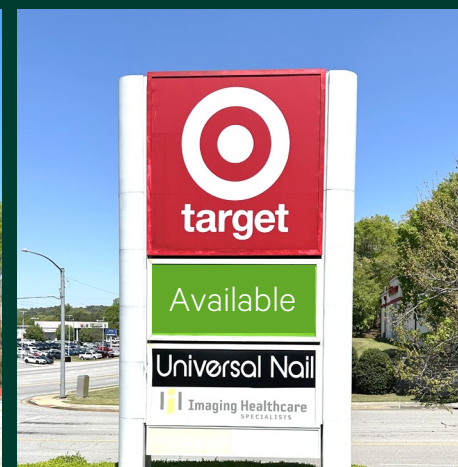


# Athens Marketplace

3055 ATLANTA HWY  
ATHENS, GA 30606

For Lease

21,500 SF Anchor Space



# Property Highlights

21,550 SF Anchor Space

## Anchor Space Available

- 21,500 SF

## Strong Co-Tenants

- Target
- Office Depot

## Regional Shopping Center

- Over 1 Million SF of Retail within 1 mile
- Surrounded by National Chains

## Great Access & Signage

- Traffic Light at Entrance
- Large Pylon Signage

## Outstanding Features

- 19' Clear Height
- Wide Colum Spacing
- Loading Dock & Compactor

## Excellent Demographics

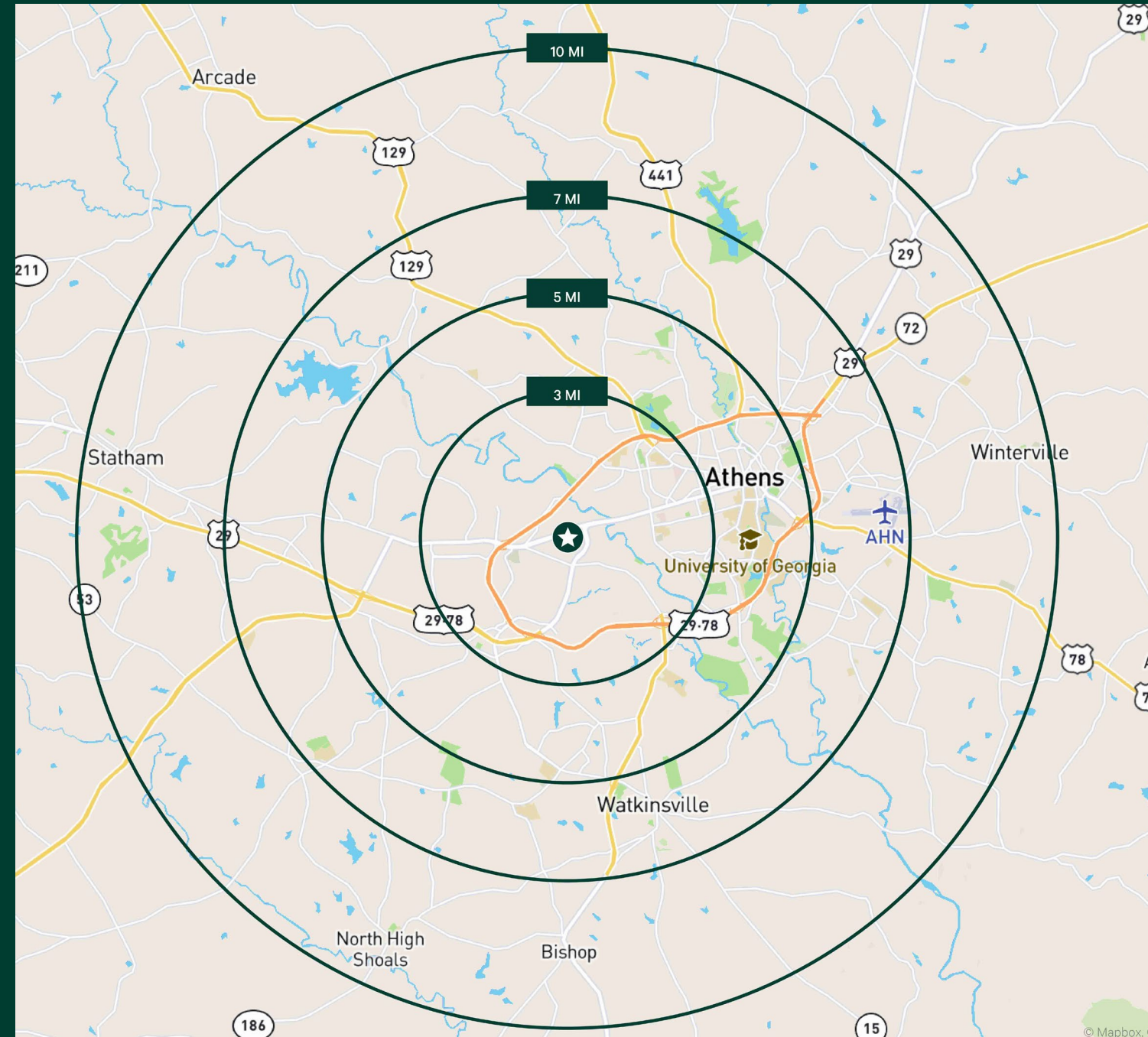
- Over 100,000 People Within 5 miles
- Over \$90,000 Avg HH Income



