



FOR LEASE

1,500 SF OFFICE SPACE @ RESOURCE VALLEY

1551 JENNINGS MILL RD. #500B WATKINSVILLE, GA 30677

EXECUTIVE SUMMARY

1551 Jennings Mill Road presents an opportunity to lease quality office space within Resource Valley, a professionally managed office condominium park located in the heart of Oconee County. Strategically positioned just off Highway 316, the Property offers convenient access to Athens, Watkinsville, and the greater Atlanta market while benefiting from one of Northeast Georgia's most affluent and rapidly growing business communities.

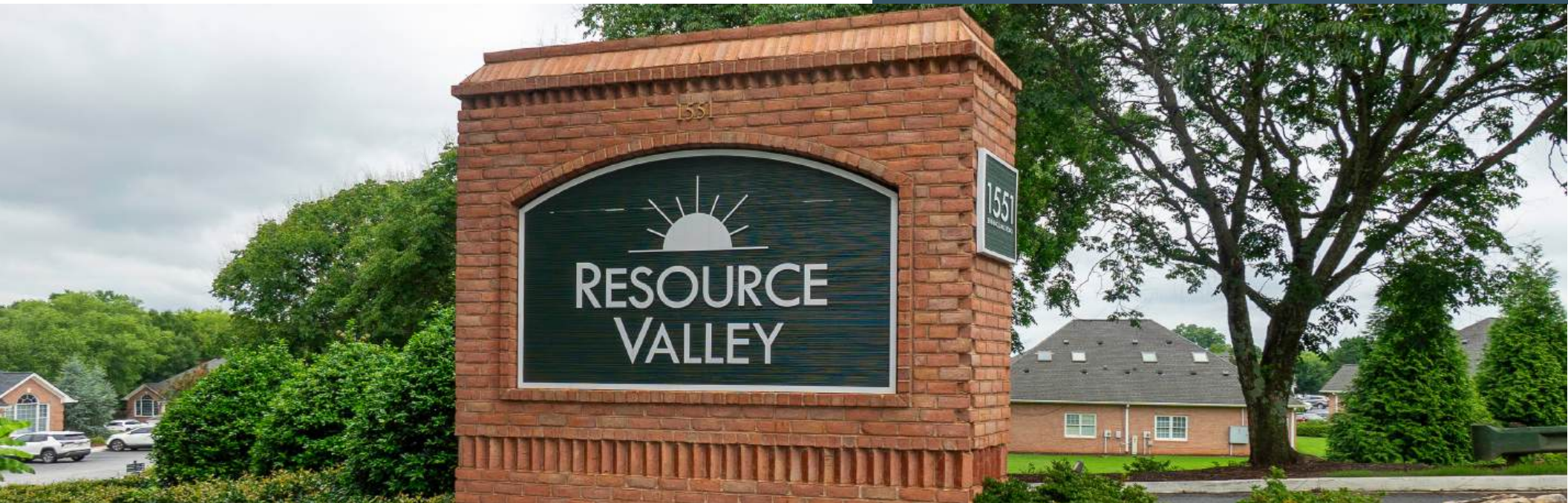
500 B features ~1,500 square feet of office space, including 1,158 square feet on the main level and an additional 350-square-foot second-floor office. The efficient layout includes five private offices, a reception/work area, a restroom, a kitchenette, and onsite parking, making it ideal for professional, medical, consulting, or service-oriented users. Tenants benefit from a gross-style lease structure with water, trash service, HOA dues, property taxes, and building insurance included in the rental rate.

Resource Valley offers tenants a professional office environment, strong regional accessibility, and a convenient location within one of the Athens area's most desirable business corridors.

