

For Sale or Lease

3,040 SF | \$675,000 | \$20 SF/Yr
Office Suites



Atlanta Highway Office Suites

3149 Atlanta Hwy, Suite A & B
Athens, Georgia 30606

Property Overview

3149 Atlanta Highway is an office condominium on the west side of Athens with 3,040 SF across Suites A and B. The space includes 3 private offices, a conference room, a cubicle suite, a built-in reception desk, 10-foot ceilings throughout, and a wired speaker system. The conference room has a built-in granite table, dual chandeliers, and pocket doors on both sides.

The condo format means a buyer owns their suite rather than a whole building — a less common option in this market that tends to appeal to medical, professional, and financial service users looking to put down roots.

Property Highlights

- Over 24,000 Average Daily Traffic
- 3,040 SF | West Athens
- 3 Private Offices | Conference Room | Cubicle Suite
- Built-In Granite Conference Table & Dual Chandeliers
- 10-Foot Ceilings | Wired Speaker System

Offering Summary

Sale Price:	\$675,000
Lease Rate:	\$20 SF/yr (NNN)
Available SF:	3,040 SF
Lot Size:	0.06 Acres

For More Information

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Exterior Photos



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Interior Photos



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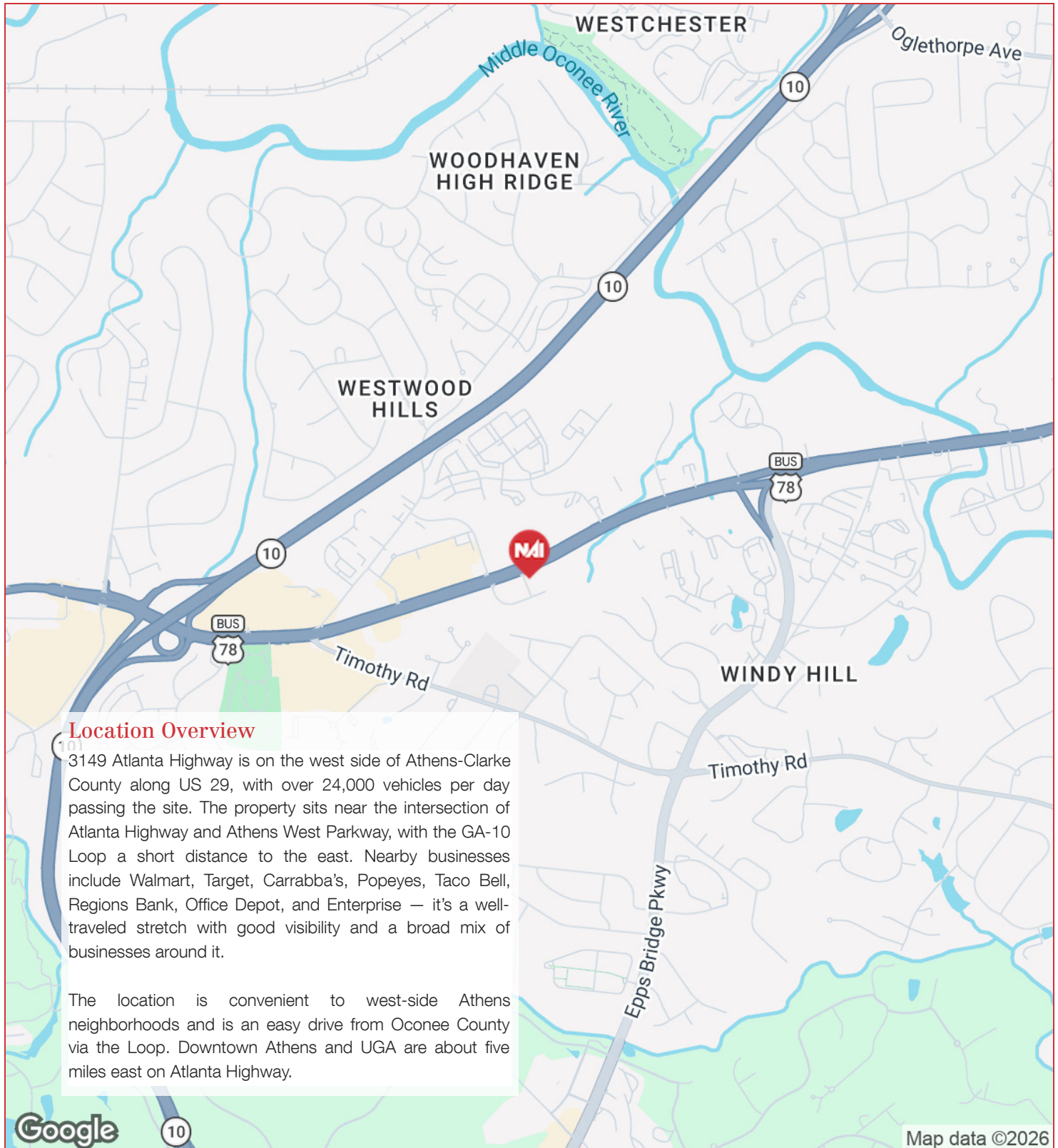
Retailer Map



