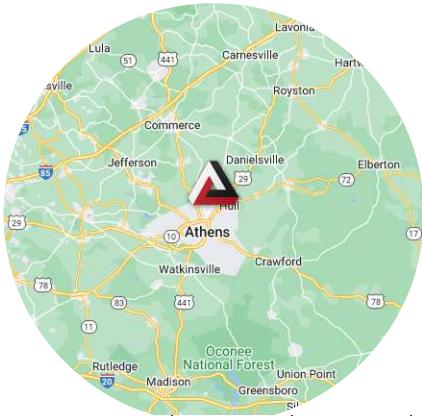




TECH PLAZA - RETAIL & RESTAURANT SPACE AVAILABLE



665 US 29 N, Athens GA 30601

- ▲ New strip center located near the busy intersection of US Hwy 29 N (18,600 VPD) and Hull Rd (20,700 VPD).
- ▲ #1 Firehouse Subs in Atlanta with the highest volume and above-average sales.
- ▲ 2,546 sf endcap available.
- ▲ Convenient access to US-29 and within walking distance from Athens Technical College (7,800+ enrolled students).
- ▲ Less than a 10-minute drive to downtown Athens.
- ▲ Only minutes from the GA-10 loop.

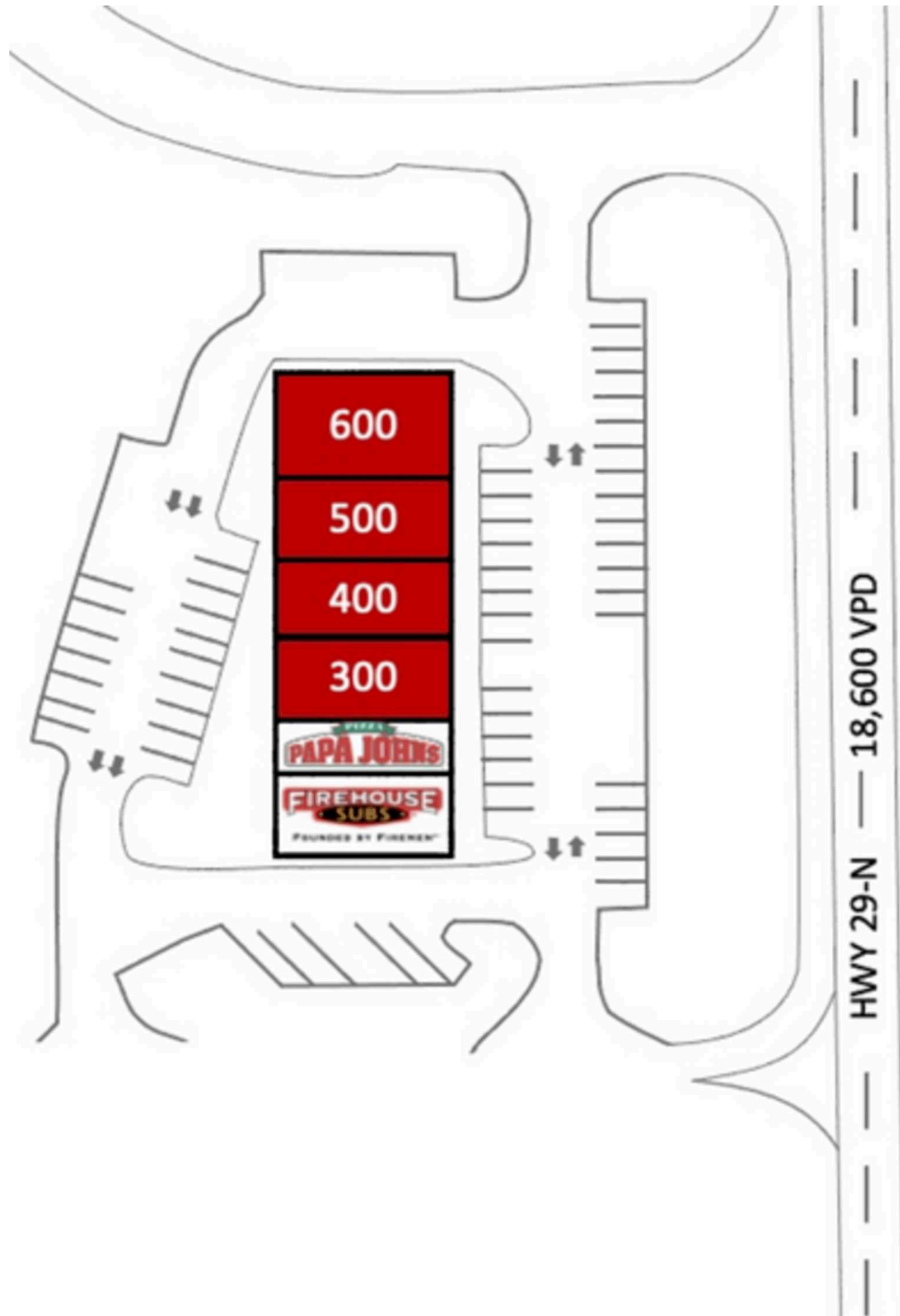
2024 Demographics	1 Mile	3 Miles	5 Miles
Population	397	22,779	79,050
Households	159	8,905	30,187
Average HH Income	\$65,063	\$48,978	\$61,866
Daytime Population	1,913	9,872	70,114
	5 Min	10 Min	15 Min
Drivetime Population	6,634	66,586	150,775

Available Spaces

- 300 - 1,965 SF
- 400 - 1,830 SF
- 500 - 1,965 SF
- 600 - 2,546 SF

LEASING INFORMATION

Suite	Tenant	Size/SF	Suite	Tenant	Size/SF	Suite	Tenant	Size/SF
100	Firehouse Subs	1,967 SF	300	Available	1,965 SF	500	Available	1,965 SF
200	Papa John s Pizza	1,287 SF	400	Available	1,830 SF	600	Available	2,546 SF



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