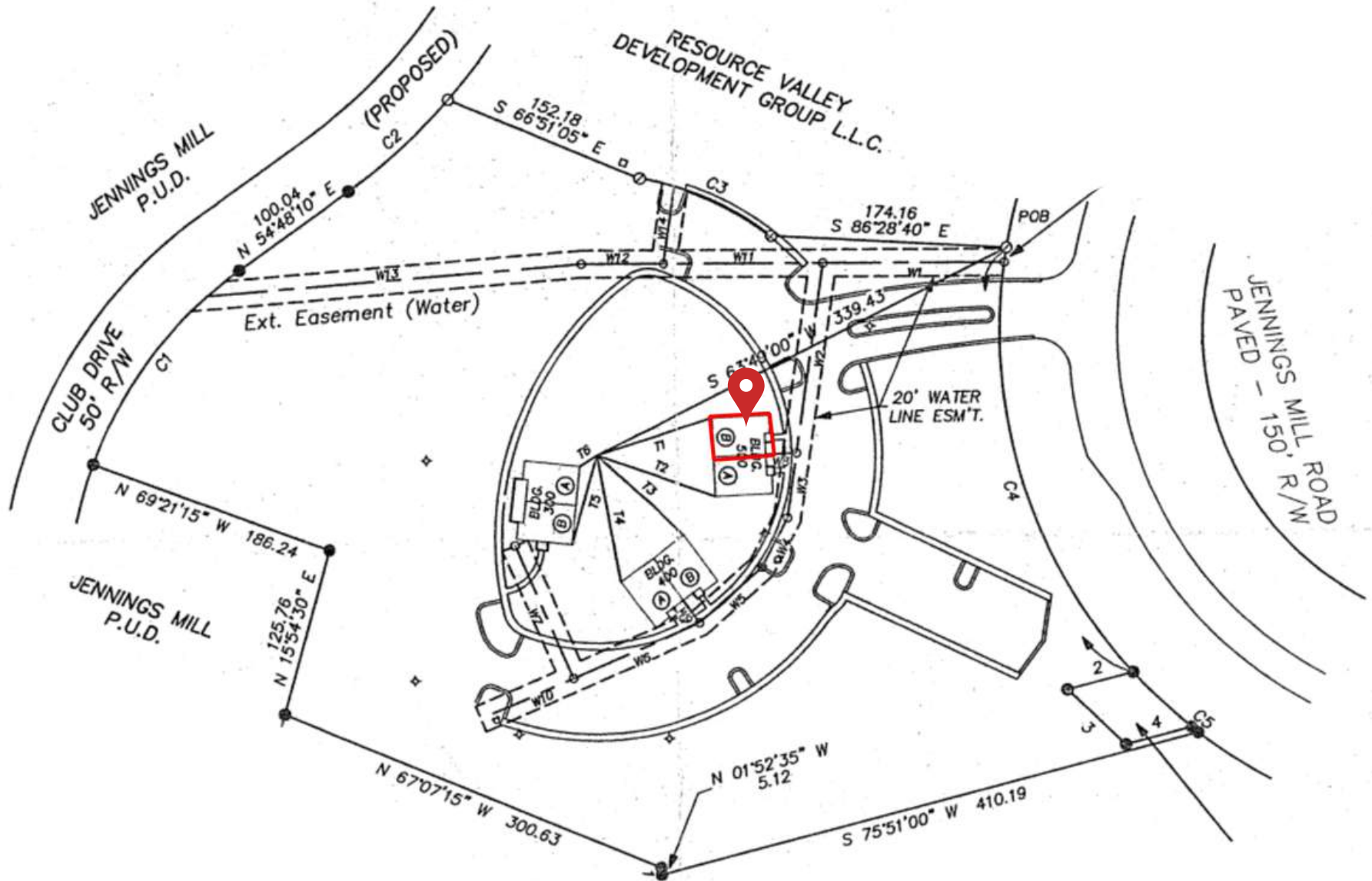
Property Highlights

- ±1,508 SF total office space
 - ±1,158 SF main level
 - ±350 SF second-floor office
- Five private offices
- Kitchenette and restroom
- Dedicated onsite parking
- Professionally managed office condominium community
- Prime Oconee County location
- Convenient to Highway 316, Athens, and Metro Atlanta
- Water, trash, HOA dues, taxes, and insurance included
- Tenant responsible only for electricity and internet

