

# CARRIAGE HOUSE

Realty, Inc.

ATHENS, GA



**194 & 200 Washington St.  
Madison, GA 30605**



**Priced at \$399,000**

**Great property located in the heart of vibrant, revitalized  
downtown Madison, Georgia!**

Jeff Koon, CCIM | Carriage House Realty, Inc. | 706-353-1750 | <http://www.jeffkoon.com>

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## Property Overview

This property is located in the heart of downtown Madison, Georgia on the corner of the intersection of West Washington Street and Academy Street. Madison is located roughly 30 minutes from Athens, Georgia. Athens is located roughly one hour east of Atlanta and is home to Georgia's flagship college, the University of Georgia. Also, it Madison is located less than an hour away from Lake Oconee.

Address	200 Washington Street Madison, GA 30605
County	Morgan
Square Footage	6588 sq/ft
Built	1920
Utilities	Public water, public sewer, pipe gas
2010 Tax Assessed Value	\$441,700

At nearly 7000 sq/ft in size, this historic building is a prime candidate for redevelopment. Located adjacent to the luxurious James Madison Inn and across the street from the newly created downtown pavilion, 200 W. Washington is an excellent location for an art gallery, restaurant, specialty gifts, or a host of other uses. Capitalize on Madison's historic charm and its proximity to Athens, Atlanta, and Lake Oconee by re-creating this historical gem!

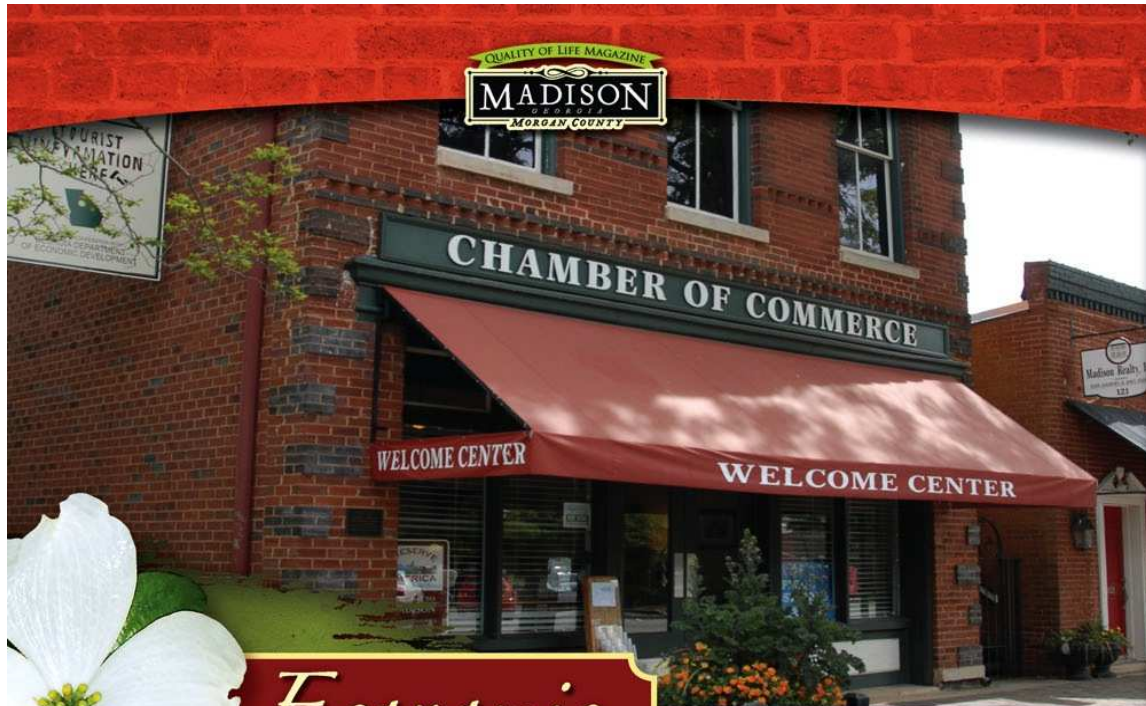
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## Economic DEVELOPMENT

**M**adison and Morgan County's peerless quality of life, available and highly trained workforce, access to major metropolitan centers and strong leadership make our area an ideal location for any business, and thus, an ever-increasing number of national and international corporations are choosing to relocate, expand, or base their operations here.

Morgan County has joined forces with neighboring Jasper, Newton, and Walton counties in a four-county Joint Development Authority that has spearheaded a master-planned, comprehensive mixed-use development on Interstate 20 – Stanton Springs Technology Park. This 1,500-acre development mixes industrial, commercial, and residential zoning in a "town center" atmosphere that is expected to lure high-tech employers who could provide as many

as 20,000 jobs. Additional information is available at [www.stantonsprings.com](http://www.stantonsprings.com).

