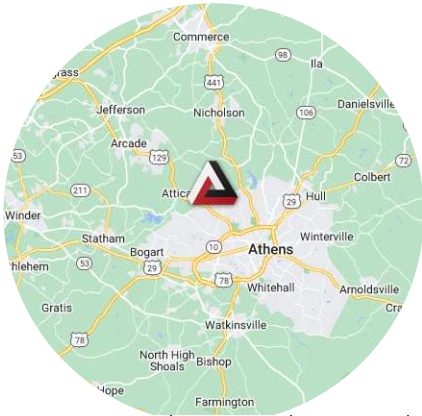




**HOLDEN AT OAK GROVE - RETAIL SPACES AVAILABLE**



6045 Jefferson Hwy, Athens GA 30607

- ▲ 1,118 SF - 5,020 SF now available for lease.
- ▲ Suitable for retail, restaurants, medical, and other service-based uses.
- ▲ Mixed-use project with 296 luxury apartments and ground-floor retail.
- ▲ Adjacent to new Publix shopping center.
- ▲ Near Athens Country Club and minutes to Downtown Athens / The University of Georgia campus.
- ▲ 1,300+ new homes coming to the surrounding area.

2024 Demographics	1 Mile	3 Miles	5 Miles
Population	4,032	20,856	75,101
Households	1,523	7,972	30,164
Average HH Income	\$90,538	\$87,304	\$78,359
Daytime Population	649	6,829	66,219
	5 Min	10 Min	15 Min
Drivetime Population	5,549	35,916	104,841

Available Spaces

- 100A - 5,020 SF
- 200A - 1,304 SF
- 200B - 1,124 SF
- 200C - 1,118 SF
- 200D - 1,304 SF

**LEASING INFORMATION**

Suite	Tenant	Size/SF	Suite	Tenant	Size/SF	Suite	Tenant	Size/SF
100A	Available	5,020 SF	200B	Available	1,124 SF	200D	Available	1,304 SF
200A	Available	1,304 SF	200C	Available	1,118 SF			