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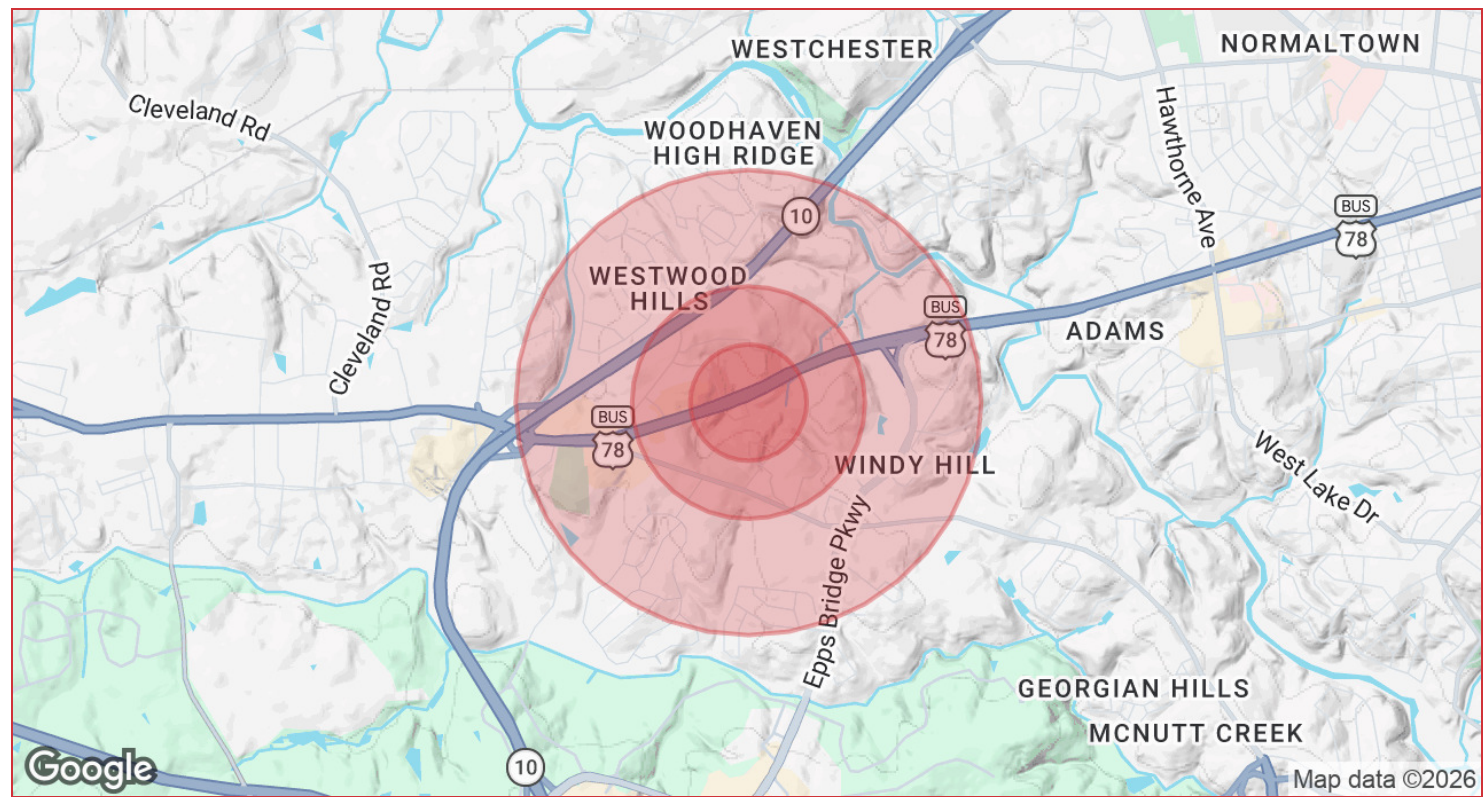
Location Map



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Area Demographics



Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	488	1,826	6,137
Average Age	38.1	36.8	38.3
Average Age (Male)	40.2	38.2	37.0
Average Age (Female)	34.8	34.4	38.7

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	223	847	2,971
# of Persons per HH	2.2	2.2	2.1
Average HH Income	\$78,579	\$75,827	\$83,477
Average House Value	\$328,566	\$321,668	\$335,733

2023 American Community Survey (ACS)