In early 2008, Morgan County became the state's 82nd "Entrepreneur Friendly" community, indicating that the community has developed an environment that is welcoming to small business and entrepreneurs. However, the county is also home to Georgia Pacific (450 employees), Pennington Seed (300 employees), and several other manufacturing firms employing between 40 and 100.

### **Incentives/Exemptions/Taxes**

Morgan County has a Development Authority that can issue revenue bonds to assist with qualifying development projects. Morgan County is a Tier 3 county for job creation tax credits. Madison and Morgan County exempt 100% on certain business inventory from property taxation.

### **Labor**

Morgan County's potential workforce is nearly 9,648 workers who reside within the

county, not to mention more than 131,000 more potential employees in the six counties that surround Morgan County.

Morgan County is working to receive the Certified Work Ready Community designation. Being "Work Ready" identifies Morgan County as working to maintain a well-trained workforce capable of handling today's high tech jobs.

### **Chamber of Commerce**

The Madison-Morgan Chamber of Commerce works tirelessly to enhance the economic strength of the community by expanding and advancing existing businesses while attracting new ventures that will augment the area. Please feel free to contact the Madison-Morgan Chamber of Commerce. Our knowledgeable staff will enthusiastically assist you with all of your business needs.

• **Madison-Morgan Chamber of Commerce**  
115 East Jefferson St.  
Madison, GA 30650  
706-342-4454 or 800-709-7406  
[www.madisonga.org](http://www.madisonga.org)

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## Regional Map



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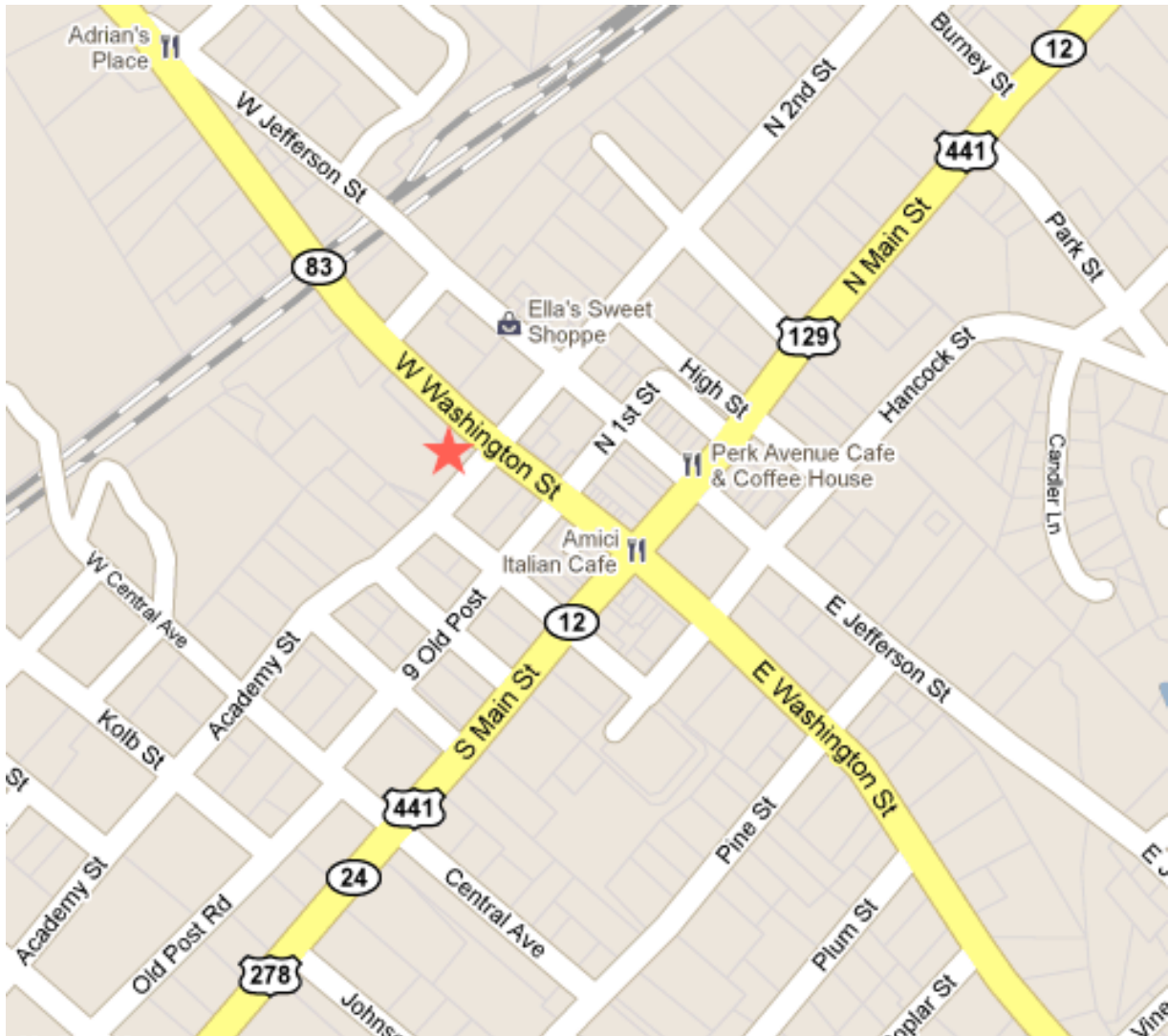
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## Local Map



