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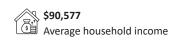


#### **DEMOGRAPHICS**

# 1 MILE

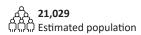




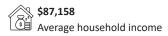




# 3 MILE



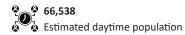


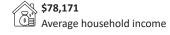




## 5 MILE









### **DRIVE TIME POPULATION**









**24,273** 



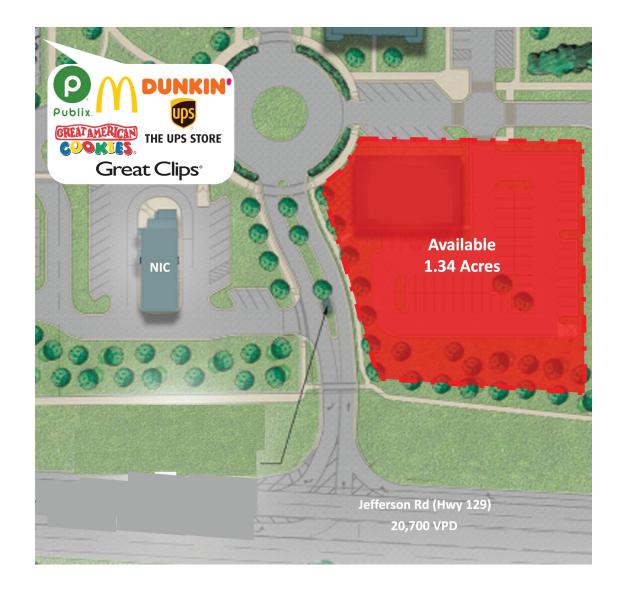






### **SITE PLAN**

SUITE	TENANT	SIZE
Pad	Available	1.34 AC







### **HIGHLIGHTS**

- 1.34 Acre pad for sale.
- Shadowed by new Publix shopping center.
- Adjacent to a 59-acre Mixed-Use Development with 296
   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.
- 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 Addison Rd



**Signage Options Available** 

