

PRIME RETAIL SPACE ADJACENT TO KOHL'S

Athens, GA 30606 | 1991 Epps Bridge Parkway | Epps Bridge Pkwy & Jordan Dr | #139



AVAILABLE SF:
24,600 SF

FRONTAGE:
APPROX. 98'5"

ZONING:
COMMERCIAL

RATES:
CALL FOR DETAILS

- 24,600 SF junior anchor endcap available fronting Epps Bridge Pkwy
- 2 signalized & 1 full access points along Epps Bridge Pkwy
- Area adjacent retailers include Walmart, Trader Joe's, Lowe's, Kroger & Home Depot

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	TRAFFIC COUNTS	
2018 POPULATION	1,988	33,692	90,006	Epps Bridge Pkwy	30,600 AADT
2018 DAYTIME POPULATION	3,695	39,263	119,956		
2018 AVERAGE HH INCOME	103,953	95,756	75,375		
2018 MEDIAN HH INCOME	74,172	60,839	46,903		

AREA ANCHORS



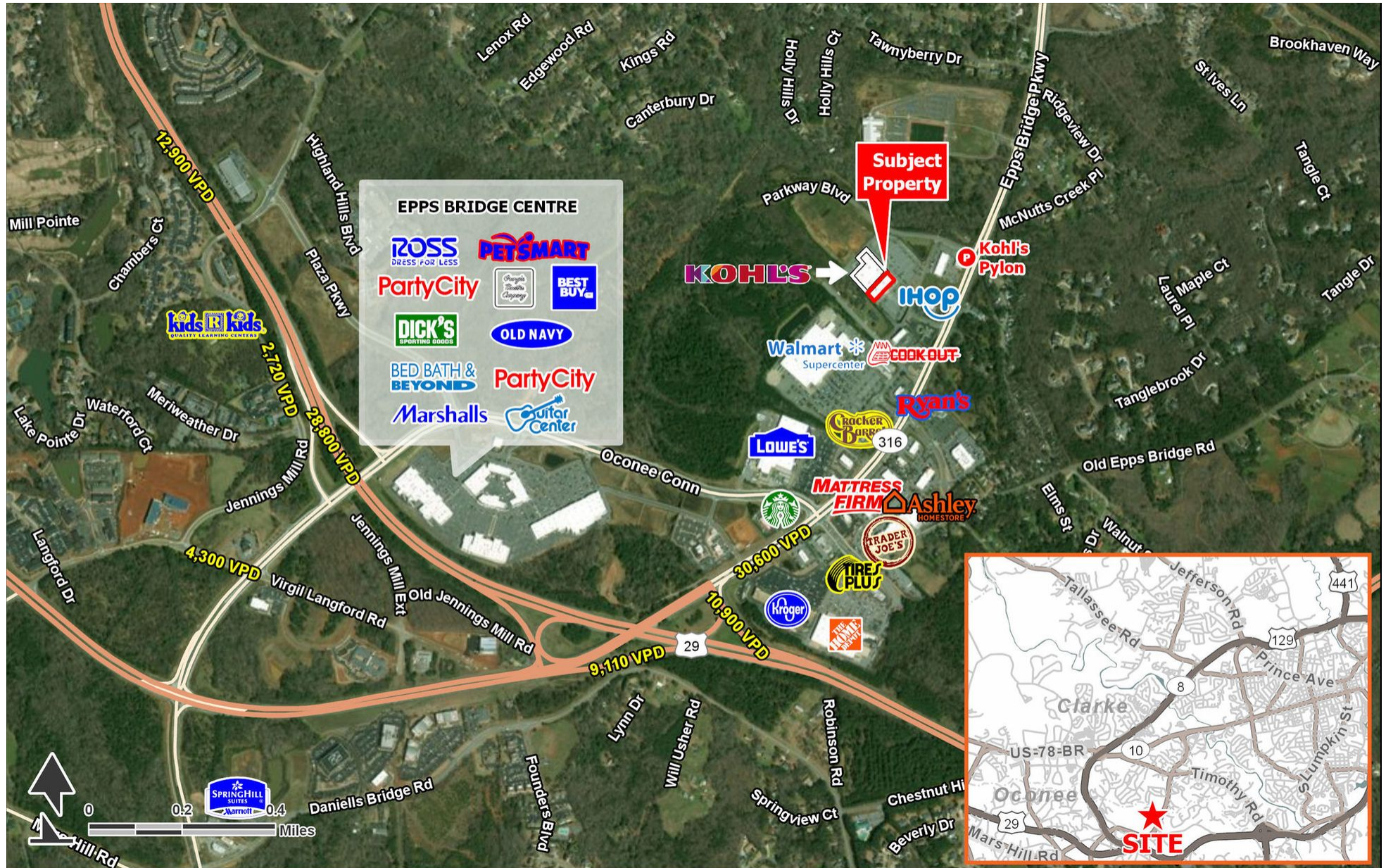
FOR MORE INFORMATION, CONTACT EXCLUSIVE AGENT(S):
PATRICK BENTLEY • patrick.bentley@tscg.com • 770.955.2434



Demographics: Esri 2018 No warranty expressed or implied has been made as to the accuracy of the information provided herein, no liability assumed for error or omissions.

