

FORMER RESTAURANT BUILDING

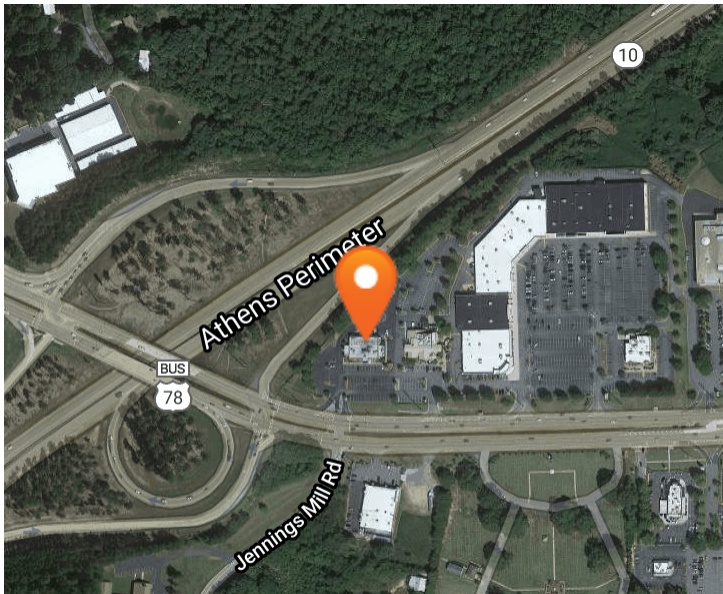
3668 Atlanta Highway, Athens, GA 30606

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Site is located in the heart of Athens primary Retail corridor with visibility from the Perimeter Loop



EXCLUSIVE AGENT(S)

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PROPERTY HIGHLIGHTS

- Available: 7,998 SF
- Full motion signalized access
- Freestanding building with pylon signage
- Fully equipped and fixtured restaurant building with ample parking (135 spaces)
- GD DOT Traffic Counts: Atlanta Hwy & Athens Perimeter-77,600 AADT

DEMOGRAPHICS

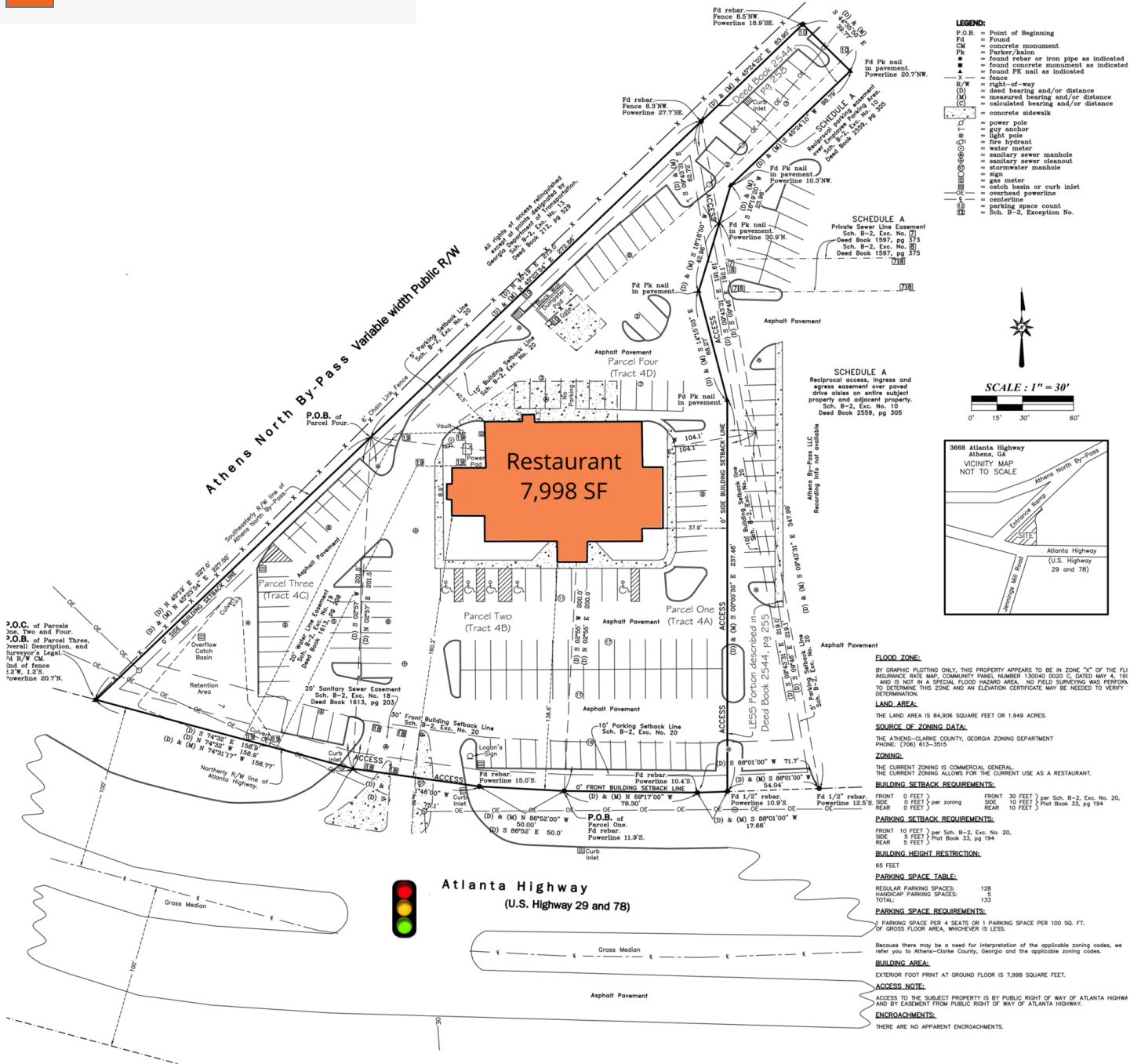
	3 MILE	5 MILES	7 MILES
Population Density	32,165	85,101	130,954
Average HH Income	\$84,720	\$77,401	\$71,336
Daytime Population	35,372	97,203	154,527

