



COMMERCIAL, LAND, INDUSTRIAL  
REAL ESTATE SERVICE

**WHITWORTH LAND CORPORATION**  
**126 South Milledge Avenue**  
**Athens, GA 30605**  
**Office 706-548-9300 Fax 706-548-7696**

**WWW.WHITWORTHLANDCORP.COM**

## SUMMARY ANALYSIS

### FLEMING LOT

± 2 ACRES

**240 Hawthorne Ave**

**Athens-Clarke County, Georgia**

<b>LOCATION:</b>	The property is located on the West side of Hawthorne Avenue roughly 250 ft north of the intersection with Old Epps Bridge Road and 750 ft north of the Atlanta Hwy. It's approximately 2 miles east of Downtown Athens and the University of Georgia campus.
<b>SIZE:</b>	± 2 Acres
<b>TOPOGRAPHY:</b>	Moderate to Flat
<b>FRONTAGE:</b>	± 225 Ft on Hawthorne Ave
<b>ZONING:</b>	C-G (Commercial General)
<b>UTILITIES:</b>	All Available
<b>PRICE:</b>	\$800,000
<b>DESCRIPTION:</b>	The property is located just north of the Atlanta Hwy Commercial Corridor which is home to multiple national retailers, restaurants, banks and hotels. It is also with in close proximity to Athens Regional Medical Center and St. Mary's Hospital. The property is well suited for a commercial redevelopment. There is a 6,960 SF auto repair shop on the property. There is a cell tower on the North West corner of the property which is not included in the sale.

Presented by:

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*The information contained herein is derived from a variety of sources including the owner, public records and other sources Whitworth Land Corporation deems to be reliable. Whitworth Land Corporation has no reason to doubt, but does not guarantee the accuracy of this information.*

