



ATHENS OAK GROVE PAD

5313 Jefferson Rd, Athens GA 30607



DEMOGRAPHICS

1 MILE

 4,068
Estimated population

 638
Estimated daytime population

 \$90,577
Average household income

 1,544
Households

3 MILE

 21,029
Estimated population

 7,088
Estimated daytime population

 \$87,158
Average household income

 8,050
Households

5 MILE

 75,704
Estimated population

 66,538
Estimated daytime population

 \$78,171
Average household income

 30,478
Households

DRIVE TIME POPULATION

5
Min  4,253

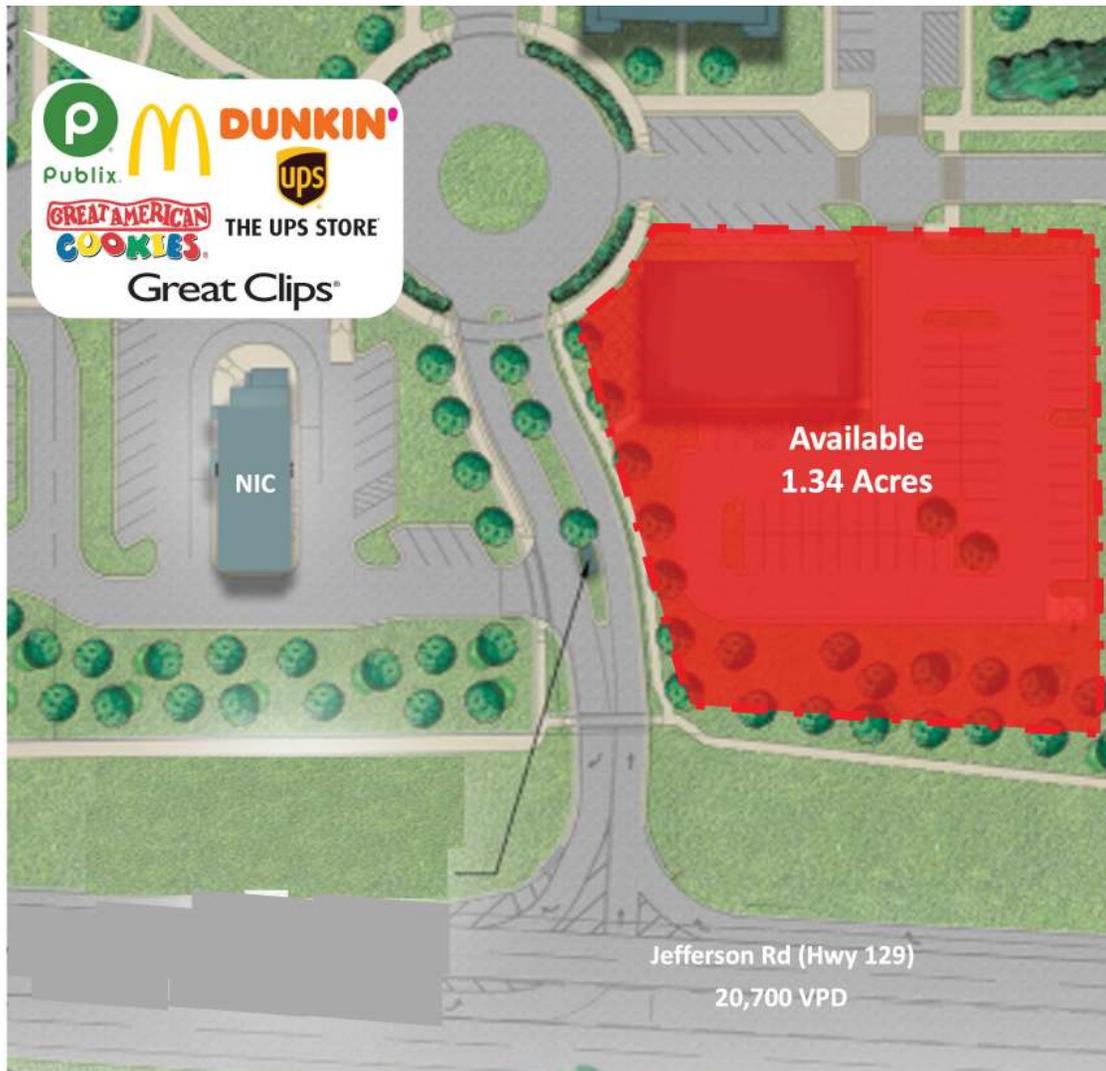
10
Min  24,273

15
Min  100,712

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
Pad	Available	1.34 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.

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