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- EPPS BRIDGE CENTRE**
- ROSS DRESS FOR LESS
 - PETSMART
 - PartyCity
 - Best Buy
 - DICK'S SPORTING GOODS
 - OLD NAVY
 - BED BATH & BEYOND
 - PartyCity
 - Marshalls
 - Guitar Center

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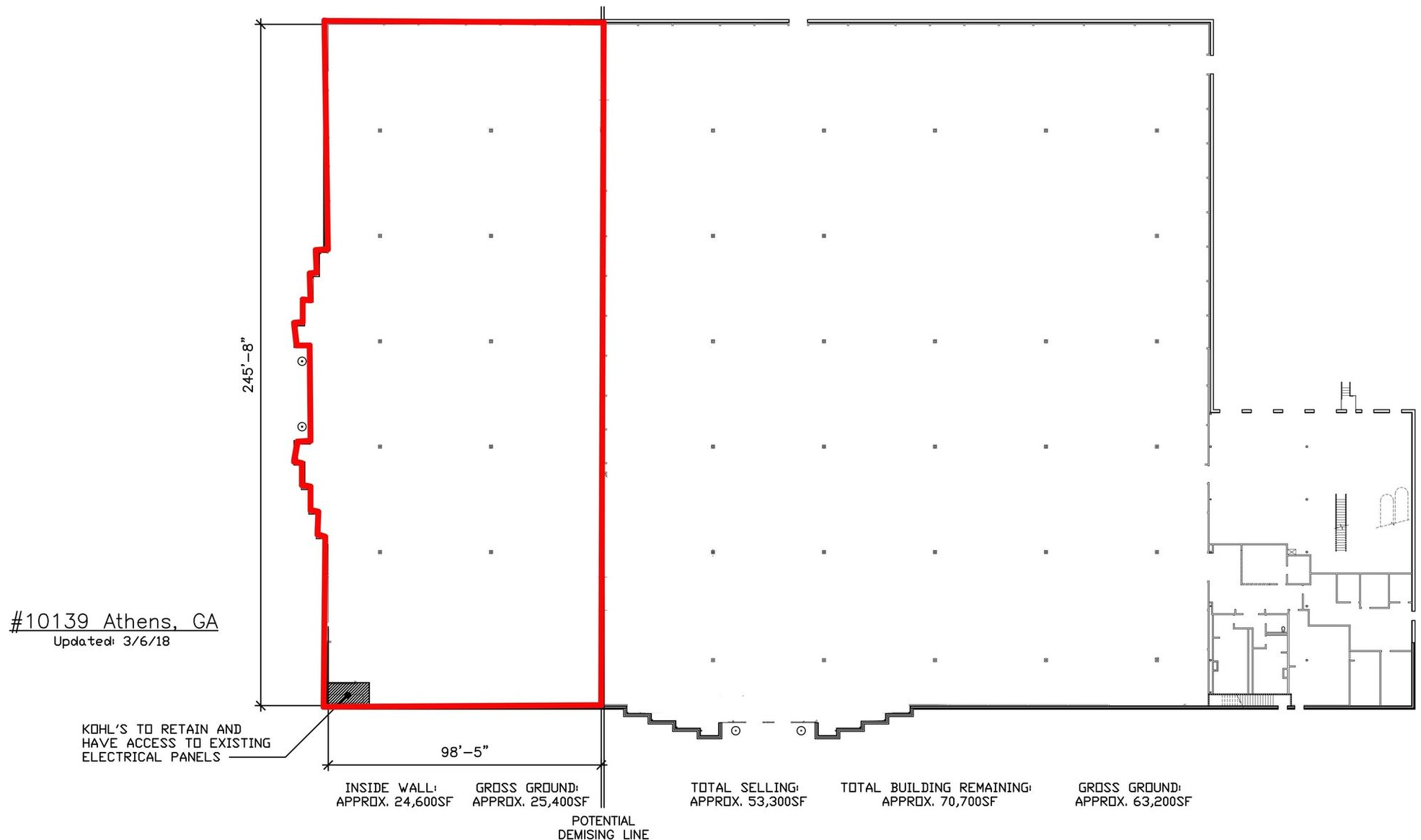
Stan Johnson Co.
 THE NET LEASE AUTHORITY®

CHAINLINKS
 RETAIL ADVISORS

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