

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

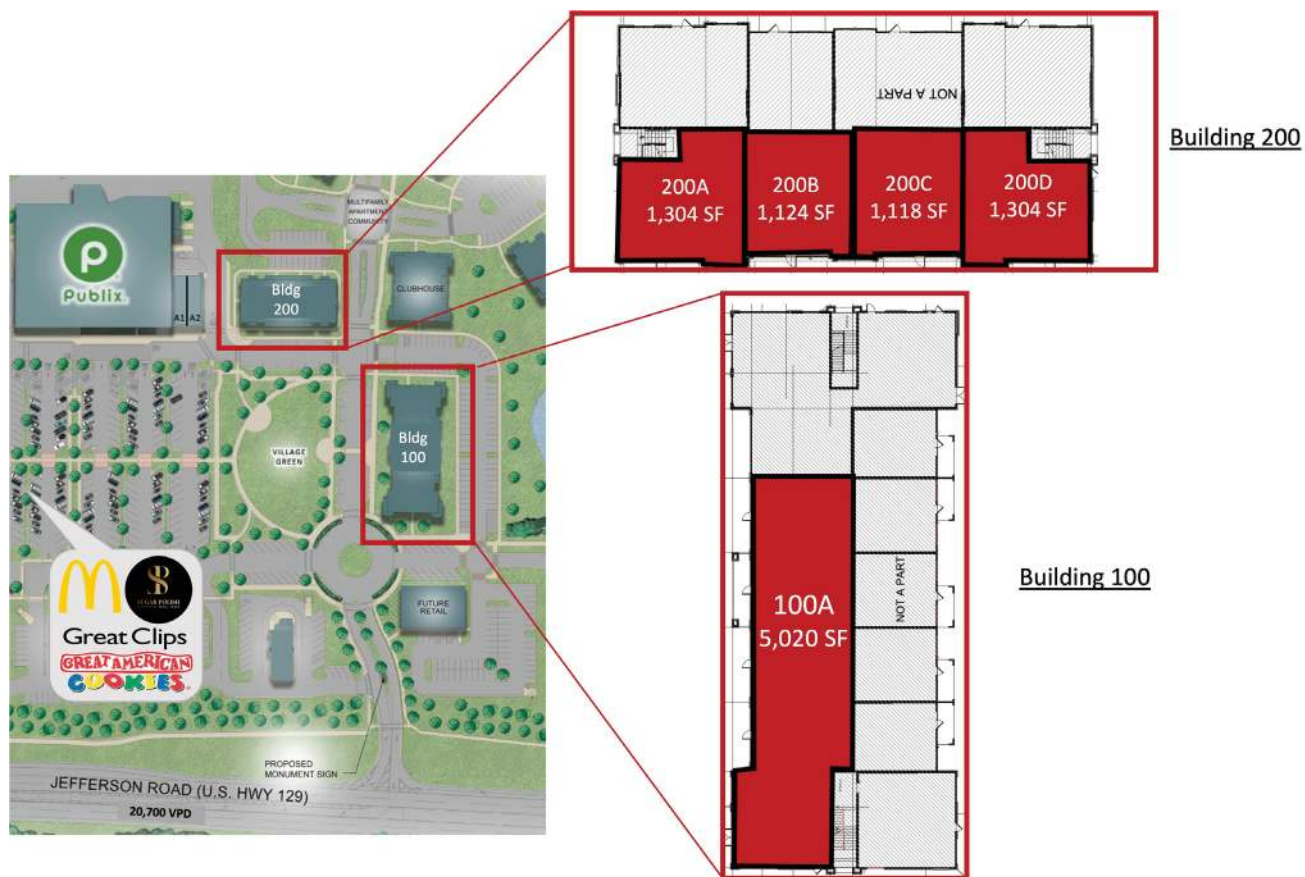
10
Min  35,916

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.

