

SALE

145 HEYWARD ALLEN PARKWAY

145 Heyward Allen Parkway Athens, GA 30606

SALE PRICE

\$2,250,000



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COLDWELL BANKER
COMMERCIAL
UPCHURCH REALTY

Jonathan Hogan

O: 706 714 6956

jon.b.hogan@gmail.com

GA #397149

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PROPERTY DESCRIPTION

+/-7.5 acre commercial development parcel in Athens-Clarke County zoned commercial general (C-G). The property has traffic signaled access to Atlanta Highway with +/- 25,000 vehicles per day and is strategically located with easy access to downtown Athens, Highway 316, US Hwy 78, Hwy 129 and Hwy 441. Underground power, sewer, water, and communications are available on-site.

PROPERTY HIGHLIGHTS

- +/- 7.5 Acres Zoned Commercial General.
- Traffic signaled access to Atlanta Highway.
- +/- 25,000 Vehicles Per Day on Atlanta Hwy.
- Easy Access to downtown Athens and Highways 316, 78, 129 & 441.

OFFERING SUMMARY

Sale Price:	\$2,250,000
Lot Size:	7.469 Acres
Zoning:	C-G
APN:	072 013A

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,972	39,895	72,174
Total Population	6,538	98,657	176,429
Average HH Income	\$70,891	\$71,368	\$72,042

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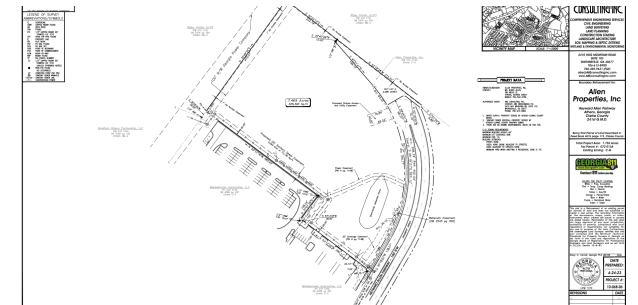
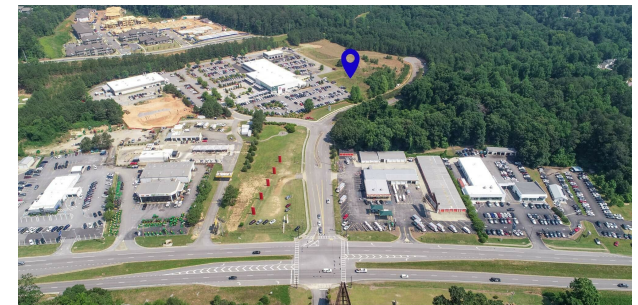


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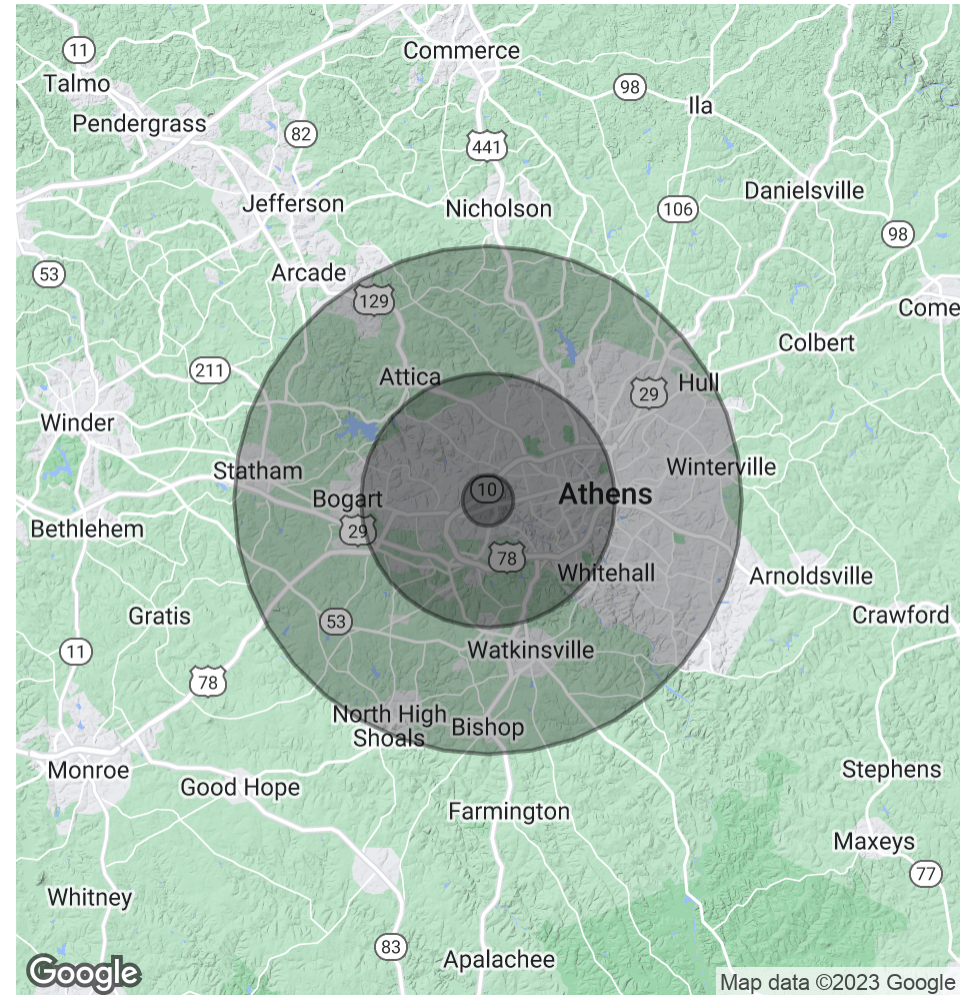
POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,538	98,657	176,429
Average Age	35.4	32.4	34.6
Average Age (Male)	33.4	31.3	33.6
Average Age (Female)	40.7	34.1	36.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,972	39,895	72,174
# of Persons per HH	2.2	2.5	2.4
Average HH Income	\$70,891	\$71,368	\$72,042
Average House Value	\$194,192	\$215,823	\$202,085

* Demographic data derived from 2020 ACS - US Census

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