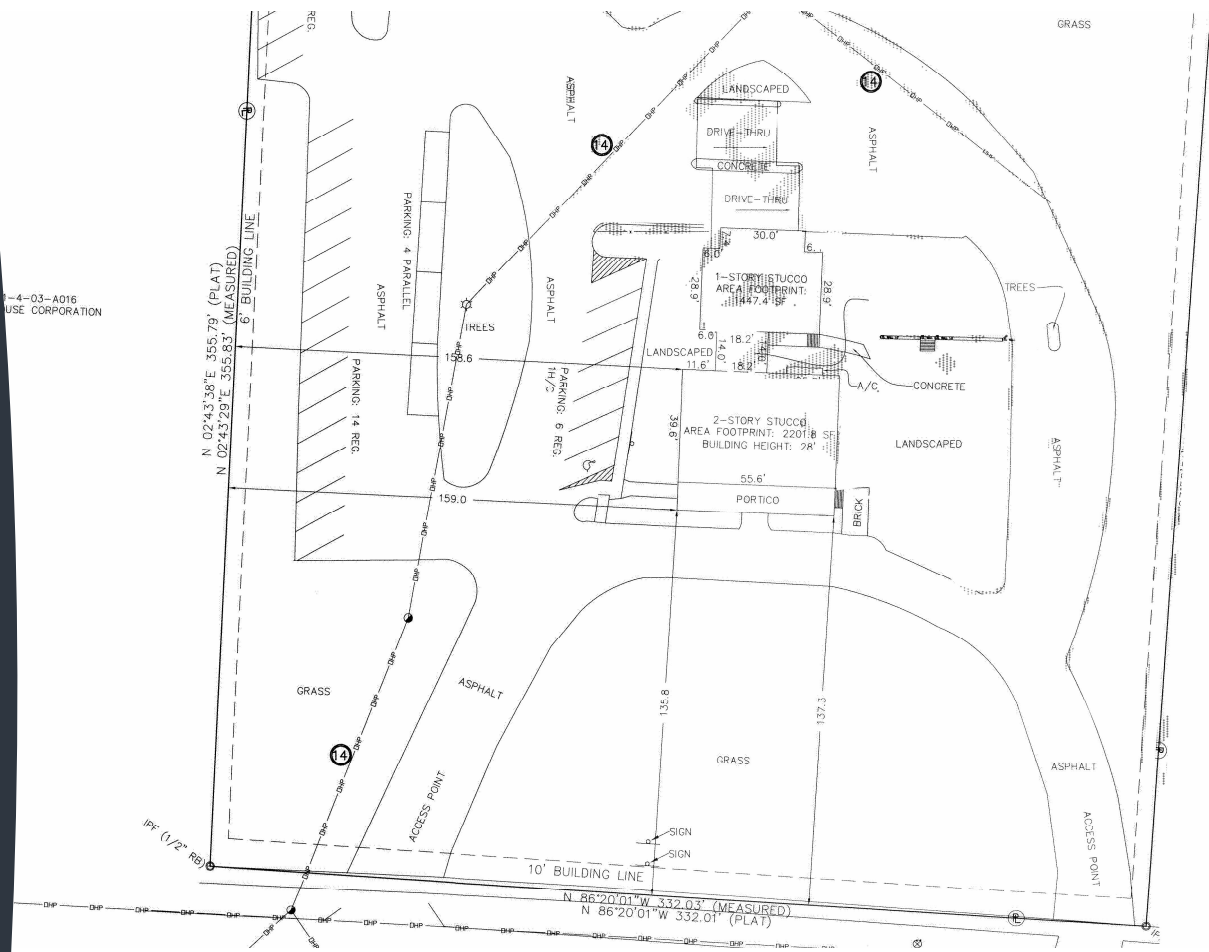


# INFORMATION



# FORMER SUNTRUST BANK FOR SALE 1022 PRINCE AVE ATHENS, GA



## 5,960sf Former SunTrust Bank Building

- Stand-alone building w/ drive-thru situated on 2.785 acres with two access points along Prince Avenue.
- Located 0.1 mile east of Piedmont Athens Regional Health Center, the 2nd largest employer in Athens with over 350 hospital beds
- Athens is home to the 762 acre University of Georgia campus with 36,130 Students
- Strong traffic counts with over 21,000 cars per day.

