



VILLAGE AT OAK GROVE

5435 Jefferson Road, Athens GA 30606



DEMOGRAPHICS

1 MILE

 4,369
Estimated population

 936
Estimated daytime population

 \$90,277
Average household income

 1,698
Households

3 MILE

 22,619
Estimated population

 9,191
Estimated daytime population

 \$89,579
Average household income

 31,661
Households

5 MILE

 77,542
Estimated population

 60,703
Estimated daytime population

 \$81,520
Average household income

 31,661
Households

DRIVE TIME POPULATION

5
Min  3,520

10
Min  25,807

15
Min  100,459

Information contained in this marketing brochure has been obtained by the owner of the property or other sources that we deem reliable, however we cannot guarantee the accuracy of it. You should conduct an independent investigation of the shopping center to verify all information in determining the suitability of the property.

SITE PLAN

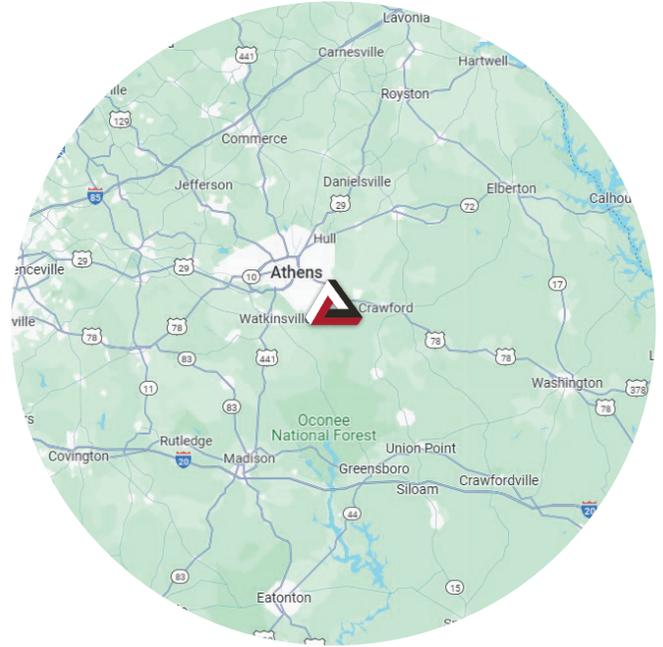
SUITE	TENANT	SIZE	SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
A1	Great Clips	1,250 SF	B4-B5	Sugar Polish Nails	3,000 SF	OP2	Taco Bell	.6 AC
A2	Available	1,250 SF	C1	Pet Wellness Plus	2,200 SF	OP3	Dunkin Donuts	.67 AC
A3	Available	1,250 SF	C2	Great American Coo...	1,400 SF	OP4	AutoZone	1.22 AC
B1	Los Reyes Mexican R...	2,250 SF	D1/D2	Heartland Dental	3,600 SF	1	Publix	48,387 SF
B2	The UPS Store	1,500 SF	OP1	McDonalds	1.3 AC			
B3	Shake Tea	1,500 SF						



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HIGHLIGHTS

- Two adjacent 1,250 SF retail spaces available, endcap opportunity.
- Newly opened Publix-anchored shopping center.
- Adjacent to a 59-acre Mixed-Use Development with 300 Multi-Family Residential units, featuring amenities such as bike lanes, shared patios, and dedicated green space.
- Located on Jefferson Hwy, North of Athens Country Club, 4.5 mi from UGA Campus and just 17 mi to I-85.



22,700 on Jefferson Rd (US-129)



Proposed Lighted Intersection at
Jefferson Rd & Lavender Rd.

Proposed Full Access along Jefferson
Rd (US-129).



Pylon Signage along Lavender Rd

