

For Lease

# Office Building

1,150 SF | \$1,500.00 per month



## Professional Office Building in Oconee County

3651 Mars Hill Road, Bldg #800  
Watkinsville, Georgia 30677

### Property Highlights

- Office Building in The Summit at Mars Hill Park
- 2 individual office suites, approximately 1150 SF each
- Just minutes away from Highway 316 and Highway 78
- Updated, high-end finishes throughout
- Ample Shared Parking

### Property Description

Conveniently located in The Summit at Mars Hill Office Park, Building 800 contains 2 individual suites for lease that are approximately 1150 SF per suite. Each encompasses updated high-end finishes throughout. Suites C and D each feature 4 offices, a break room, reception area and restroom.

### OFFERING SUMMARY

Available SF	1,150 SF
Lease Rate	1,500.00 per month (Gross)
Lot Size	0.05 Acres
Building Size	4,692 SF

### DEMOGRAPHICS

Stats	Population	Avg. HH Income
1 Mile	728	\$98,194
5 Miles	28,656	\$86,596
10 Miles	136,830	\$64,888

### VIEW PROPERTY VIDEO

For more information

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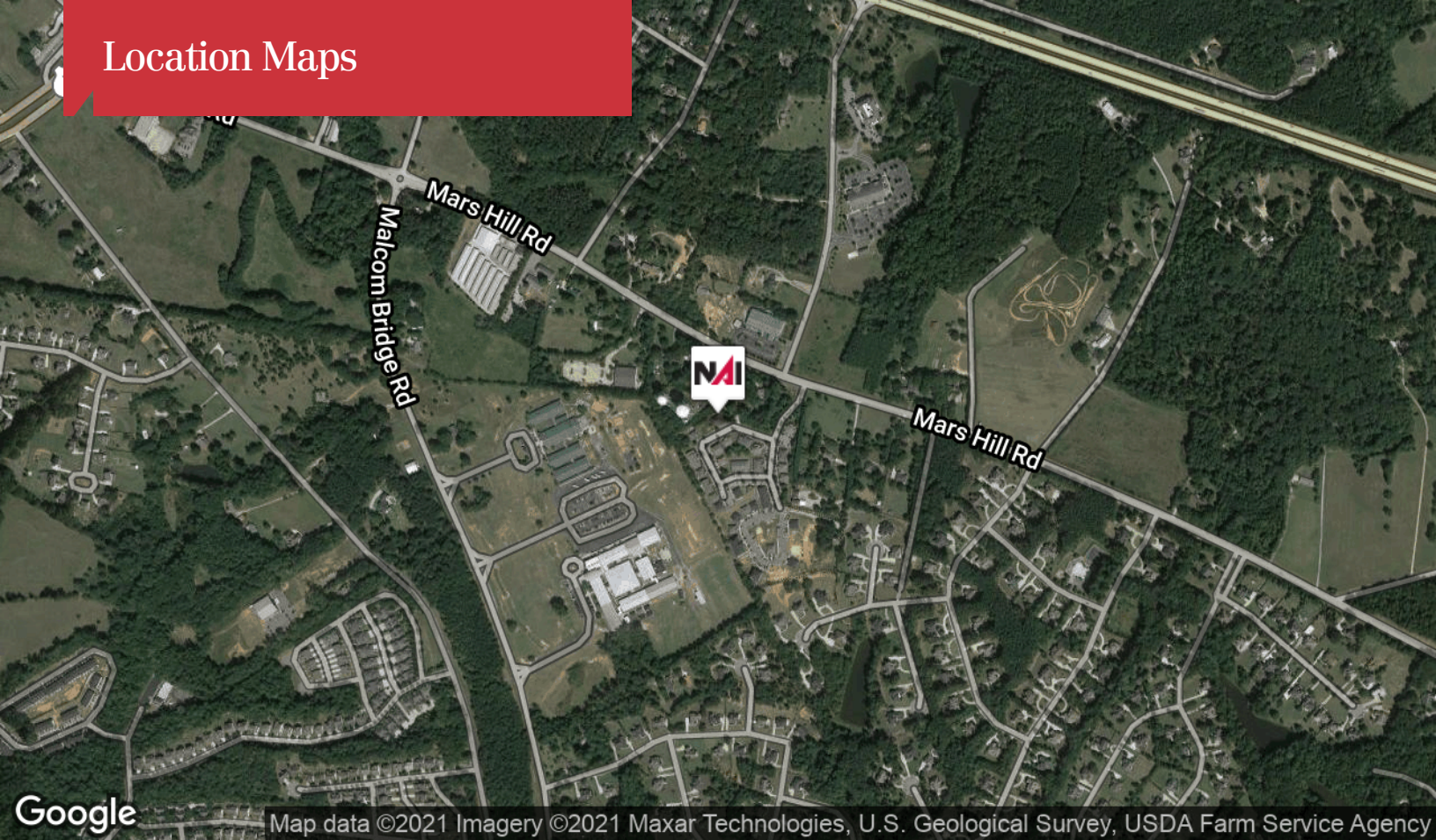