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## Downtown Madison Aerial View



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## Historic Downtown Madison Local Attractions

### Restaurants:

Adrian's Place  
Amici Italian Café  
Antique Sweets  
Claudia's European Coffee Shop  
Ella's Sweet Shoppe  
Madison Chop House Grille  
Madison Drug Company  
The Madison Gift Mart & Café  
Perk Avenue Café  
Tequila Express  
The Icehouse Restaurant  
Town 220 Restaurant & Catering  
Ye Old Colonial Restaurant

### Clothing Shops:

Amelia's  
Barkin Dogs Shoe Company  
Cato  
Goody's  
JK Linens  
Laughing Moon  
Lee's Fashion Corner  
LilyWind Kids  
Sartoria Monica  
Shoe Show  
Southern Charms Bridal & Formal  
The Apparel Exchange  
Town & Country

### Gifts & Jewelry:

Artisan's Alley  
The Creative Mark  
Belles Beaux & Gifts  
Godfrey-Cox Company  
Goody's  
Gussie's House of Flowers & Gifts  
LePetit Jardin  
Madison Flower Basket  
The Silver Fox  
Whidby Jewelers

### Spas & Salons:

Petals Salon  
Pure Bliss Spa & Shop  
The Spa at The James Madison



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## Demographic Information



### Demographic and Income Profile

Downtown Madison  
194 W Washington St, Madison, GA 30650-1200,  
Ring: 1 mile radius

Prepared by Jeff Koon  
Latitude: 33.59642  
Longitude: -83.469501

Summary	2000	2010	2015			
Population	2,783	3,547	3,811			
Households	1,063	1,366	1,477			
Families	792	995	1,064			
Average Household Size	2.59	2.57	2.55			
Owner Occupied Housing Units	751	956	1,040			
Renter Occupied Housing Units	312	411	438			
Median Age	36.2	39.2	40.2			
Trends: 2010 - 2015 Annual Rate	Area	State	National			
Population	1.45%	1.45%	0.76%			
Households	1.58%	1.47%	0.78%			
Families	1.35%	1.25%	0.64%			
Owner HHs	1.70%	1.51%	0.82%			
Median Household Income	3.01%	2.70%	2.36%			
Households by Income	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
<\$15,000	217	20.4%	229	16.8%	202	13.6%
\$15,000 - \$24,999	160	15.1%	205	15.0%	196	13.2%
\$25,000 - \$34,999	158	14.9%	160	11.7%	134	9.1%
\$35,000 - \$49,999	139	13.1%	209	15.3%	250	16.9%
\$50,000 - \$74,999	220	20.7%	286	21.0%	297	20.1%
\$75,000 - \$99,999	84	7.9%	164	12.0%	209	14.1%
\$100,000 - \$149,999	42	4.0%	69	5.1%	120	8.1%
\$150,000 - \$199,999	19	1.8%	13	1.0%	25	1.7%
\$200,000+	23	2.2%	29	2.1%	47	3.2%
Median Household Income	\$34,728		\$41,006		\$47,550	
Average Household Income	\$48,429		\$53,576		\$62,180	
Per Capita Income	\$17,630		\$19,882		\$23,298	
Population by Age	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
0 - 4	188	6.8%	231	6.5%	248	6.5%
5 - 9	246	8.8%	243	6.9%	251	6.6%
10 - 14	210	7.5%	247	7.0%	276	7.2%
15 - 19	180	6.5%	278	7.8%	251	6.6%
20 - 24	153	5.5%	179	5.0%	234	6.1%
25 - 34	363	13.0%	395	11.1%	390	10.2%
35 - 44	441	15.8%	490	13.8%	498	13.1%
45 - 54	356	12.8%	551	15.5%	555	14.6%
55 - 64	279	10.0%	439	12.4%	524	13.8%
65 - 74	187	6.7%	279	7.9%	343	9.0%
75 - 84	132	4.7%	146	4.1%	174	4.6%
85+	49	1.8%	68	1.9%	67	1.8%
Race and Ethnicity	2000		2010		2015	
	Number	Percent	Number	Percent	Number	Percent
White Alone	1,388	49.9%	1,624	45.8%	1,701	44.6%
Black Alone	1,335	48.0%	1,819	51.3%	1,987	52.2%
American Indian Alone	3	0.1%	4	0.1%	4	0.1%
Asian Alone	16	0.6%	28	0.8%	34	0.9%
Pacific Islander Alone	0	0.0%	0	0.0%	0	0.0%
Some Other Race Alone	10	0.4%	19	0.5%	21	0.6%
Two or More Races	31	1.1%	53	1.5%	63	1.7%
Hispanic Origin (Any Race)	36	1.3%	77	2.2%	96	2.5%

