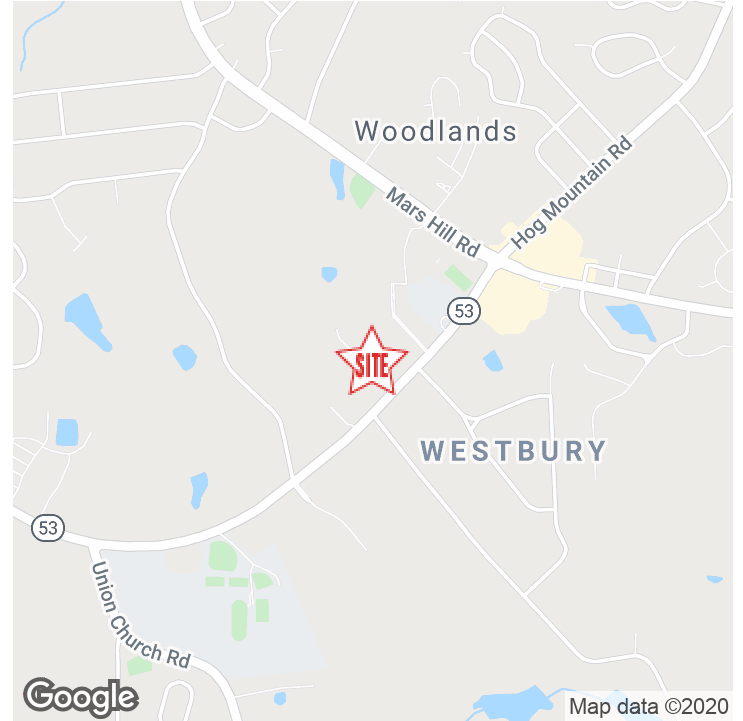


MARKET CENTER UPSTAIRS UNIT 115

1430 Capital Avenue, Watkinsville, GA 30677



OFFERING SUMMARY

Sale Price:	\$285,000
Building Size:	21,063 SF
Available SF:	1,888 SF
Price / SF:	\$150.95

PROPERTY OVERVIEW

Prime location on Hwy 53/Hog Mountain Road at Butler's Crossing, one of the three primary business districts in affluent Oconee County. High traffic location ranging from 13,500 to 18,000 vehicles daily.

PROPERTY HIGHLIGHTS

- Located within a mile radius of Oconee County Primary, Elementary, and High Schools
- Located 1200 ft from the Butler's Crossing Shopping Center featuring Publix as an anchor

AUSTIN SUMNER PROPERTIES

706.353.1039
info@as-prop.com



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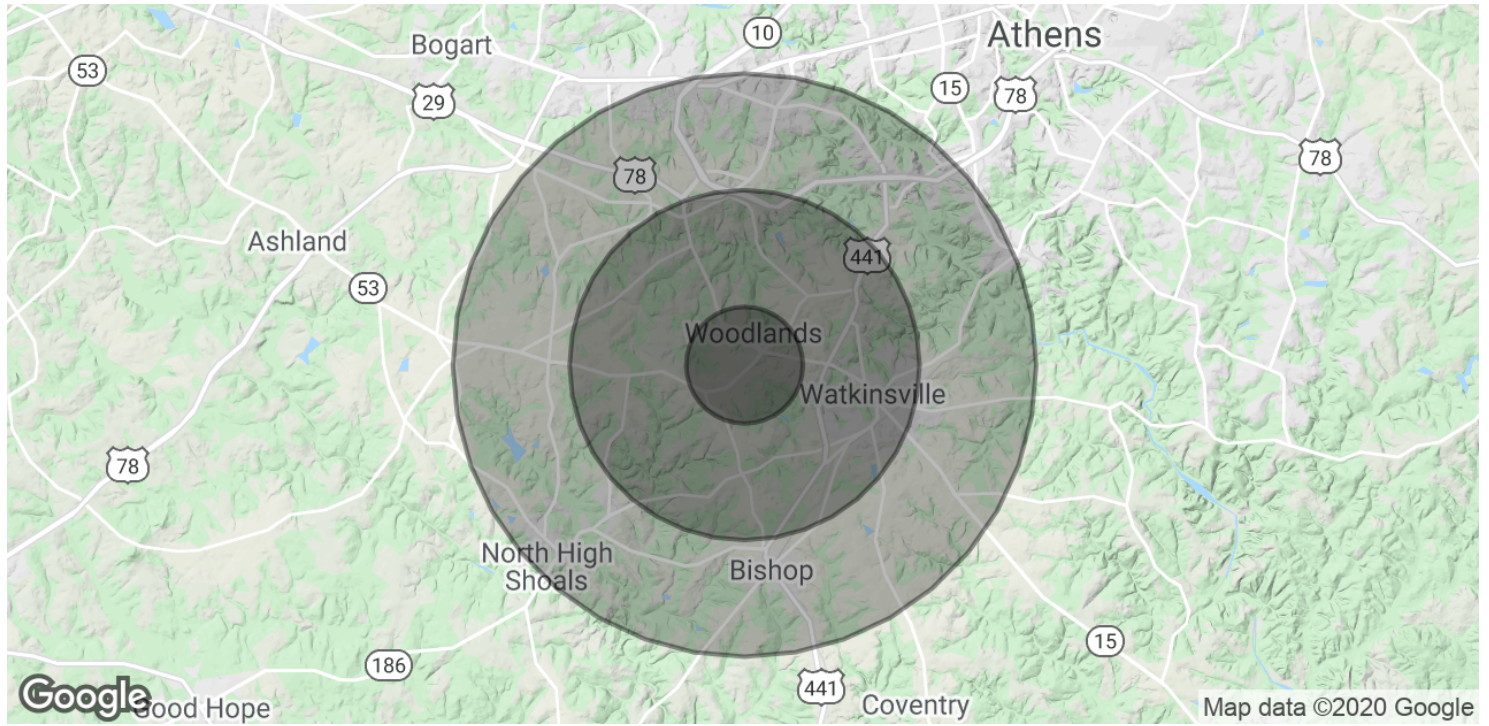
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	978	8,580	27,055
Average age	37.9	38.5	35.6
Average age (Male)	35.2	35.7	34.6
Average age (Female)	39.8	40.4	36.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	329	2,943	9,722
# of persons per HH	3.0	2.9	2.8
Average HH income	\$102,034	\$104,818	\$93,337
Average house value	\$260,080	\$259,371	\$260,479

