

# Concept Rendering




## **HOLDEN AT OAK GROVE**


6045 Jefferson Hwy, Athens, GA 30607




## DEMOGRAPHICS

### 1 MILE


 4,032  
Estimated population


 649  
Estimated daytime population


 \$90,538  
Average household income


 1,523  
Households

### 3 MILE


 20,856  
Estimated population


 6,829  
Estimated daytime population


 \$87,304  
Average household income

 7,972  
Households

### 5 MILE

 75,101  
Estimated population

 66,219  
Estimated daytime population

 \$78,359  
Average household income

 30,164  
Households

## DRIVE TIME POPULATION

**5**  
Min  5,549

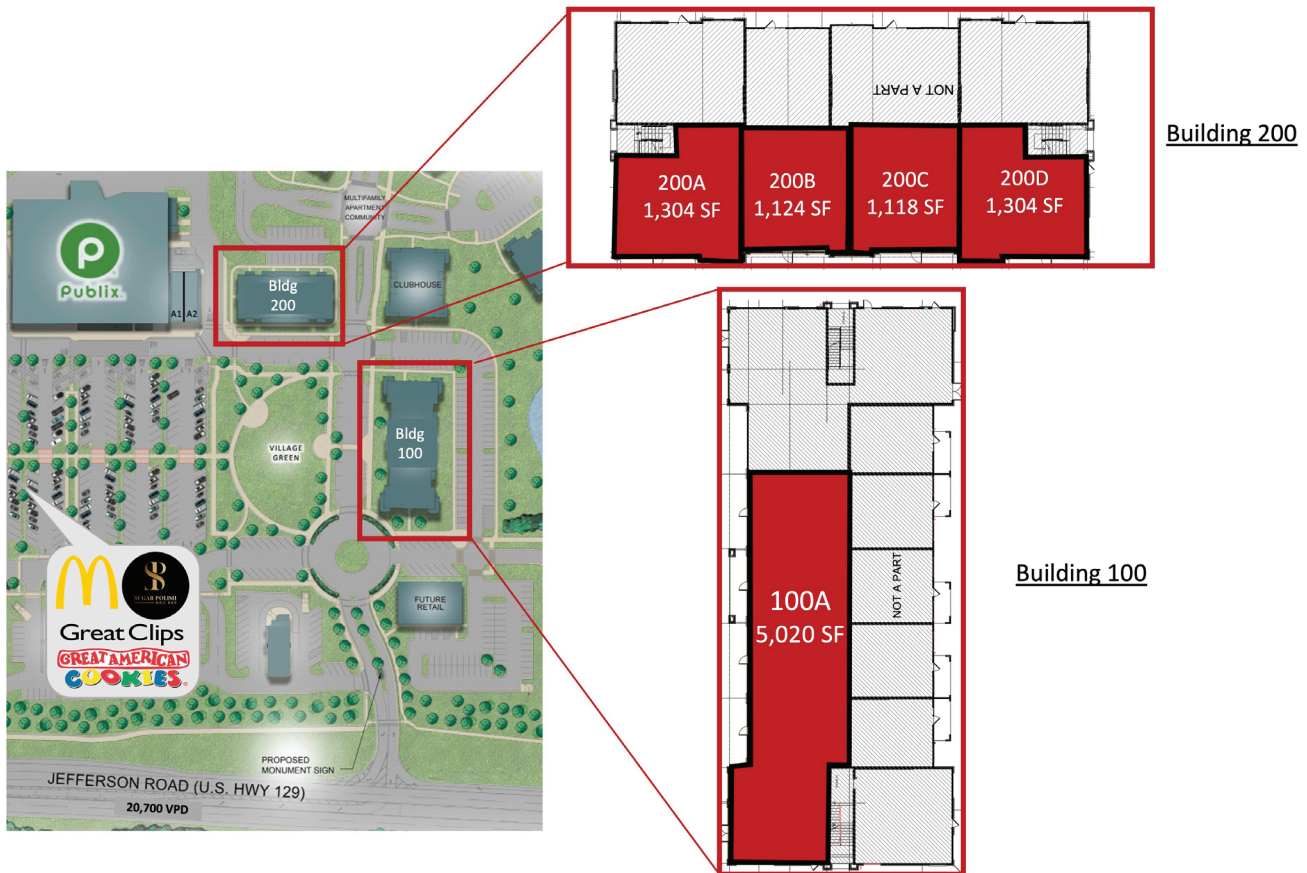
**10**  
Min  35,916

**15**  
Min  104,841

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
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			



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## HIGHLIGHTS

- 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.



20,100 on Jefferson Hwy.



Full access from Jefferson Hwy.  
Cross access from Publix center.



Signage options available.