# Area Demographics

3,5,7,10 mi Radius

	3 Miles	5 Miles	7 Miles	10 Miles
POPULATION	41,597	103,484	146,945	189,817
HOUSEHOLDS	18,494	40,431	58,257	74,050
AVG. HH INCOME	\$102,201	\$91,830	\$92,065	\$95,154
HOUSING UNITS	19,804	43,601	62,472	78,968



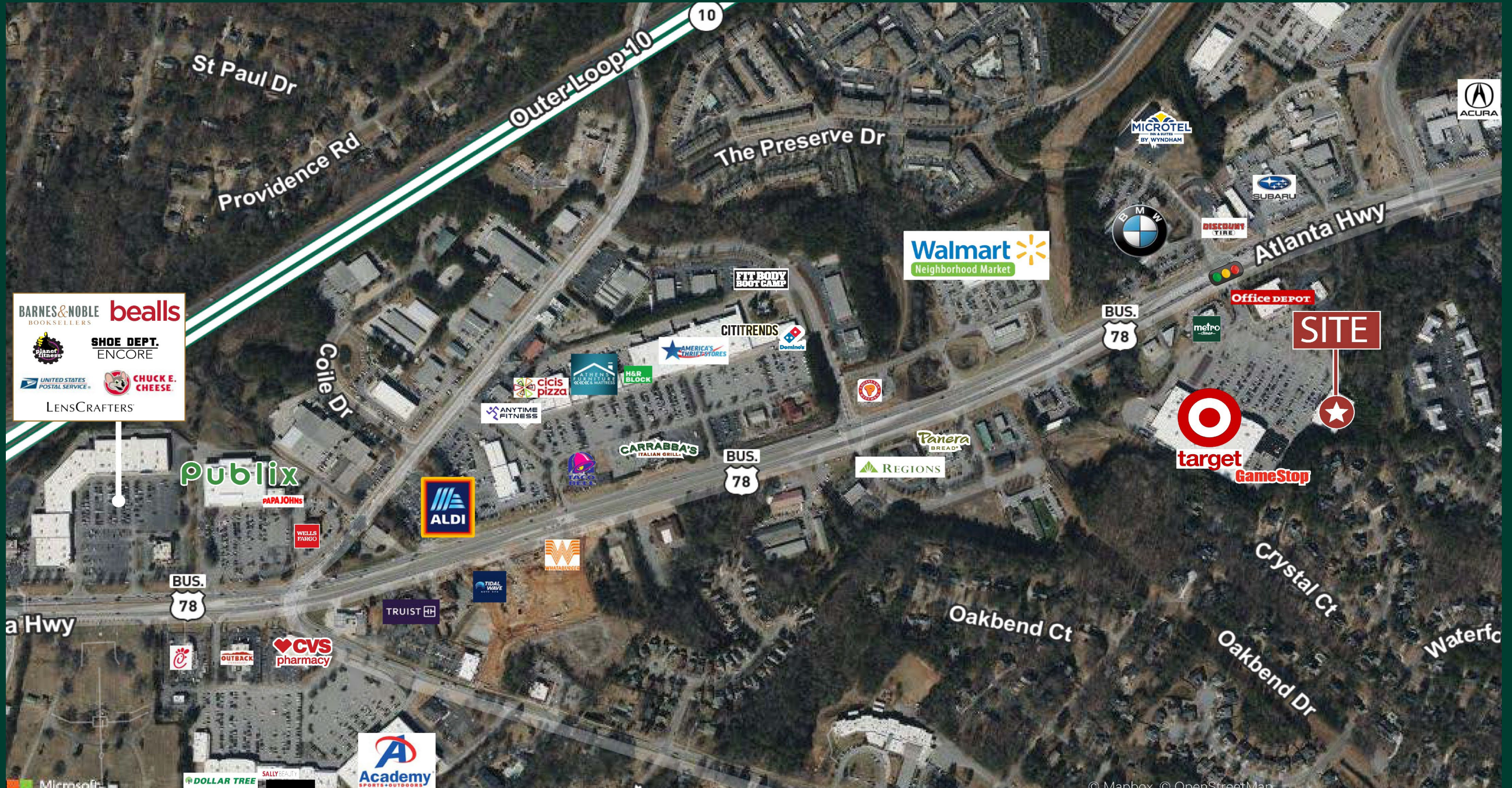
[Click Here To View Full Demographics Comprehensive](#)



Athens Marketplace

Major Retail Corridor

Easy Access with Traffic Signal



# Site Plan

[View Virtual Tour](#)



# Athens Marketplace

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ATHENS, GA 30606

**Joe Parrott, CRRP, CRX, CLS**

Senior Vice President

+1 404 504 5966

[joe.parrott@cbre.com](mailto:joe.parrott@cbre.com)

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**CBRE**

3550 Lenox Rd NE

Suite #2300

Atlanta, GA 30326

+1 404 504 7900

[cbre.com/atlanta](https://www.cbre.com/atlanta)

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