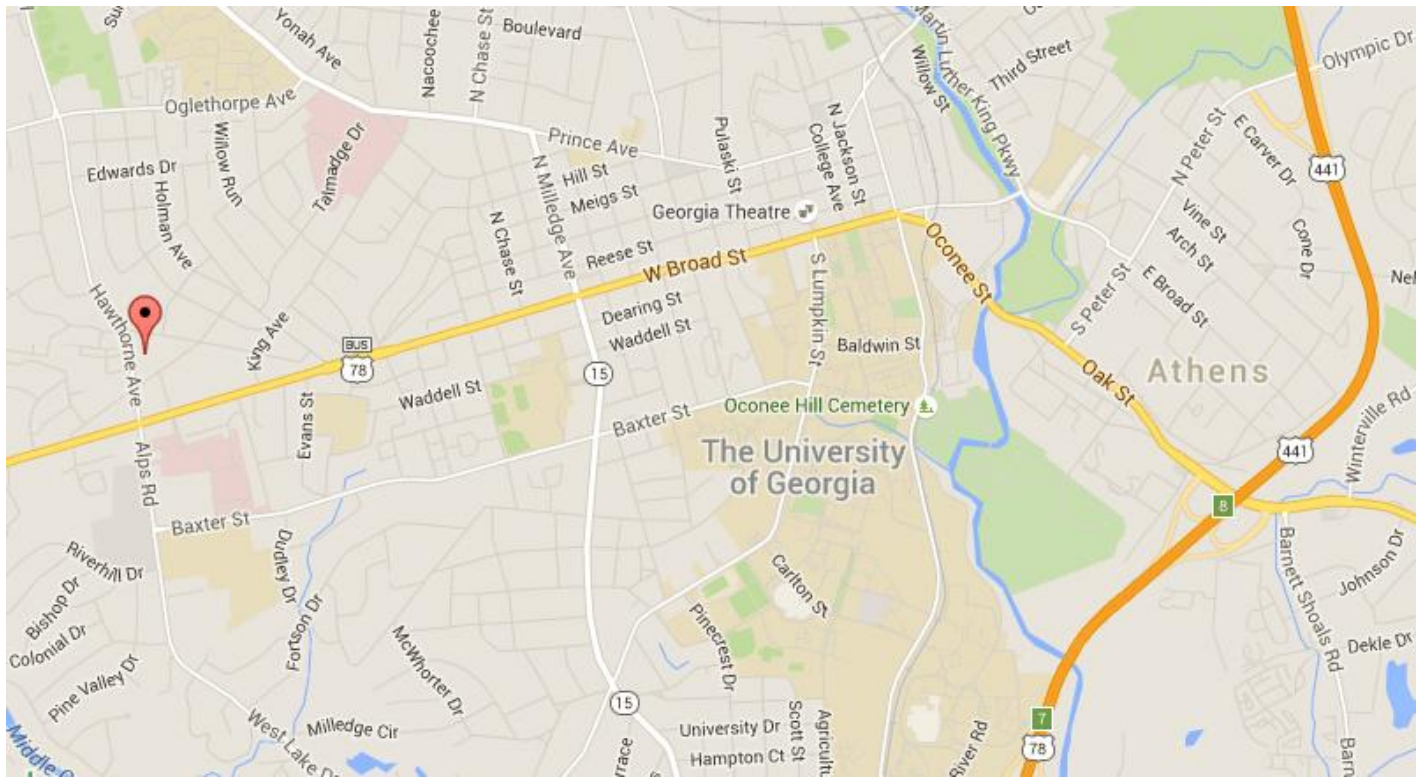


**AERIAL VIEW**

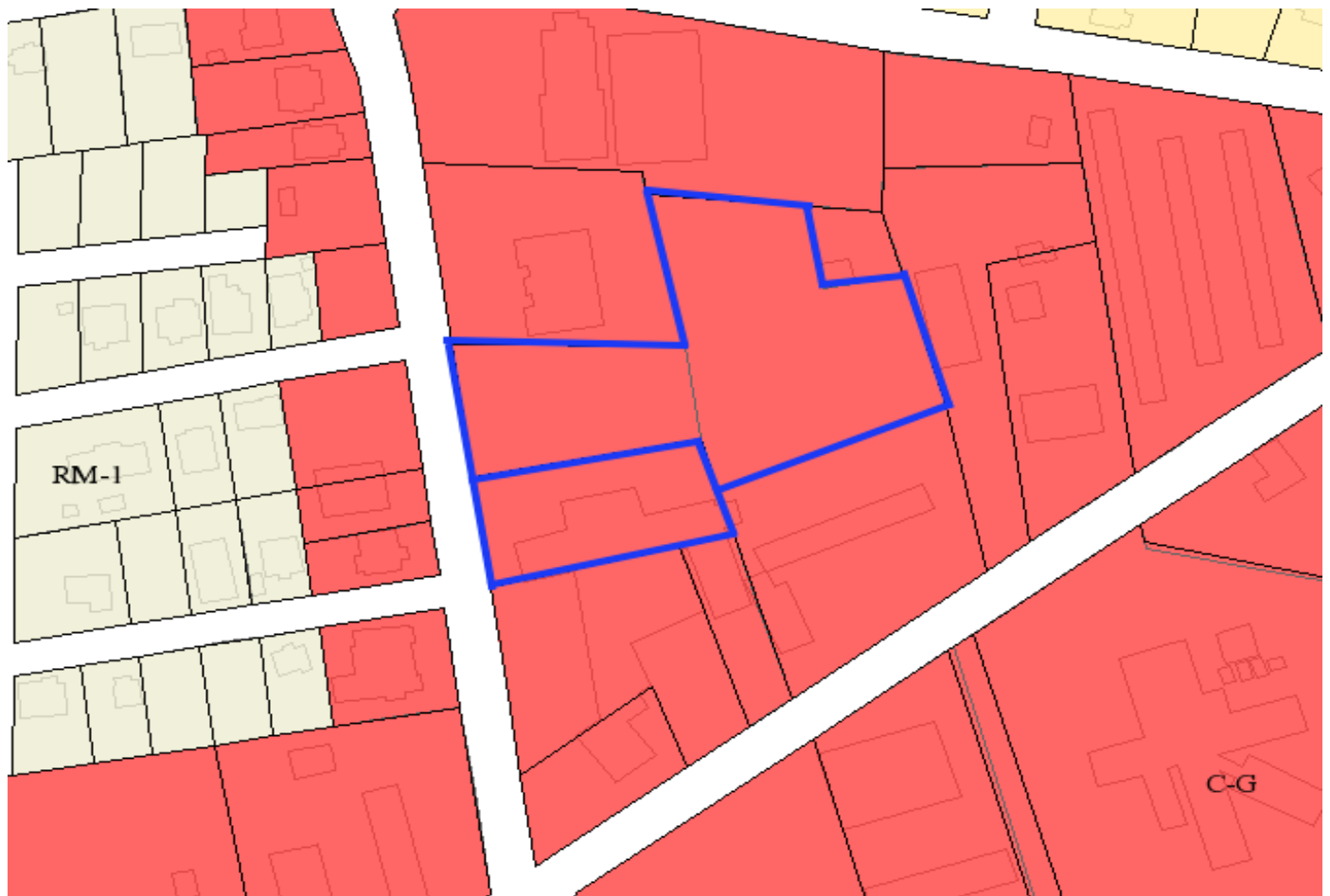


