

# Gateway Station

656 Exchange Circle  
Bethlehem, Georgia 30620



## Leasing Contacts

Allie Hodge – (678) 501-5342

Marrissa Chanin: (678) 501-5341

Email: [info@riverwoodproperties.com](mailto:info@riverwoodproperties.com)

Gateway Station offers an extraordinary location for its retail, restaurant, and service tenants. It is located on the Northeast corridor of US Hwy 29/GA, Hwy 316 and GA Hwy 81, and is approximately 40 miles east of downtown Atlanta and 20 miles west of Athens. This center is across the street from PetSmart, Belk, as well as Target.

**Intersection:** University Blvd & GA Hwy 81

**Daily Traffic Counts:** 25,139 Vehicles Per Day

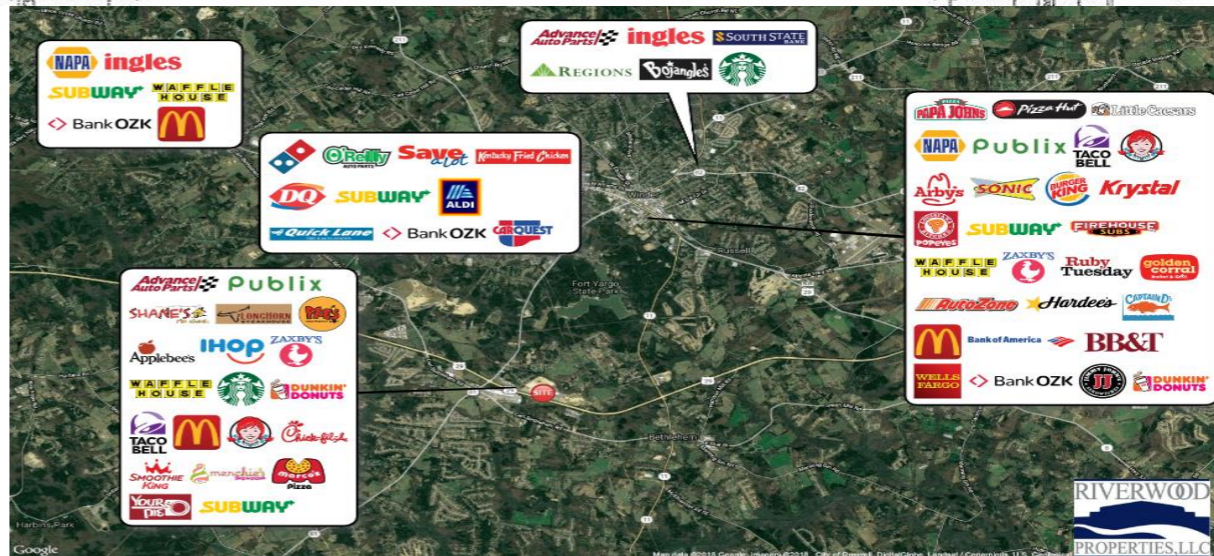
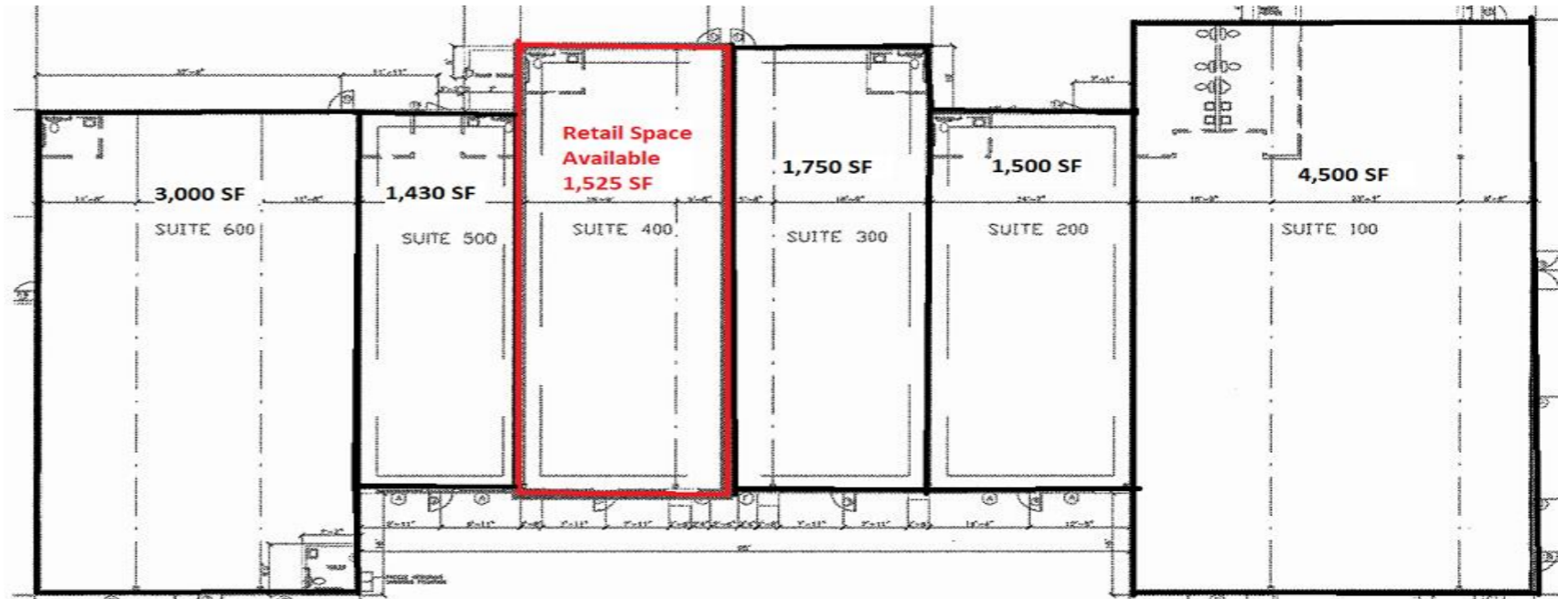
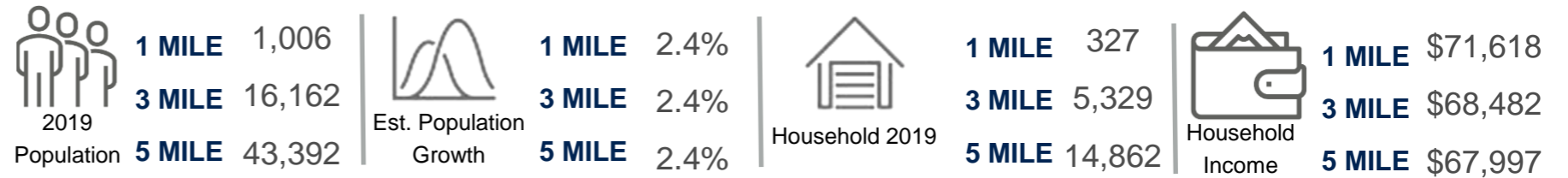
**Site Access:** Property is accessible via two entrances/exits on east side of property with direct access to Exchange Blvd. Traffic signals at Exchange Blvd., Hwy 81, and Hwy 316 .



# Gateway Station

100	Top Dawg Tavern	4,500
200	Premier Podiatry	1,500
300	Perfect 10 Nails & Spa	1,750
400	<b>Retail Space For Lease</b>	<b>1,525</b>
500	Jittery Joe's	1,430
600	Las Margaritas Mexican	3,000
GLA: 13,705 SF		
Availability: 1,525 SF		

## AREA DEMOGRAPHICS



## GATEWAY STATION Trade Area Overview