Data Note: Income is expressed in current dollars  
Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

July 11, 2011

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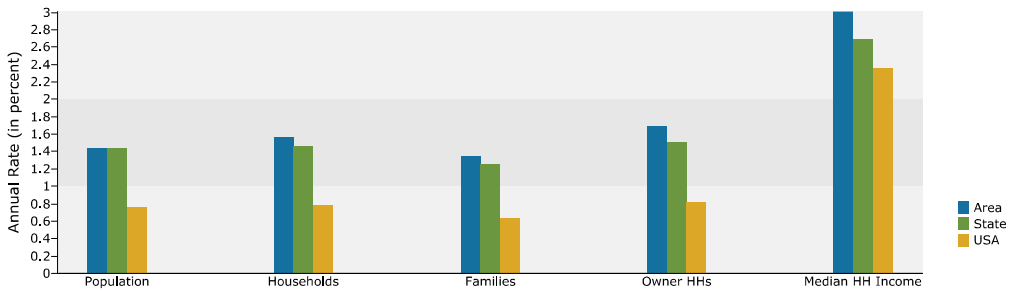


## Demographic and Income Profile

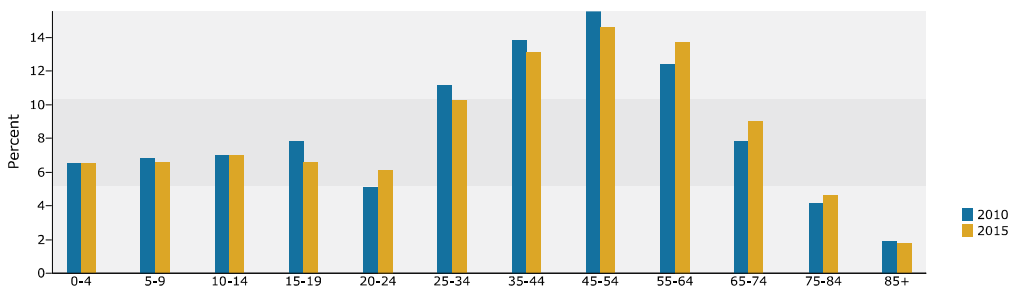
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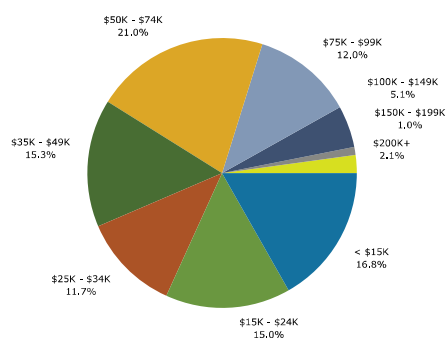
Trends 2010-2015



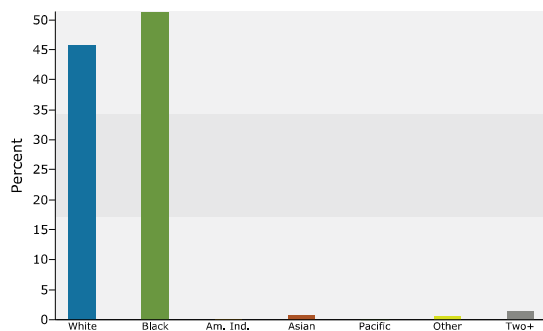
Population by Age



2010 Household Income



2010 Population by Race



2010 Percent Hispanic Origin: 2.2%

Source: U.S. Bureau of the Census, 2000 Census of Population and Housing. Esri forecasts for 2010 and 2015.

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### Photo Gallery



Back of building



Views from front of building

