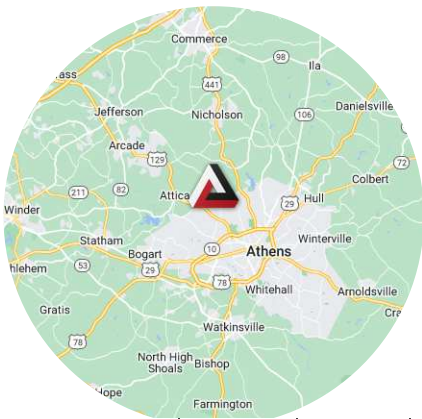




VILLAGE AT OAK GROVE - NEW PUBLIX ANCHORED DEVELOPMENT



5435 Jefferson Road, Athens GA 30606

- ▲ One restaurant endcap opportunity remaining.
- ▲ 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.

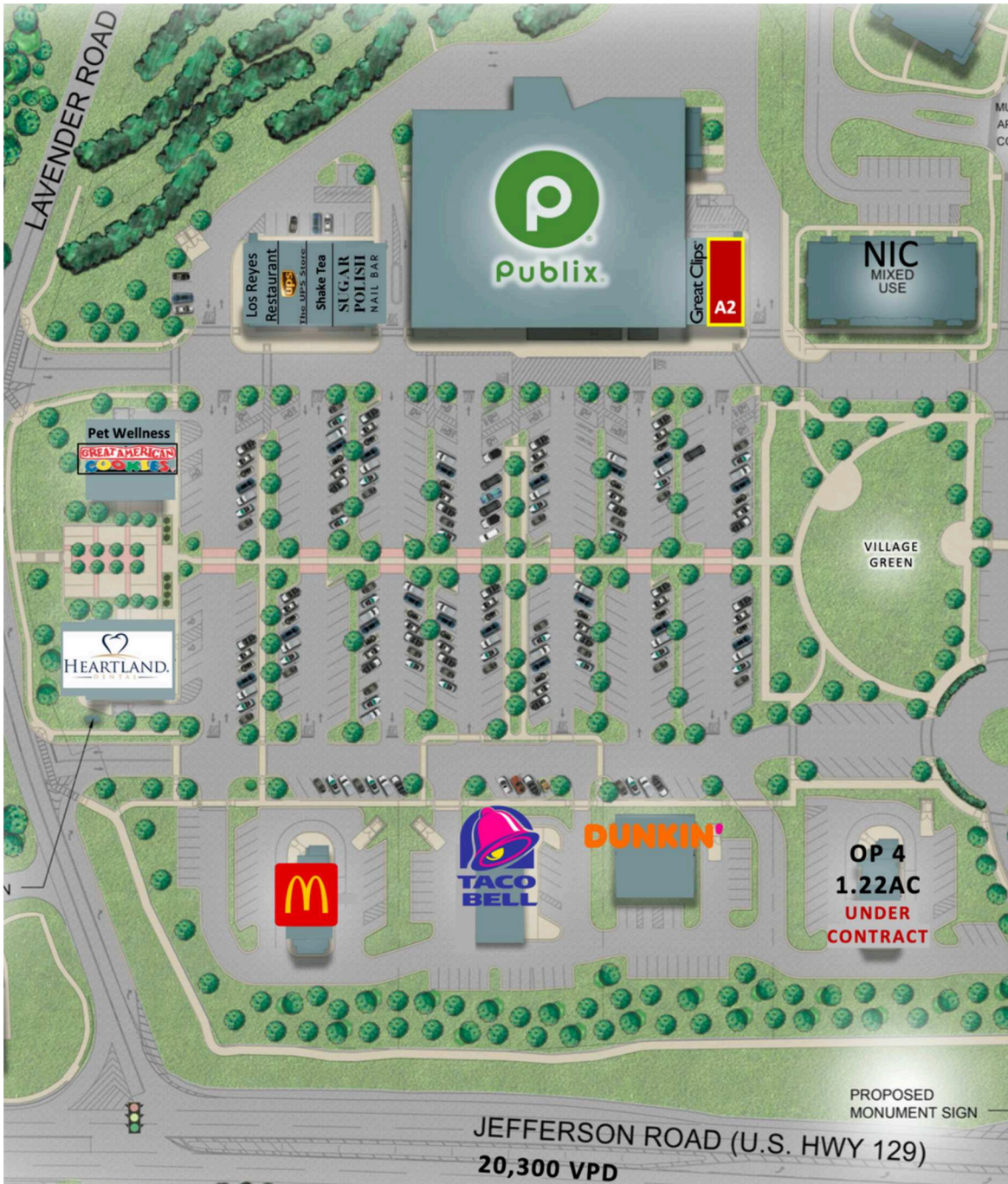
2024 Demographics	1 Mile	3 Miles	5 Miles
Population	4,242	22,538	76,877
Households	1,597	8,729	30,990
Average HH Income	\$91,095	\$91,014	\$78,512
Daytime Population	644	8,508	65,779
	5 Min	10 Min	15 Min
Drivetime Population	6,611	38,752	105,874

Available Spaces

A2 - 2,495 SF

LEASING INFORMATION

Suite	Tenant	Size/SF	Suite	Tenant	Size/SF	Suite	Tenant	Size/SF
A1	Great Clips	1,250 SF	B4-B5	Sugar Polish Nails	3,000 SF	OP2	Taco Bell	.6 AC
A2	Available	2,495 SF	C1	Pet Wellness Plus	2,200 SF	OP3	Dunkin Donuts	.67 AC
B1	Los Reyes Mexican R...	2,250 SF	C2	Great American Coo...	1,400 SF	OP4	In Negotiations	1.22 AC
B2	The UPS Store	1,500 SF	D1/D2	Heartland Dental	3,600 SF	1	Publix	48,387 SF
B3	Shake Tea	1,500 SF	OP1	McDonalds	1.3 AC			



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