

GEORGIA HEIGHTS

198 W Broad Street, Athens, GA 30601

EXECUTIVE SUMMARY



LOCATION OVERVIEW

Located between Broad Street & Clayton Street



PROPERTY HIGHLIGHTS

- Available: 2,995 SF; 2,851 SF & 2,905 SF
- Grease trap and vent chase for hood available for restaurant use
- Across Broad Street from the main entrance into UGA
- Across Clayton Street from the iconic Georgia Theatre
- Accessibility from every corner of Athens including Intown neighborhoods, suburbs, Oconee County and surrounding areas

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	18,589	64,016	116,127
Daytime Population	36,445	98,231	140,043
Households	5,366	24,213	44,448

EXCLUSIVE AGENT(S)

AMY KENNEDY • amy.kennedy@tscg.com • 770.955.2434

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SITE PLAN



SUITE	TENANT NAME	SPACE SIZE	SUITE	TENANT NAME	SPACE SIZE
B100	Dress Up	2,625 SF	218D	Available	2,851 SF
B200	European Wax	1,295 SF	218E	Available	2,905 SF
B201	DP Dough	1,800 SF	222	Cinnaholic	1,030 SF
218A	J. Crew	6,003 SF	223	Suntrust Bank	6,691 SF
218B	Treehouse Interiors	1,736 SF	300	CVS	14,670 SF
218C	Available	2,995 SF			

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