

# SALE / LEASE

**1360 CADUCEUS WAY, BUILDING 200, #102**

1360 Caduceus Way, Building 200, #102 Watkinsville, GA 30677



## PROPERTY DESCRIPTION

This medical office space is one unit of a three unit building with a shared entrance and lobby. Upon entering the unit, there is a small waiting area and reception office. This unit consists of:

2 single restrooms, breakroom/kitchenette, 5 exam rooms of which 2 have sinks, 3 private offices of which two have built-in cabinetry, 1 lab/storage nook with a sink, and 4 storage closets. Property has carpet and hardwood floors throughout.

## PROPERTY HIGHLIGHTS

- - Easily Accessible
- - Medical and Professional Office Park
- - Multiple exam rooms and private offices
- - Near shopping and dining

## LOCATION DESCRIPTION

Located in a thriving office park, this property is ideal for a tenant who needs easy access for patients/clients in the Greater Athens Area. Positioned just off GA-Highway 316, and near to the Oconee Connector and three Loop-10 access ramps, this location has that accessibility. Surrounded by other medical and professional offices, and near to dining and shopping, this location is convenient to errands and activities for both patients and employees.

## OFFERING SUMMARY

Sale Price:	\$725,000
Lease Rate:	\$21.50 SF/yr (NNN)
Number of Units:	1
Available SF:	2,304 SF
Building Size:	9,984 SF
Zoning:	O-I-P
APN:	C 01AM200102

**Roby Redwine**  
706 207 2942

**Katie Reeves**  
706 254 3446



**COLDWELL BANKER  
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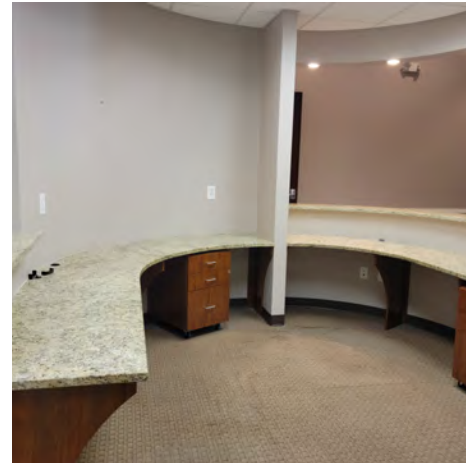
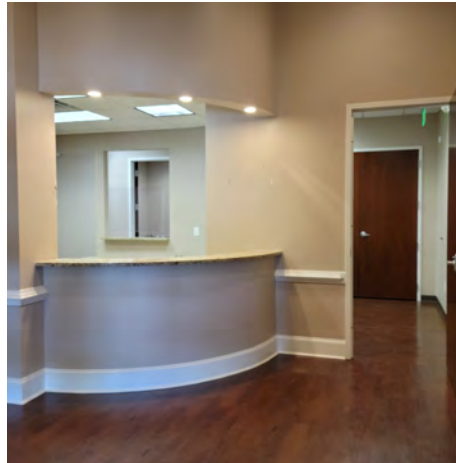
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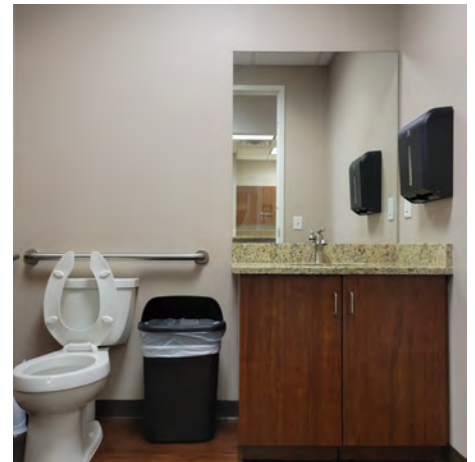
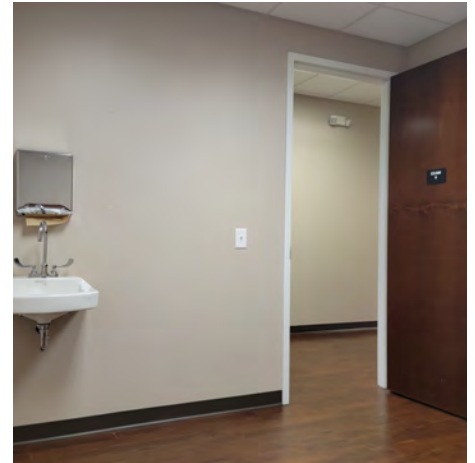