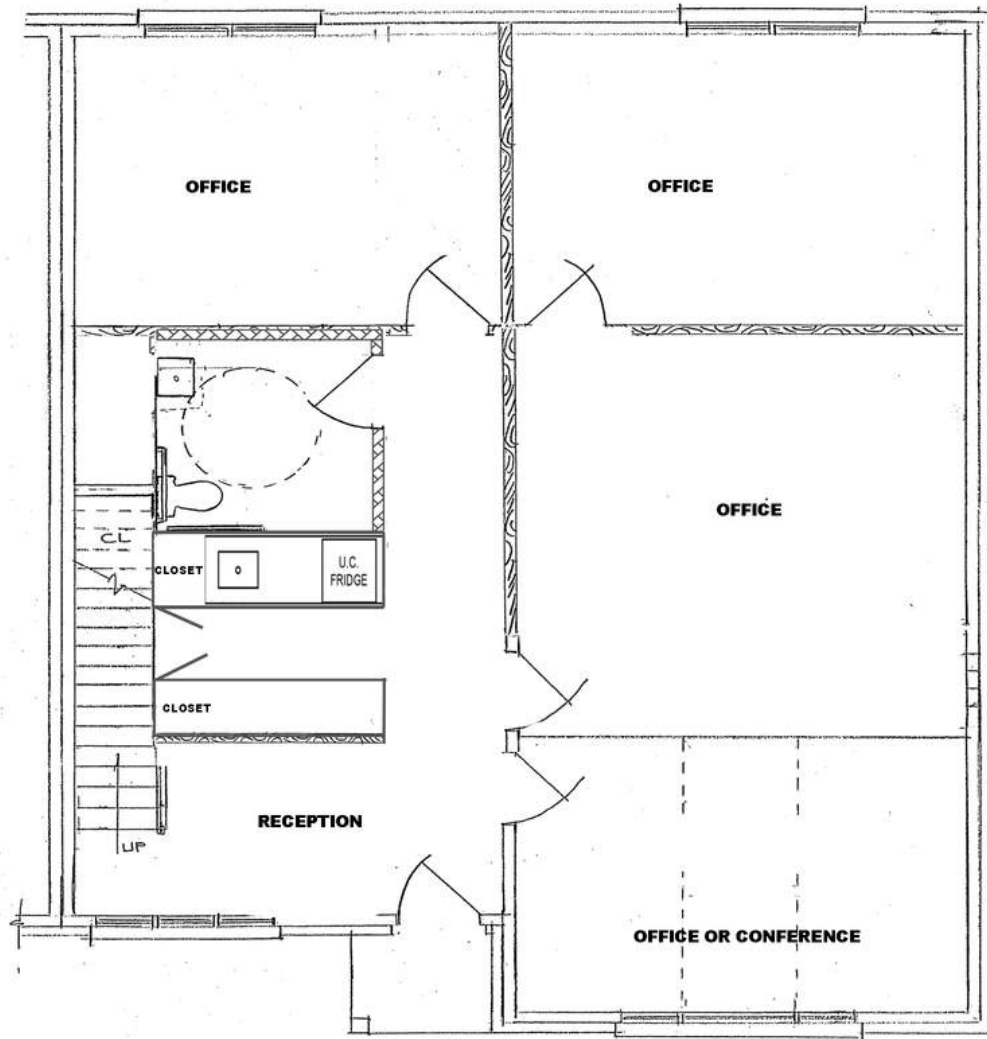
**Lease Rate \$1985/MONTH
Plus Electric & Internet
Available NOW**



