

Athens West Outparcel

3190 Atlanta Highway, Athens, GA 30606

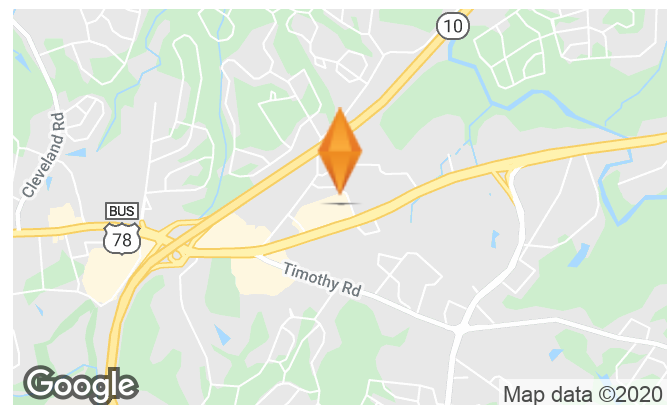
FOR LEASE



.5 - 1.5 ACRE OUT-PARCEL AVAILABLE

PROPERTY HIGHLIGHTS

- National tenant mix including Big Lots, CitiTrends, Anytime Fitness, Taco Bell, KFC, and local favorite Brett's Café
- Plenty of parking and easy ingress/egress
- Highly visible signage along Atlanta Highway
- Located 10 minutes from University of Georgia
- Out-parcel opportunity available with great visibility to Atlanta Highway



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,907	11,769	28,847
Total Population	4,545	29,091	75,559
Average HH Income	\$69,537	\$72,959	\$65,050

For More Information, Contact
JOSH WULZ | 404.812.8922 | jwulz@skylineseven.com

800 MT. VERNON HIGHWAY NE | SUITE #425 | 404.812.8922 | SKYLINESEVEN.COM



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SUITE	TENANT	SIZE	SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
1	Anytime Fitness	5,950 SF	13	Republic Finance	1,400 SF	20	Mattress & Furniture	7,000 SF
5	Cici's Pizza	4,490 SF	14	Metro PCS	1,400 SF	21	Direct Insurance	1,400 SF
7	Inoko Japanese Ex...	1,400 SF	15A	H & R Block	1,400 SF	22	Groome Transporta...	1,400 SF
8-9	L.A. Nails	2,800 SF	15	Culberth Jewelry	1,400 SF	23	Kelly Services/Temps	1,400 SF
10	Georgia Furniture...	10,950 SF	118	America's Thrift	40,000 SF	24	Springleaf Financial	1,400 SF
11	Brett's Cafe	2,800 SF	3190B	Citi Trends	11,580 SF	25	CCC Call Center	1,400 SF
12A	American Freight	22,000 SF	18	Hot Buys Furniture	13,420 SF	31	Domino's Pizza	1,400 SF
12B	Grifols	12,000 SF	19	Big Lots	29,000 SF	OP	AVAILABLE	0.5 Acres



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