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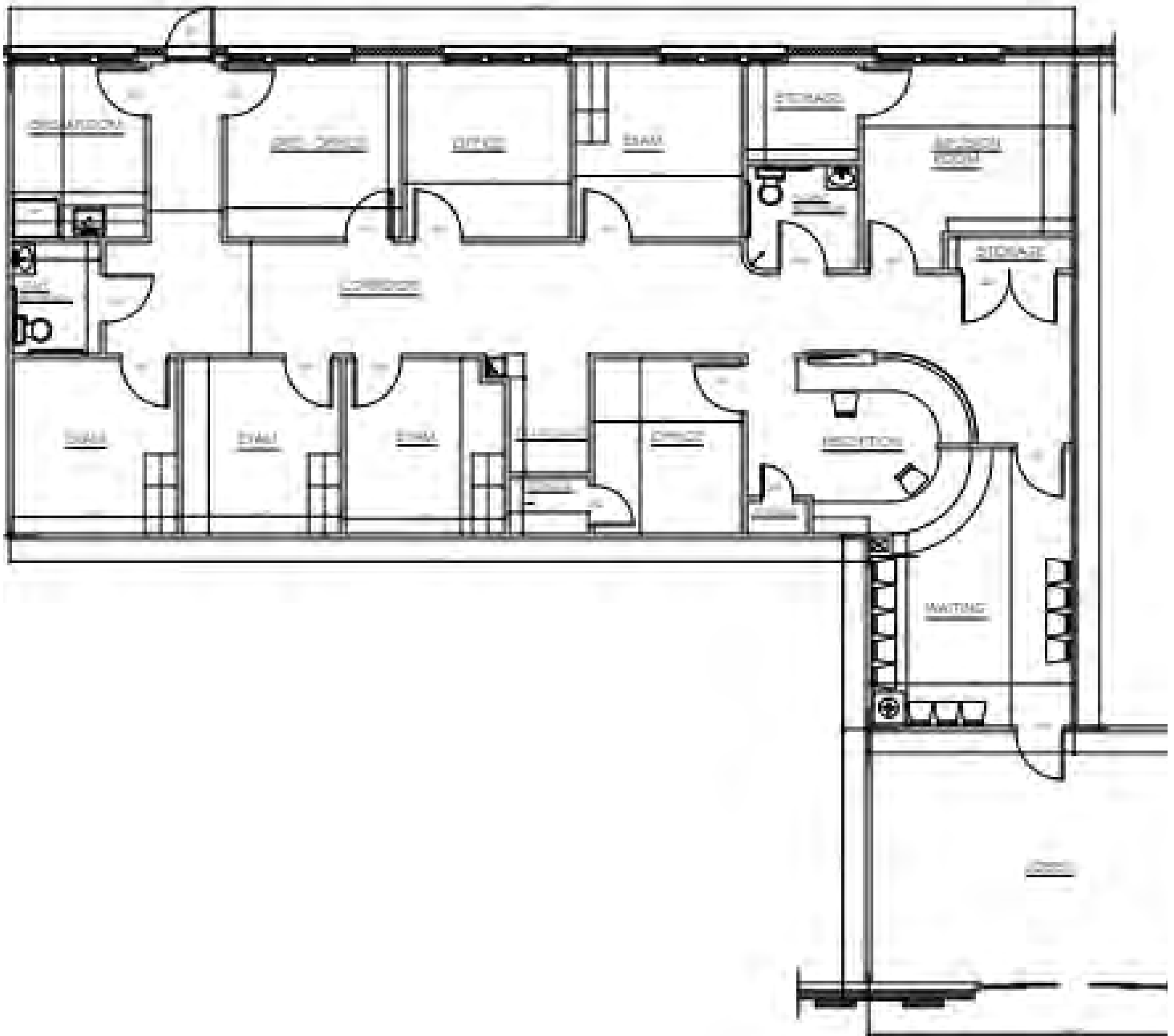