**AREA MAP**

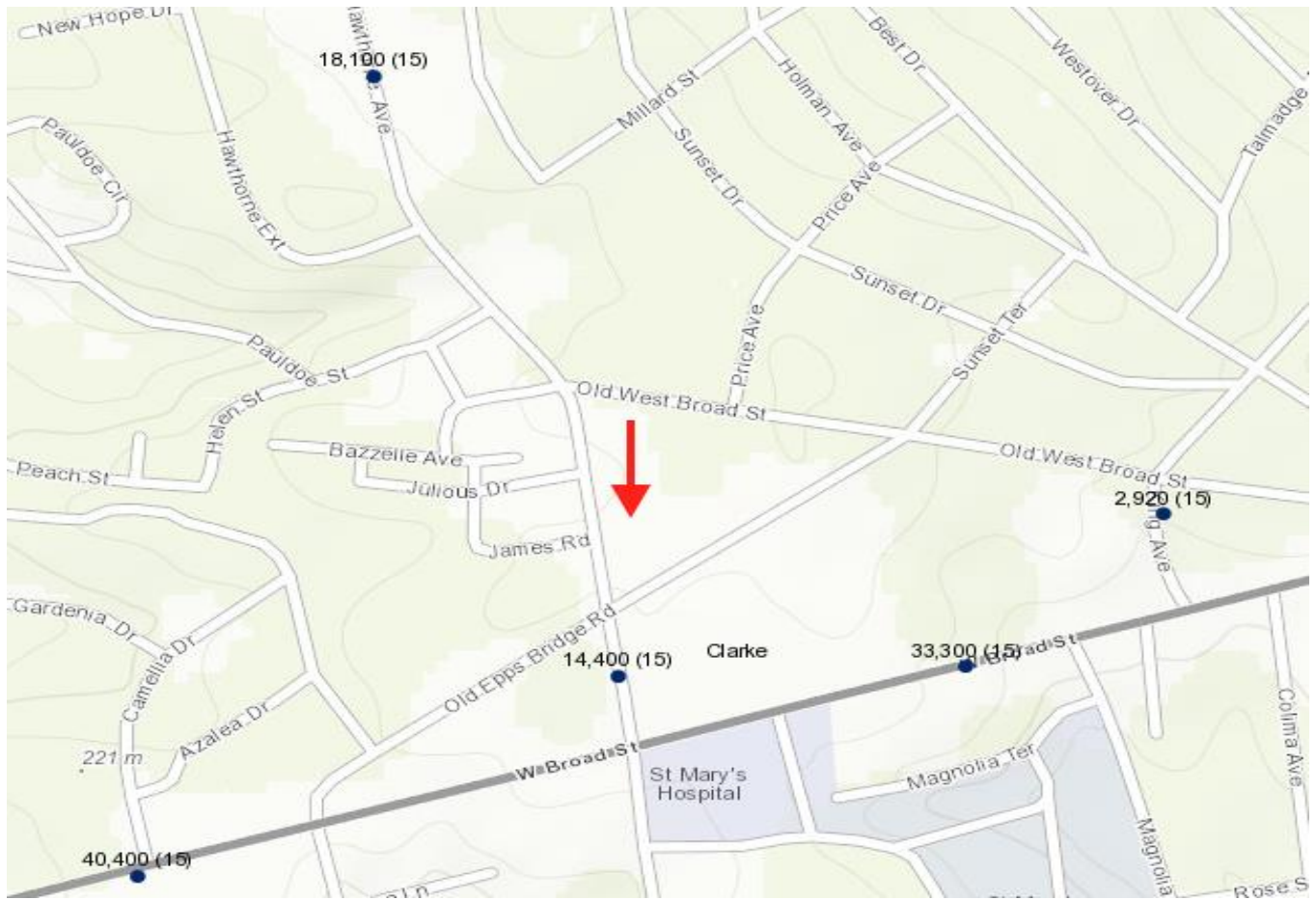