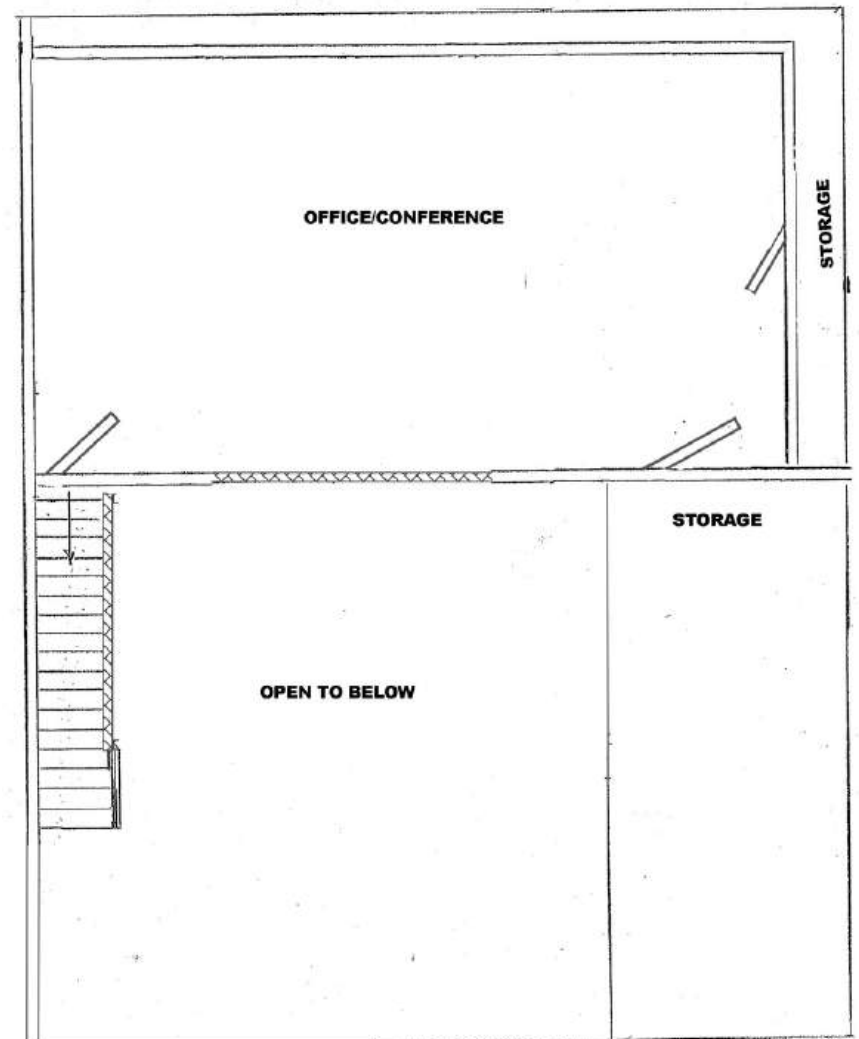
SITE PLAN



FLOOR PLAN

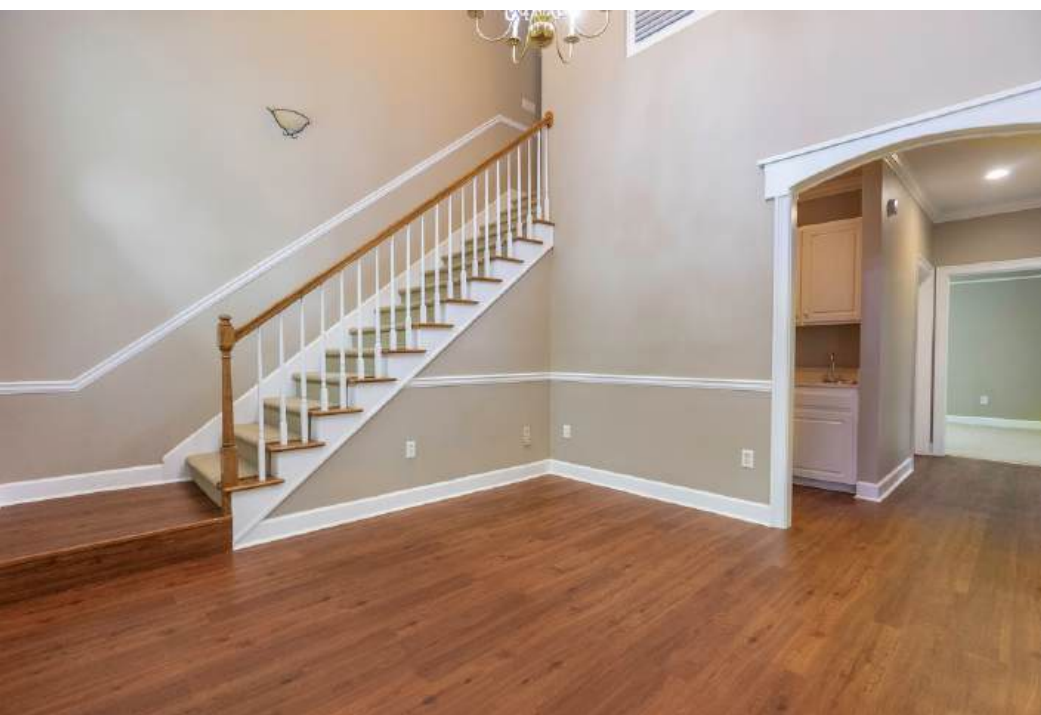


FIRST FLOOR



SECOND FLOOR

GALLERY



GALLERY



GALLERY



TRADE AREA



1551 Jennings Mill Road is located within one of Northeast Georgia's most desirable office and medical corridors, benefiting from strong demographics, continued population growth, and exceptional regional accessibility.

Situated just off Highway 316, Resource Valley provides convenient access to Athens, Watkinsville, and Metro Atlanta while serving a highly affluent and educated customer base. The surrounding five-mile trade area includes more than 70,000 residents and nearly 30,000 households, with Oconee County consistently ranking among Georgia's highest-income counties.

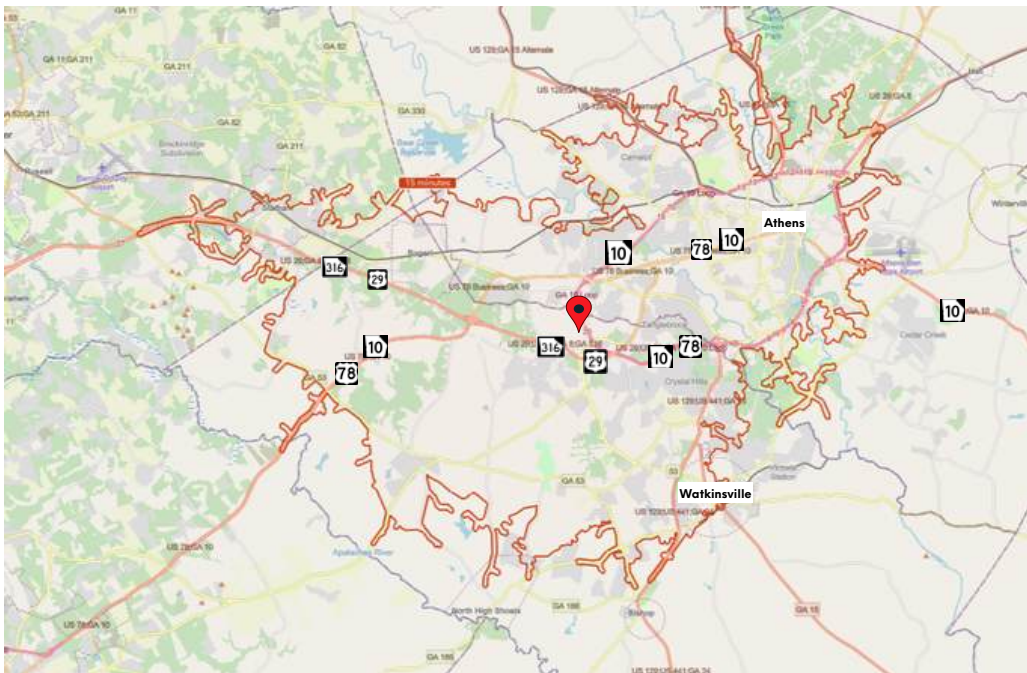
The area is anchored by major employers including the University of Georgia, Piedmont Athens Regional Medical Center, and St. Mary's Health Care System, supporting strong demand for medical, professional, and service-oriented office users.

The dominant Emerging Hub demographic profile reflects the area's rapid residential growth, strong household formation, and expanding professional workforce. These households are typically composed of educated professionals and families in their peak earning years, creating sustained demand for medical, healthcare, financial, legal, and professional services.

This demographic trend, combined with Oconee County's above-average household incomes and continued residential development, supports long-term demand for office space throughout the Jennings Mill Road corridor.

