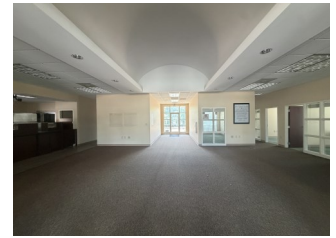


2900 Lexington Road



Offered for LEASE



3,635 SQFT | 2900 Lexington Road | Clarke County | Athens, GA | 30605

SLE Commercial Group is proud to present 2900 Lexington Road in Athens, GA. The property was once Athens First Bank & Trust and still resembles a bank building inside and out. The safe is open, but it's empty so don't get too excited! This building is 3,635 square feet and is being offered at \$20 / SQFT to lease the existing building; however, the owner would consider a ground lease (1 acre site) as well. The property is zoned C-G (Commercial-General). The building features 4 offices, conference room, employee breakroom with bathrooms, 4 inside teller windows, vault, storage room and more. The property features 3 drive-through windows, drive through ATM and 23 parking spaces with parking in the front, back and side of the building. With 200ft+ of Hwy 78 / Lexington Road frontage, a dedicated turn lane, 2 access points for optional dedicated ingress and egress and over 27,000 cars per day, the property offers a great location combined with excellent visibility. The site is nearby to Ben Epps Airport, Loop 10 and Downtown Athens. East Athens is home to a large population of single-family residents and students and has seen impressive commercial growth in recent years with the newest addition being QuikTrip just a half mile from the subject property. The Landlord will allow for improvements or modifications to the space with a long-term lease. The Landlord is open-minded so bring all ideas and offers. Leasing the property is a strong preference, but owner will consider selling for the right price.

Travis Ebbert

Listing Agent

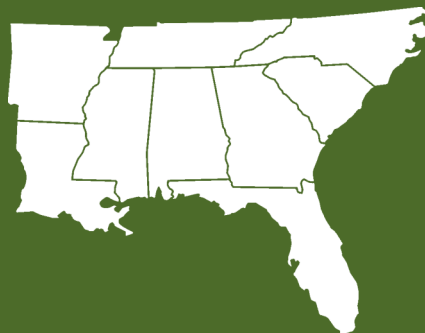
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**Southern
Land Exchange**