DEMOGRAPHICS:	1-Mile	3-Miles	5-Miles
2016 Est. Population	9,676	66,341	109,565
2016 Average HH Income	\$ 42,461	\$ 48,372	\$ 52,470
2016 Est. Households	4,378	25,180	43,393
2016 Est. # of Employees	10,589	42,397	62,455



### For More Information, Contact:

**Marla Chaliff**  
678-322-1172  
mchaliff@ddpllc.net

**Steven Bodner**  
678-322-1187  
sbodner@trilogygroup.net



## 5,960 SF 2-Story Building on 2.785 Acres Available

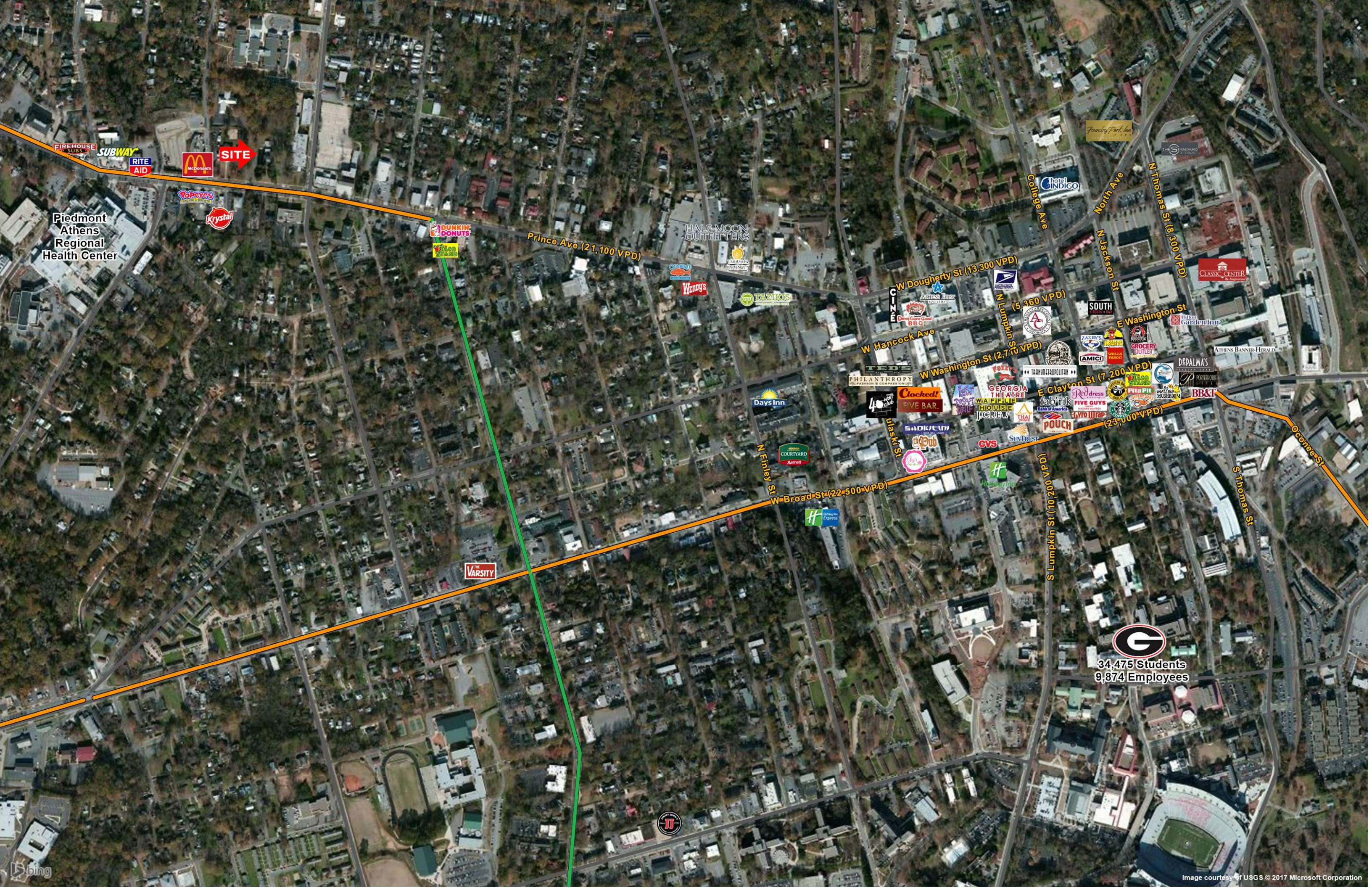
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FIREHOUSE SUBS  
SUBWAY  
RITE AID  
McDonald's  
SITE

Piedmont  
Athens  
Regional  
Health Center

DUNKIN' DONUTS  
KRISTAL

Prince Ave (21,100 VPD)

HALF-MOON OUTFITTERS

W Dougherty St (13,300 VPD)

W Hancock Ave

W Washington St (2,700 VPD)

N Lumpkin St (5,360 VPD)

E Clayton St (7,200 VPD)

W Broad St (22,500 VPD)

S Lumpkin St (10,200 VPD)

N Thomas St (8,300 VPD)

S Thomas St



34,475 Students  
9,874 Employees