Neighboring Tenants include:

- Maid Teams
- Seymour & Perry, LLC
- Four Seasons Lawn Maintenance
- NuCraft Dental Arts
- Gerstch Family Law
- Trademark Capital



DEMOGRAPHIC SUMMARY

Key Facts

1551 Jennings Mill Rd, Watkinsville, Georgia, 30677

Rings: 5 mile radii

KEY FACTS

74,122

Population

35.2

Median Age

2.4

Average Household Size

\$78,930

Median Household Income

16,646

2023 Owner Occupied Housing Units (Esri)

13,769

2023 Renter Occupied Housing Units (Esri)

BUSINESS



3,438

Total Businesses



43,953

Total Employees

HOUSING STATS



\$381,308

Median Home Value



13,769

2025 Renter Occupied HUs



16,646

2025 Owner Occupied HUs

2025 Households by income (Esri)

The largest group: \$50,000 - \$74,999 (16.6%)

The smallest group: \$35,000 - \$49,999 (6.8%)

Indicator ▲	Value	Diff	
<\$15,000	9.0%	+5.4%	
\$15,000 - \$24,999	6.9%	+3.8%	
\$25,000 - \$34,999	8.0%	+4.6%	
\$35,000 - \$49,999	6.8%	-0.3%	
\$50,000 - \$74,999	16.6%	+3.5%	
\$75,000 - \$99,999	14.0%	+2.3%	
\$100,000 - \$149,999	15.3%	-5.8%	
\$150,000 - \$199,999	8.6%	-6.1%	
\$200,000+	15.0%	-7.2%	

Bars show deviation from Oconee County

Variables	5 miles	ZIP Codes 30677 (Watkinsville)	Counties Oconee County	States Georgia
2025 Total Population	74,122	22,004	46,860	11,269,916
2025 Household Population	72,020	21,973	46,712	11,014,657
2025 Family Population	52,184	19,835	41,814	8,945,030
2030 Total Population	76,045	23,590	50,623	11,683,868
2030 Household Population	73,944	23,559	50,475	11,428,609
2030 Family Population	53,903	21,328	45,125	9,269,351

Variables	5 miles	ZIP Codes 30677 (Watkinsville)	Counties Oconee County	States Georgia
2025 Per Capita Income	\$47,311	\$50,193	\$52,622	\$41,403
2025 Average Household Income	\$115,365	\$142,940	\$156,367	\$108,989
2025 Median Household Income	\$78,930	\$104,310	\$119,033	\$78,207
2030 Per Capita Income	\$53,309	\$55,222	\$57,348	\$46,132
2030 Median Household Income	\$89,296	\$122,388	\$133,225	\$88,646
2030 Average Household Income	\$129,660	\$158,970	\$172,277	\$120,776

ABOUT ATLAS

Atlas provides a full range of solutions, including brokerage, property management and investment services, allowing us to assist clients at any stage of the real estate life cycle. With over 75 years of industry experience across the globe in all asset classes, our team strives to deliver strategic insights and maximize returns for our clients.

BROKERAGE

Atlas represents buyers, sellers, landlords and tenants in commercial real estate transactions. From local business owners and investors to national franchises and corporate entities, Atlas brokers specialize in acquisitions, dispositions, site selection, leasing, and portfolio analysis.

Our team holds advanced certifications that exceed industry standards. Our marketing strategy and vast network of industry contacts make us well-positioned to deliver superior results for our clients in the commercial real estate brokerage space.

MANAGEMENT

Atlas provides commercial property management, asset management and project management services. Our team focus is providing oversight of and adding value to our clients investments. We work closely with owners to ensure that our management services are consistent with their goals and objectives.

We coordinate maintenance and repairs, 24/7 emergency service, rent collection, tenant communication, financial reporting, CAM reconciliation, budgeting, lease administration and more on behalf of our managed property owners.

INVESTMENT

Atlas principals are seasoned commercial real estate investors and have a history of successful projects across various asset types in both up and down market cycles.

Partnerships, joint ventures, and company-sponsored funds give accredited investor clients access to investments that are hand-selected by Atlas professionals.

If you want exposure to commercial real estate as a passive investment, partnering with Atlas is a solution designed for a more hands-off experience guided by industry experts.

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