



Publix #0617 - Butler's Crossing

2061 Experiment Station Road
 Watkinsville, GA 30677
 Lat 33.873, Long -83.440

DEMOGRAPHICS

	1-Mile Radius	3-Mile Radius	5-Mile Radius
2018 Population	1,936	14,537	41,607
2023 Population	2,106	15,675	45,387
2018 Average HH Income	\$95,329	\$105,136	\$95,833
2018 Median HH Income	\$81,022	\$83,224	\$65,949

PROPERTY HIGHLIGHTS

- Anchored by Publix
- Located on County Road 53 in Athens, GA
- Home of the University of Georgia
- Strong mix of local and national tenants
- Population exceeds 40,000 people in the five-mile radius with an average household income of greater than \$95,000
- Combined Traffic Count (2018): 23,180 CPD

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 Licensed Real Estate Broker

Leasing Contact:
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SITE PLAN

STE	TENANT	SIZE
201	Publix	51,420
101	AVAILABLE	1,000
102	Papa John's Pizza	1,184
103A	The Cellular Connection	2,400
301	The UPS Store	1,300
302	Regis	1,138
303	Sunny Nails	975
304	Goodwill	1,138
305	Inoko Express	1,950
401A	Quality Dry Cleaners	975
401B	Main Moon Chinese Restaurant	975
403	PT Solutions	2,550
501	Workout Anytime	5,940
505	Urgent Care Oconee	2,560
TOTAL		75,505

AVAILABLE NOT OWNED



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