



Office Building » For Lease

Professional Office Building

456 ATHENS STREET, JEFFERSON, GA 30549

THE SIMPSON COMPANY OF GEORGIA, INC.

425 Spring Street, Suite 200

Gainesville, GA 30501

O: 770.532.9911

RUSSELL DYE

Associate Broker

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russell@simpsoncompany.com

OTIS RYLEE

Sales Associate

770.532.9911

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Executive Summary

PROFESSIONAL OFFICE BUILDING
456 Athens Street, Jefferson, GA 30549



OFFERING SUMMARY

Available SF:	10,032 SF
Lease Rate:	\$12.00 SF/yr (MG)
Lot Size:	1.39 Acres
Year Built:	1988
Building Size:	10,032 SF
Market:	Northeast

PROPERTY HIGHLIGHTS

- Brick office building for lease
- Perfect for an accountant, law firm, or medical practice
- 1.39+/- Acre site
- Commercial zoning
- Located near established office/medical users in downtown Jefferson

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	281	5,684	20,531
Total Population	778	16,086	57,324
Average HH Income	\$69,919	\$67,249	\$62,949

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Russell Dye / Associate Broker / 770.532.9911 / russell@simpsoncompany.com

All information furnished is from sources deemed reliable, but information has not been verified and is subject to errors and omissions.

Additional Photos

PROFESSIONAL OFFICE BUILDING
456 Athens Street, Jefferson, GA 30549



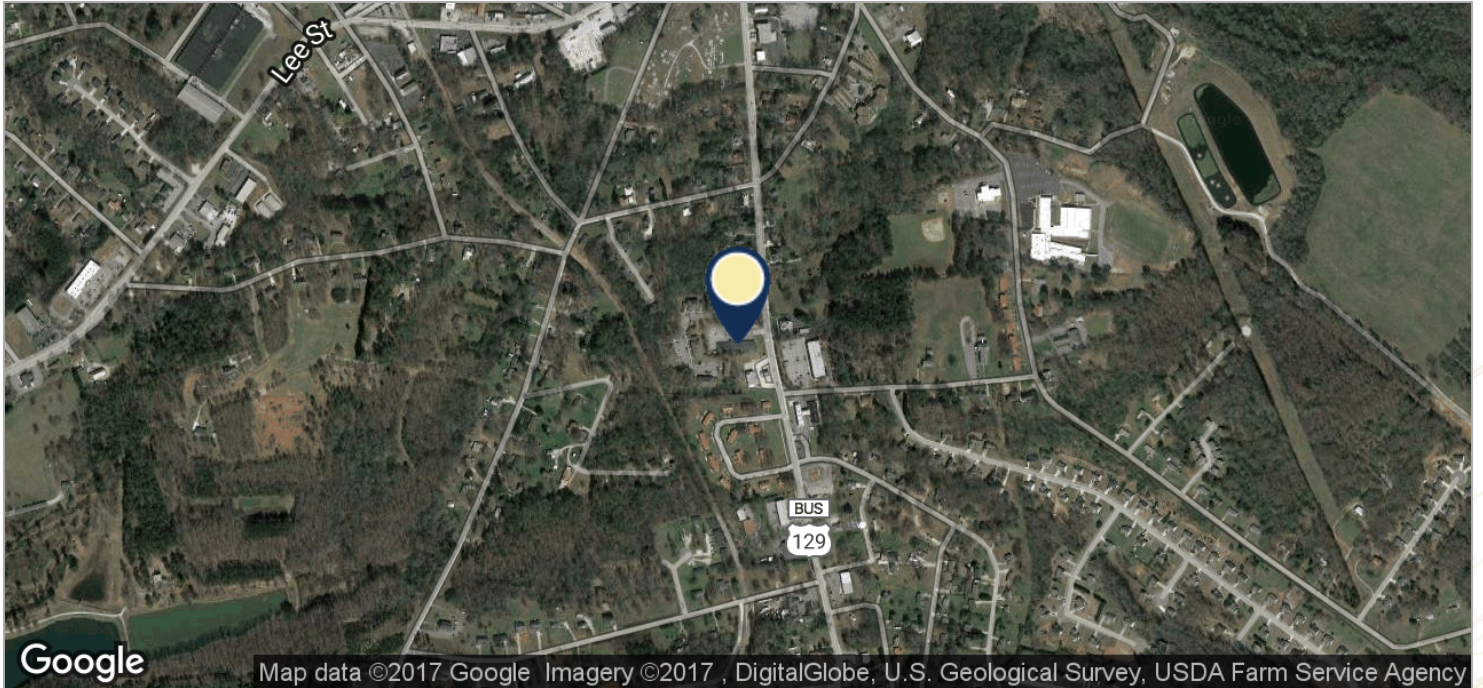
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Location Maps

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Broker Profile



Presented by:

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The Simpson Company's team of CCIM, SIOR and IREM trained professionals brings integrity, knowledge and experience to every assignment, working with a commitment to help you make the best real estate decisions for you and your business.

Our brokers and property managers have a wide range of experience with regional, national and international marketing strategies, and we work to help you anticipate market opportunities and leverage competitive advantages. We focus on forward-thinking strategies for each project, to help build success now and create opportunities for the future.