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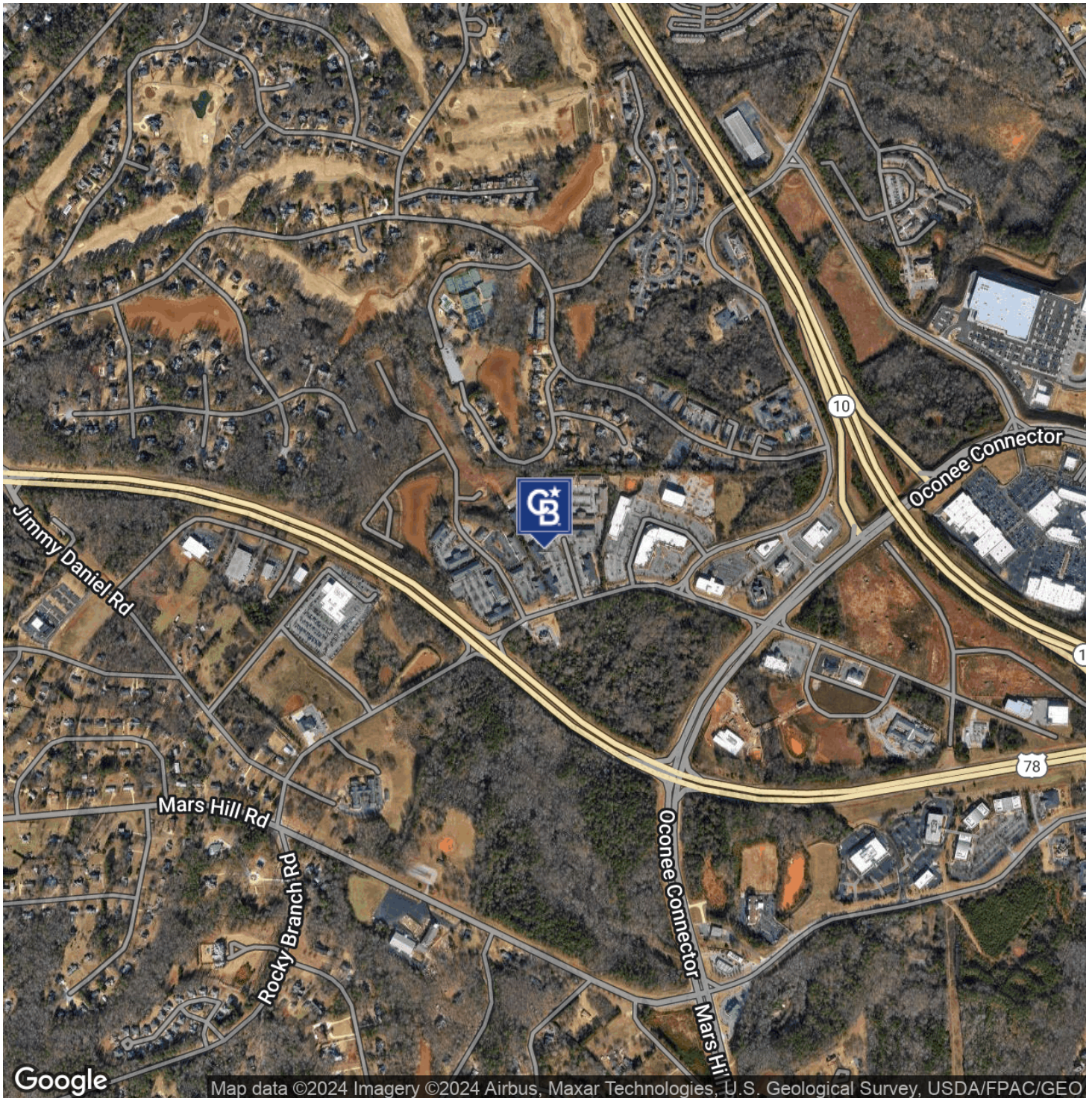
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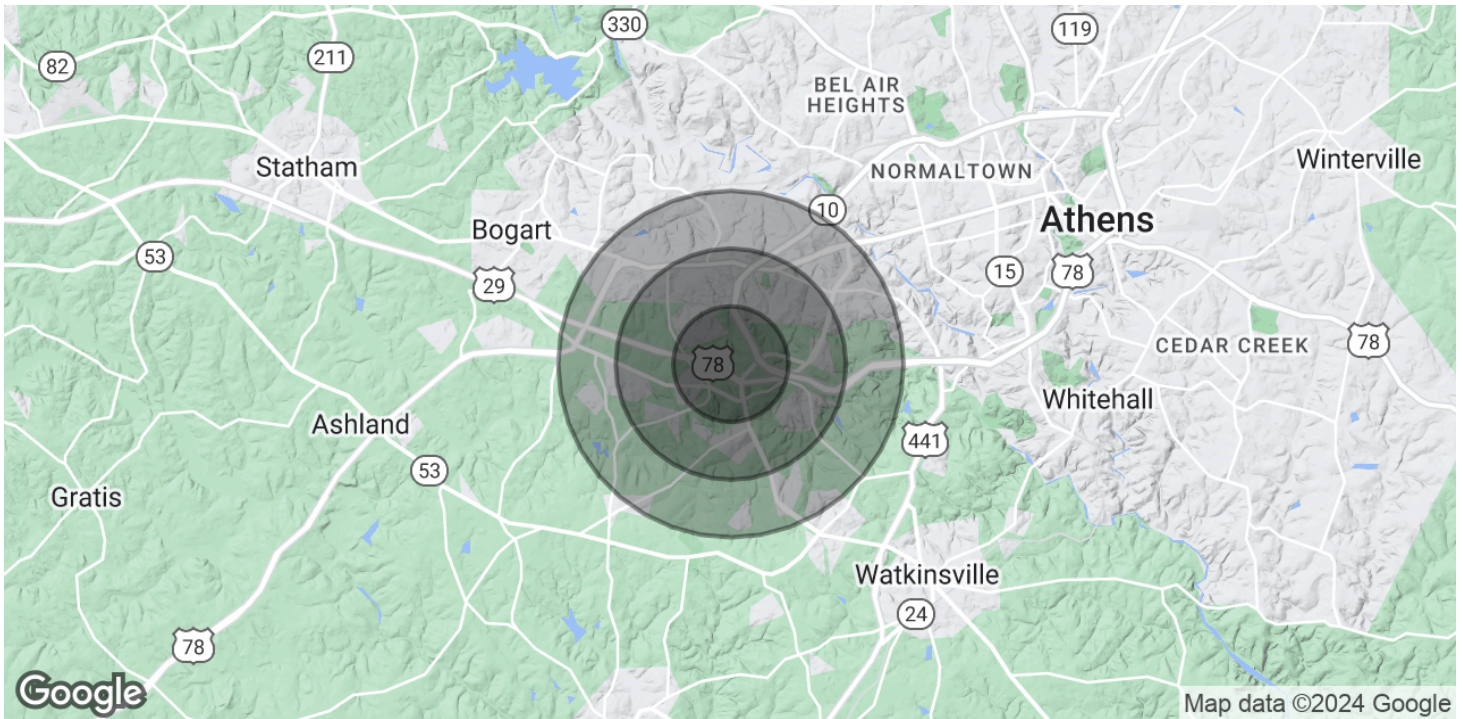
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## POPULATION

	1 MILE	2 MILES	3 MILES
Total Population	2,189	11,051	24,251
Average Age	42.1	39.6	40.2
Average Age (Male)	39.6	38.3	37.7
Average Age (Female)	43.9	43.9	44

## HOUSEHOLDS & INCOME

	1 MILE	2 MILES	3 MILES
Total Households	867	4,671	10,149
# of Persons per HH	2.5	2.4	2.4
Average HH Income	\$113,683	\$97,500	\$100,316
Average House Value	\$289,334	\$260,668	\$269,758

\* Demographic data derived from 2020 ACS - US Census

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