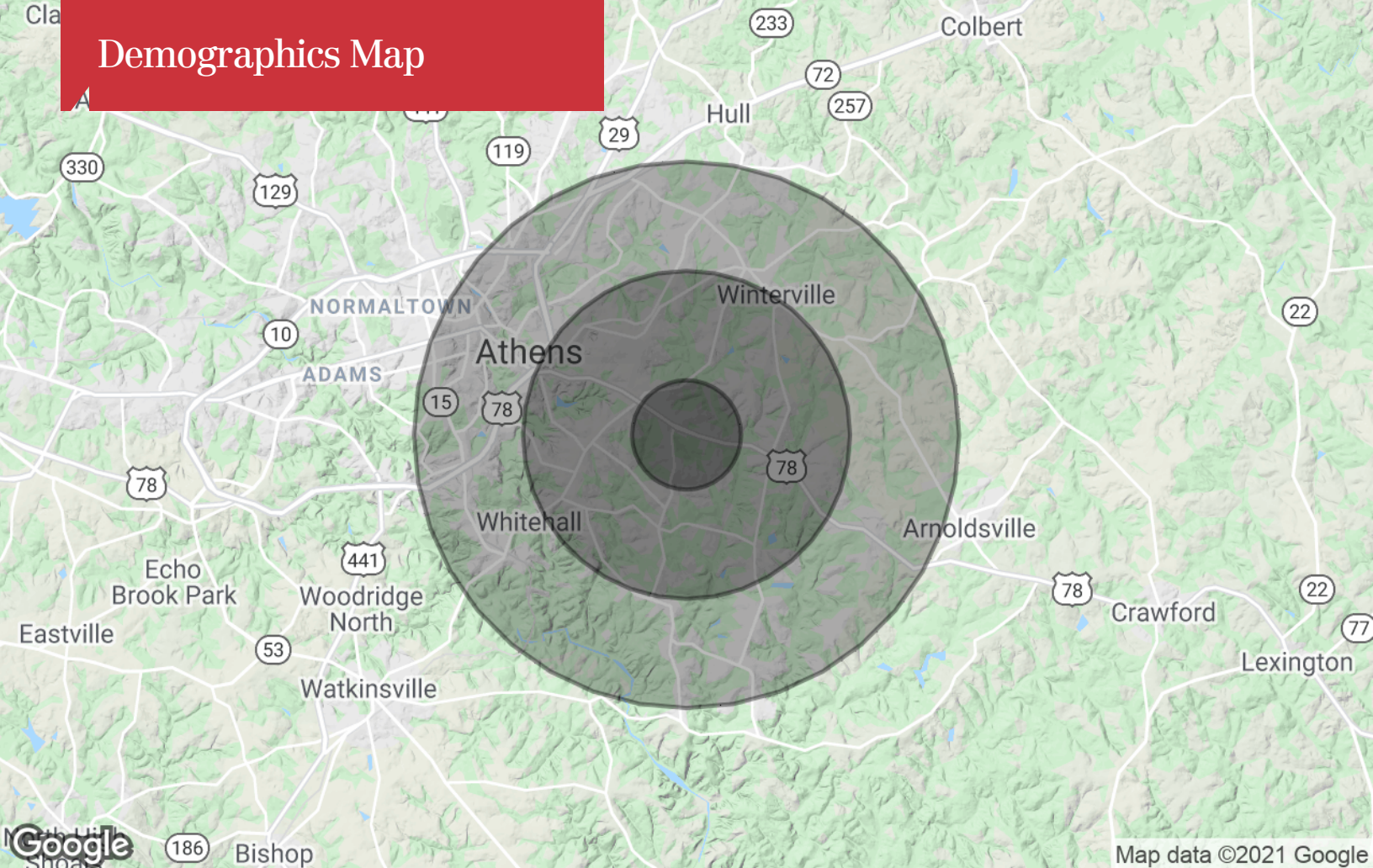


Map data © 2021 Imagery © 2021, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

# Location Maps



# Demographics Map



## Population

	1 Mile	3 Miles	5 Miles
TOTAL POPULATION	3,461	22,685	58,586
MEDIAN AGE	29.6	31.2	28.2
MEDIAN AGE (MALE)	29.0	30.1	27.1
MEDIAN AGE (FEMALE)	30.0	32.2	29.3

## Households & Income

	1 Mile	3 Miles	5 Miles
TOTAL HOUSEHOLDS	1,466	9,290	20,322
# OF PERSONS PER HH	2.4	2.4	2.9
AVERAGE HH INCOME	\$56,775	\$56,623	\$46,179
AVERAGE HOUSE VALUE	\$176,110	\$178,385	\$176,962

## Race

	1 Mile	3 Miles	5 Miles
% WHITE	73.5%	71.7%	67.9%
% BLACK	19.0%	22.1%	24.9%
% ASIAN	6.8%	4.0%	5.5%
% HAWAIIAN	0.0%	0.0%	0.0%
% INDIAN	0.2%	0.2%	0.1%
% OTHER	0.4%	1.9%	1.5%

## Ethnicity

	1 Mile	3 Miles	5 Miles
% HISPANIC	4.4%	8.9%	7.2%

\* Demographic data derived from 2010 US Census