



Rare Opportunity

3,068 SF QSR AVAILABLE FOR LEASE
ONLY 2ND GEN QSR AVAILABLE IN ATHENS

4365 Lexington Road, Athens, GA 30605

CBRE



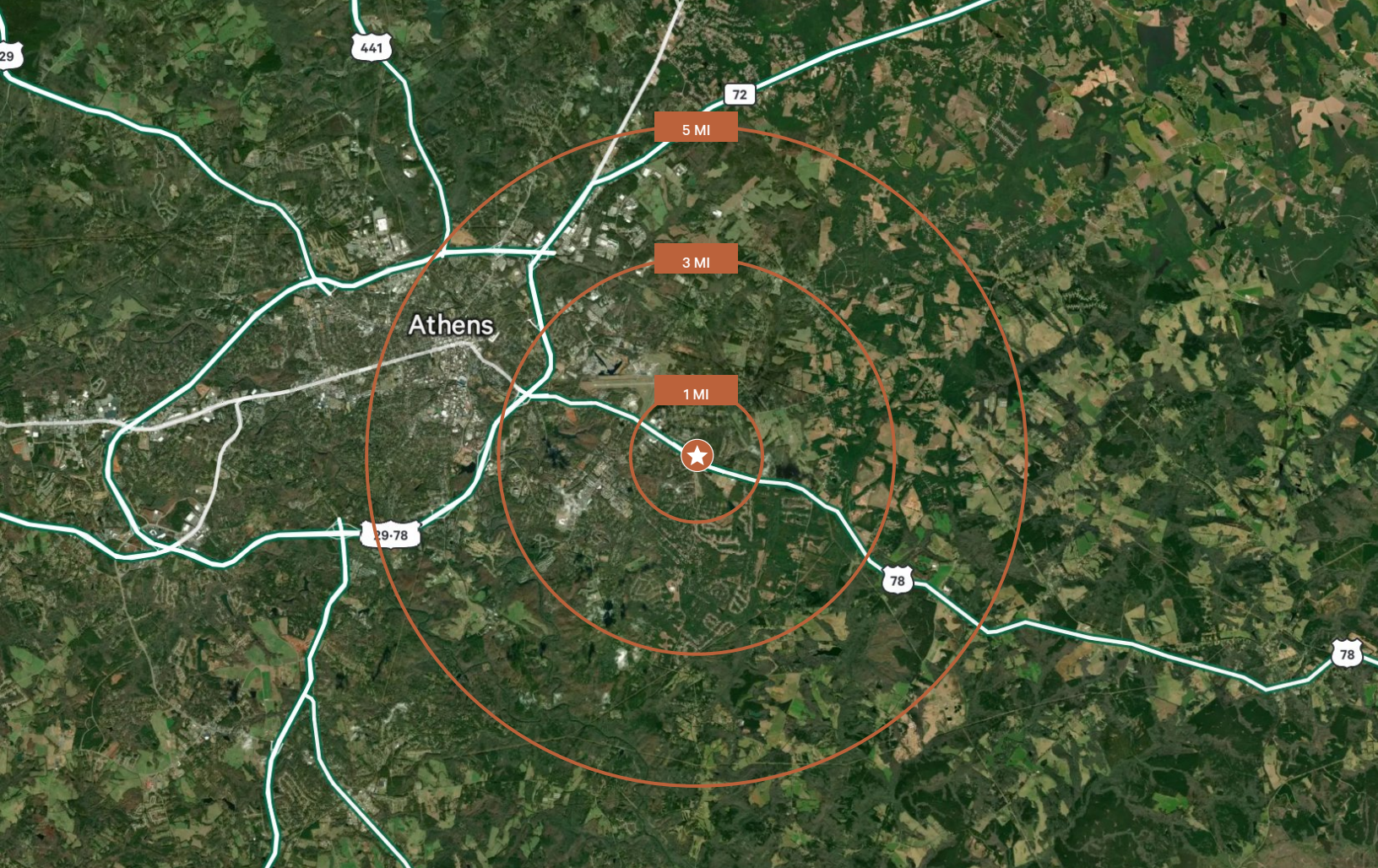
Property Highlights

- **3,068 SF** 2nd generation restaurant with drive-thru available immediately.
- Shadow anchored by Walmart Supercenter on Lexington Road/Hwy 78, a major thoroughfare, in Athens, GA.
- Easy access with multiple points of ingress & egress.
- Prime street visibility with consistent traffic seeing over 24,600 VPD.
- Conveniently located just 4 miles from downtown Athens and the University of Georgia.
- Located among many national & regional retailers.



Retail Map





Area Demographics

	1 Mile	3 Miles	5 Miles
Place of Work			
2023 Businesses	133	744	2,626
2023 Employees	1,282	9,855	55,640
Population			
2023 Population - Current Year Estimate	4,862	32,226	79,653
2028 Population - Five Year Projection	4,994	33,184	81,300
Age			
2023 Median Age	34.30	31.20	25.00
Household Income			
2023 Households	2,005	13,993	31,348
2023 Average Household Income	\$70,117	\$71,554	\$67,361
Daytime Population			
2023 Daytime Population	4,081	25,123	95,052
Daytime Workers	1,329	8,784	52,134
Daytime Residents	2,752	16,339	42,918

Property Photos





4365 Lexington Road

ATHENS, GA 30605

CONTACTS

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