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SITE PLAN

AVAILABLE



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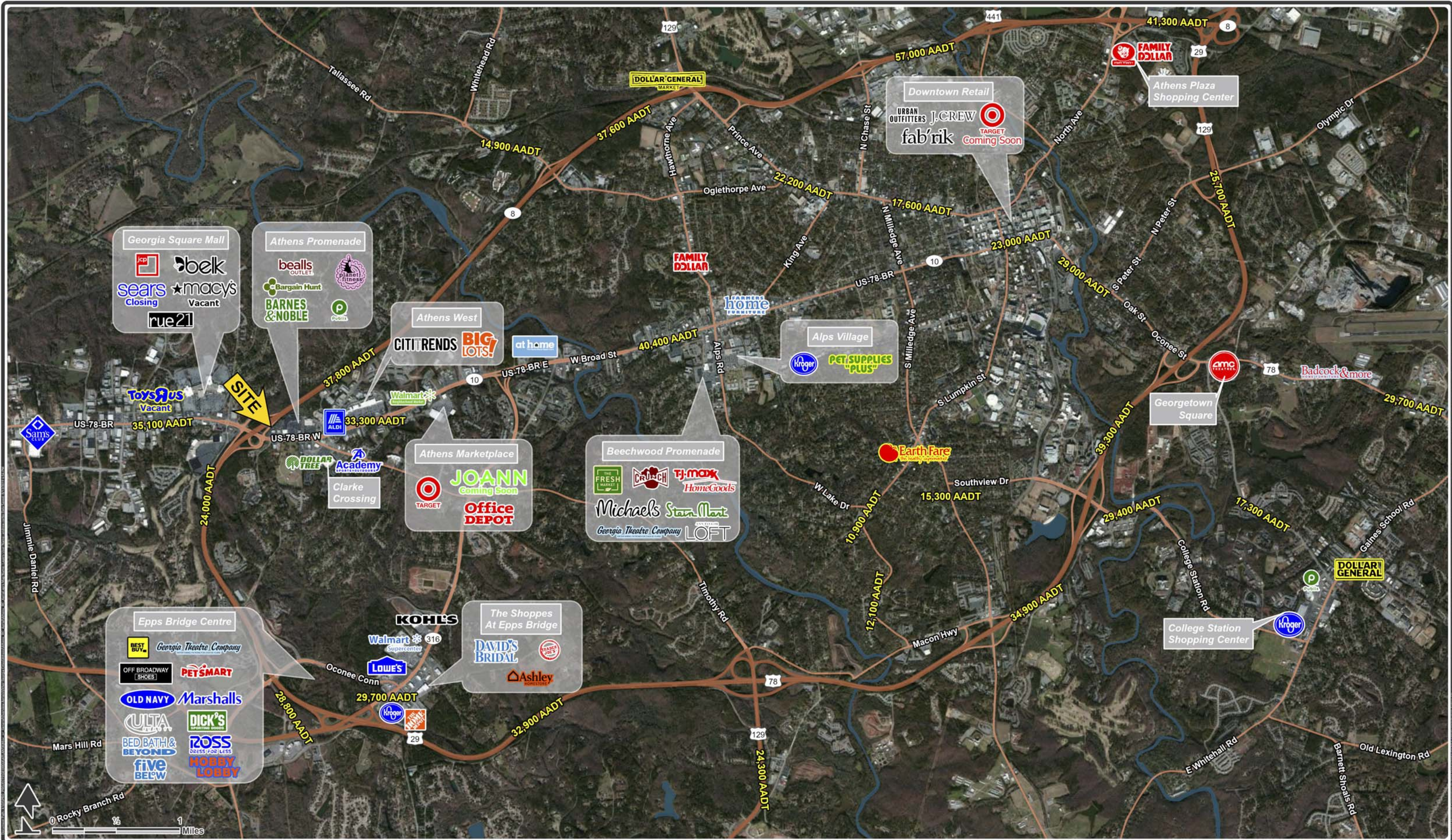


Athens

Area Retail

August 2019

TSCG



Athens

Area Retail

June 2020