* Demographic data derived from 2010 US Census

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1430 Capital Avenue, Watkinsville, GA 30677



LEGEND

Available

LEASE INFORMATION

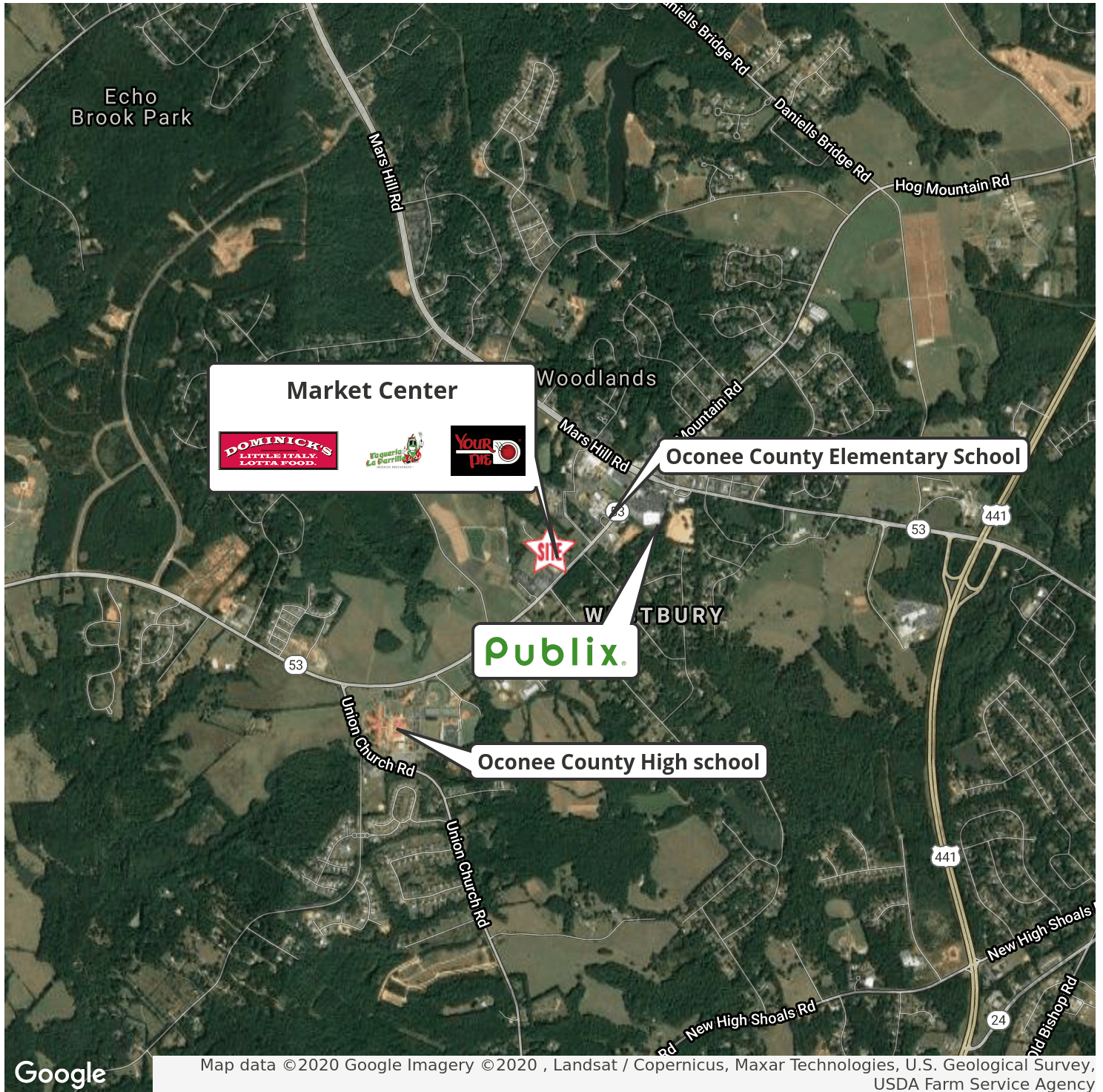
Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,888 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 115	Available	1,888 SF	NNN	Negotiable	-

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