



**1011 Woodridge Lane
Watkinsville, GA 30677**

**From \$134,900 to \$474,900
Also available for lease**



- Attractive office park featuring all-brick construction, unique floor plans, and upscale interiors
- Convenient location on US Hwy 441 between Watkinsville and Athens
- Easily accessible to Hwy 53, Hwy 15, Loop 10, Hwy 316, UGA, and downtown
- A variety of floor plans and sizes to suit each individual organization's needs
- Prices have just been slashed!

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Summary

- All brick construction
- Each unit features a unique floor plan, color scheme, and architectural design, which helps to avoid the typical, generic office park look
- ADA Compliant restrooms
- Great exposure along Hwy 441 South
- Convenient location in Oconee County, between Watkinsville and Athens
- Most offices feature a break area with granite counter, sink, and refrigerator hook-up

Pricing

<i>Unit</i>	<i>Size (square feet)</i>	<i>Sale Price</i>	<i>Lease Price*</i>	<i>Comments</i>
101	1000	\$134,900	\$1170/mo	Ideal for small businesses
103	3540	\$474,900	\$4130/mo	Largest office in Woodridge

*Includes condo fees

Only two units left!



Current Occupants

Unit	Business Name	Description
301	Eastside Chiropractic	Originally located on the eastern side of Athens, Dr. Bryan Hooper has re-located his practice to Woodridge North
302	Presbyterian Village	Administrative and planning office for the future retirement community located off Hwy 53
201	Joseph Marfisi, M.D.	Medical offices
202	Stoltz Business Services	Accounting for small businesses in and around Athens, GA
102	Goff Enterprises	Local developer/franchisee

Demographics

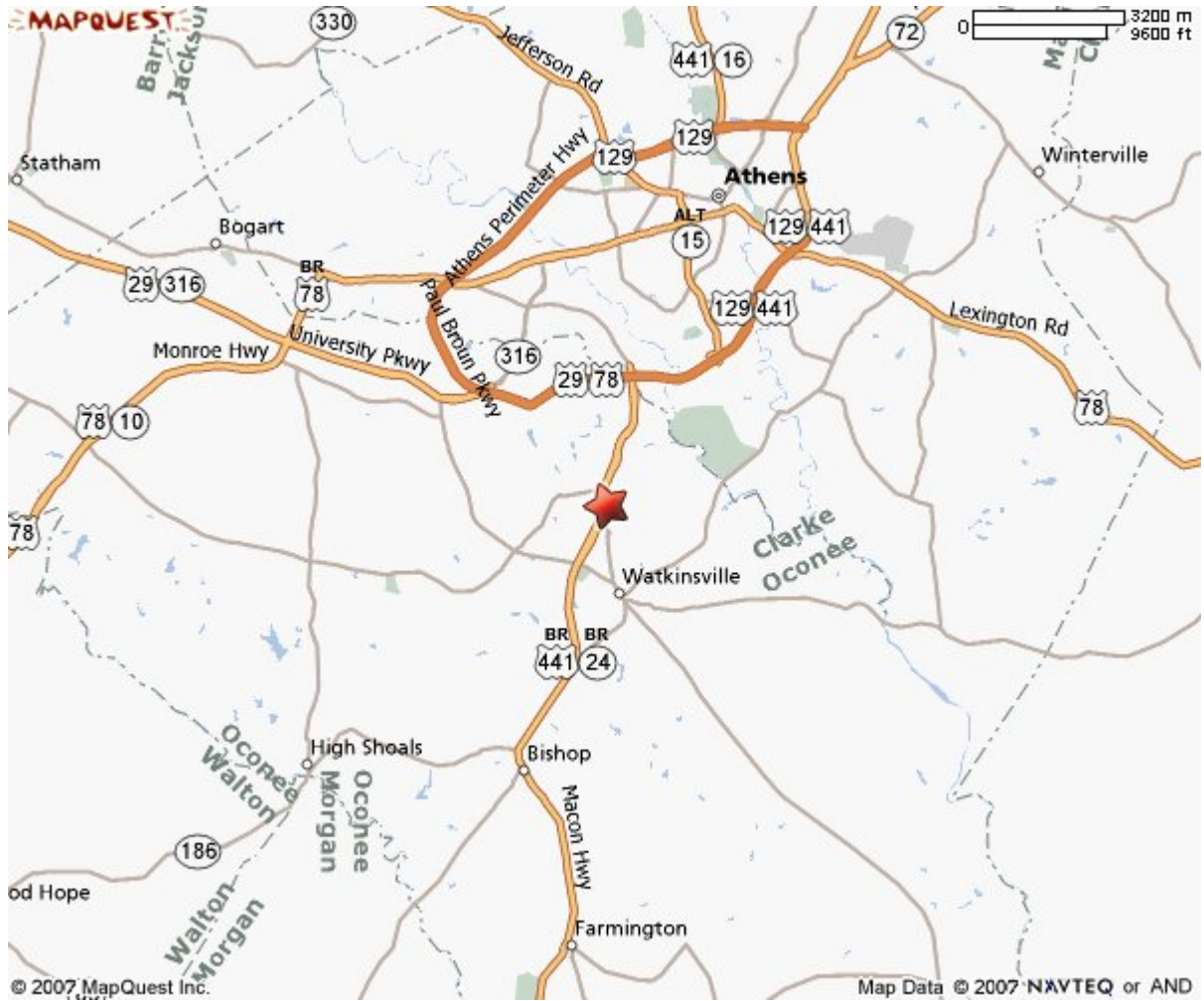
	1 mile radius	3 mile radius	5 mile radius
2006 Average Household Income	\$81,435	\$71,367	\$57,874
2006 Population	1026	18,694	67,820
2000 Total Housing Units	314	6,389	26,078
% Population Change 1990-2006	67.54%	60.65%	23.95%

	Oconee County	Clarke County	State of Georgia
Median Household Income (2003)	\$57,780	\$29,489	\$42,421
Population (2000)	26,225	101,489	8,186,453

Using Census Data from the Year 2000



Map





Disclaimer

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