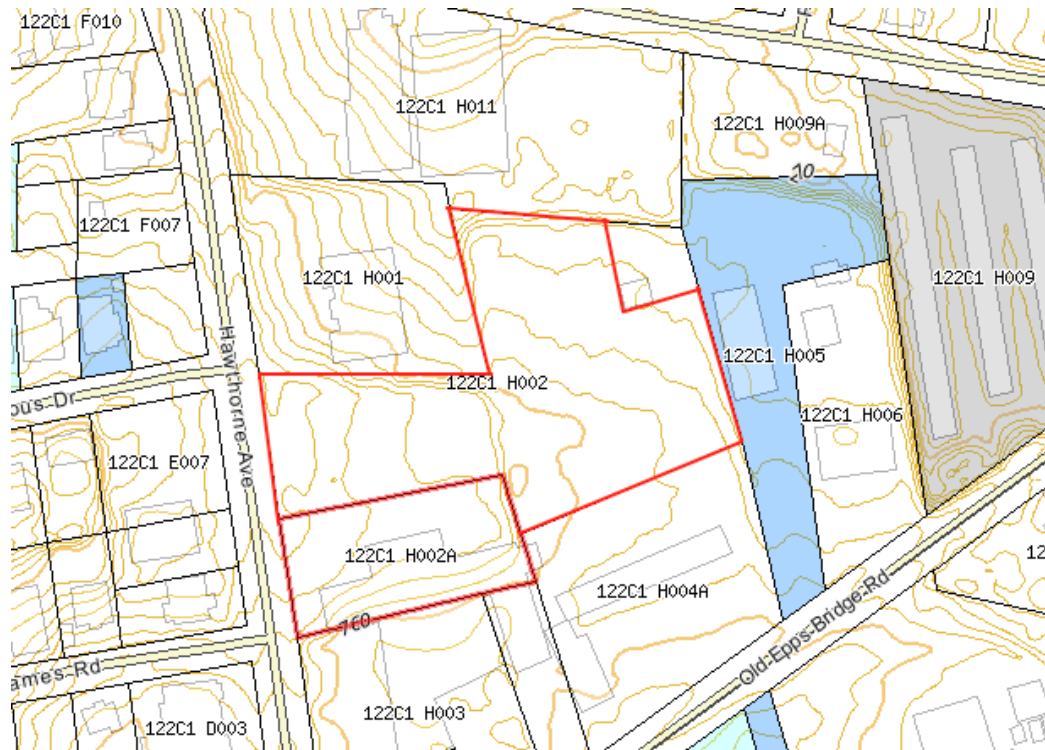
**LOCATION MAP**



**ZONING MAP**



**TRAFFIC MAP**



**TOPO**