## Additional Photos





## Location Maps

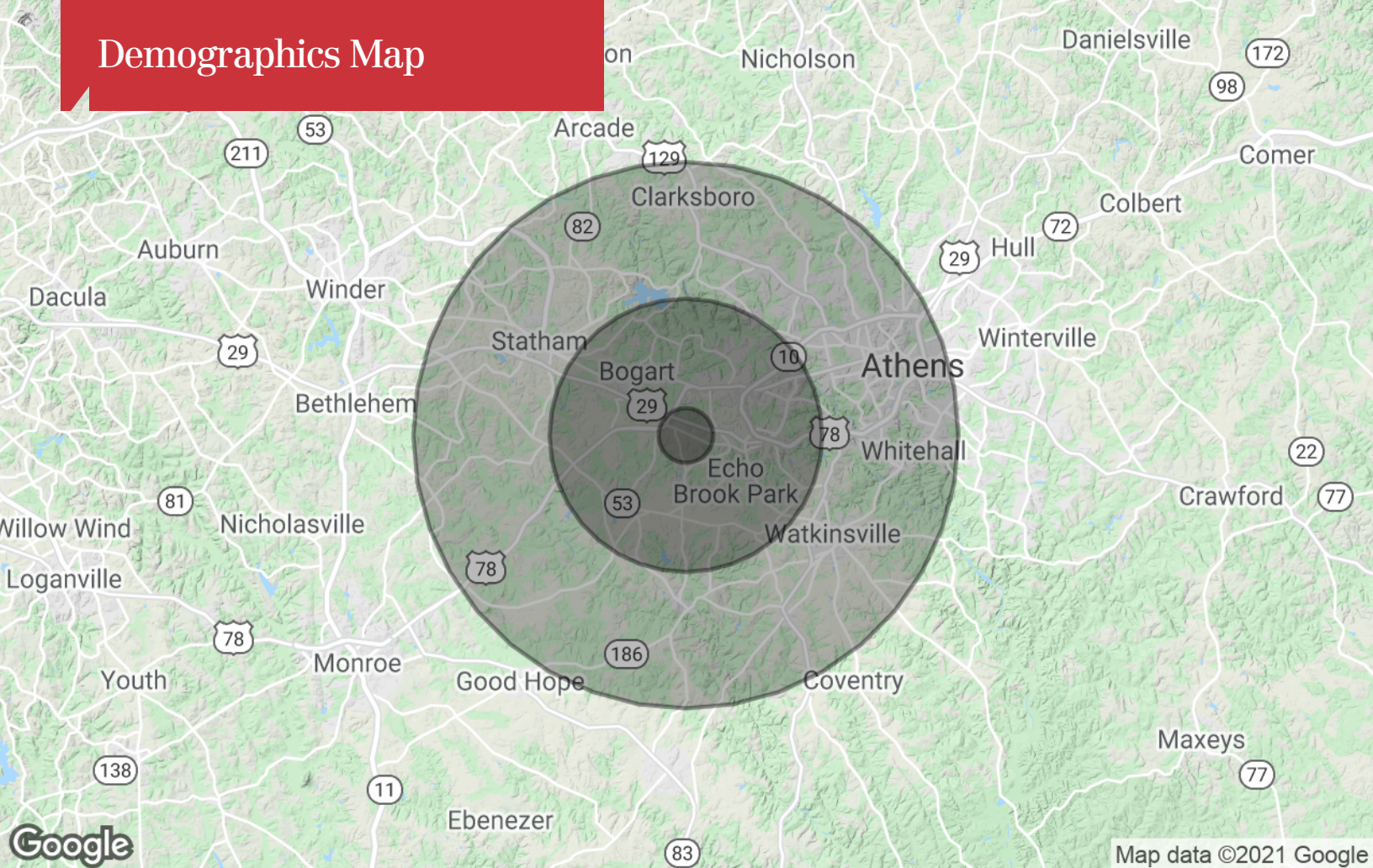


# Retailer Map





# Demographics Map



## Population

	1 Mile	5 Miles	10 Miles
TOTAL POPULATION	728	28,656	136,830
MEDIAN AGE	39.0	35.6	31.7
MEDIAN AGE (MALE)	38.4	34.3	30.9
MEDIAN AGE (FEMALE)	39.3	36.1	32.2

## Households & Income

	1 Mile	5 Miles	10 Miles
TOTAL HOUSEHOLDS	265	10,905	48,613
# OF PERSONS PER HH	2.7	2.6	2.8
AVERAGE HH INCOME	\$98,194	\$86,596	\$64,888
AVERAGE HOUSE VALUE		\$253,118	\$235,345

\* Demographic data derived from 2010 US Census