DART RETAIL

DartRetail.com
Athens, GA



VILLAGE AT OAK GROVE

5435 Jefferson Road, Athens GA 30606

Megann Poe | 470-210-6880 | meg@dartretail.com

Kimberly Dart Heidt | 770-356-1976 | kim@dartretail.com

DART RETAIL

DART RETAIL

DartRetail.com
Athens, GA



DEMOGRAPHICS

1 MILE

4,369 Estimated population	**936** Estimated daytime population	**$90,277** Average household income	**1,698** Households

3 MILE

22,619 Estimated population	**9,191** Estimated daytime population	**$89,579** Average household income	**31,661** Households

5 MILE

77,542 Estimated population	**60,703** Estimated daytime population	**$81,520** Average household income	**31,661** Households

DRIVE TIME POPULATION

5 Min	**3,520**	**10 Min**	**25,807**
15 Min	**100,459**		

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.

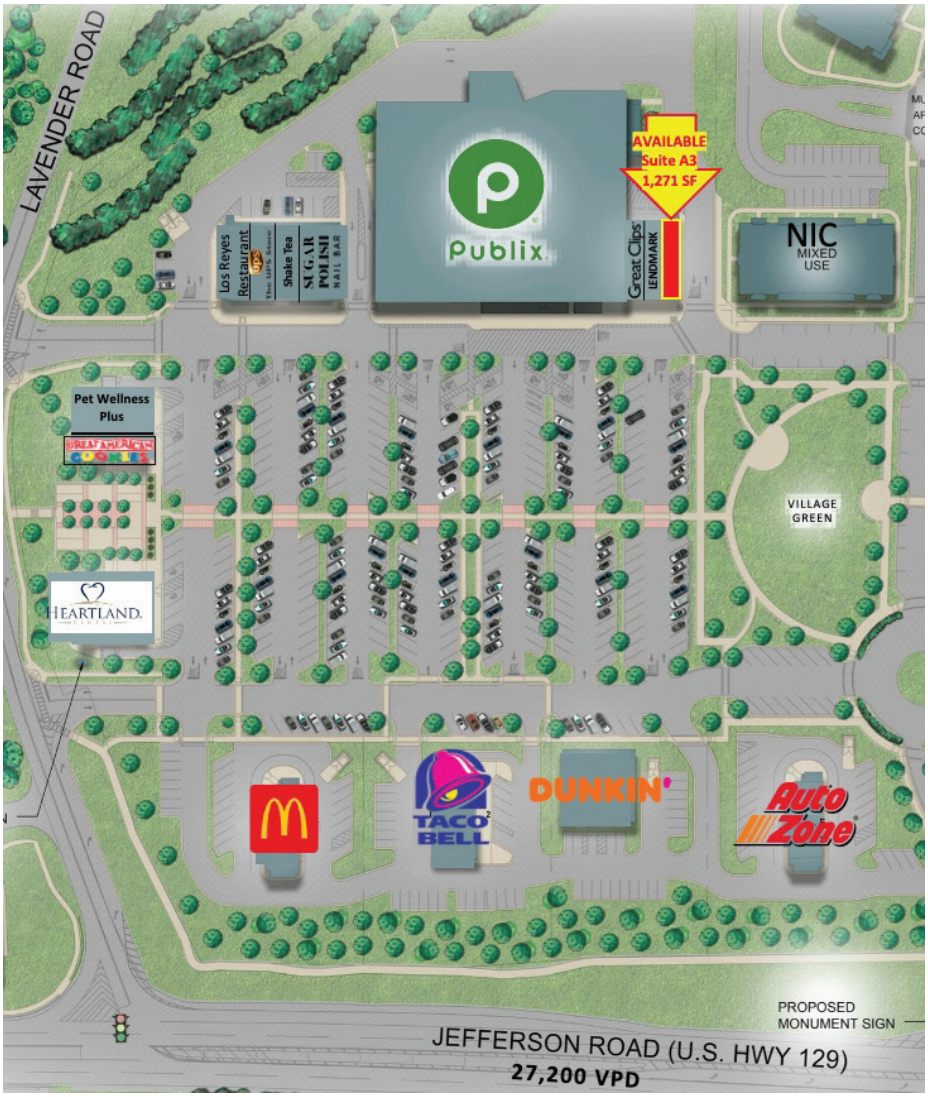
DART RETAIL

SITE PLAN

SUITE	TENANT	SIZE
A1	Great Clips	1,250 SF
A2	Lendmark Financial Services	1,229 SF
A3	Available	1,271 SF
B1	Los Reyes Mexican R···	2,250 SF
B2	The UPS Store	1,500 SF
B3	Shake Tea	1,500 SF

SUITE	TENANT	SIZE
B4-B5	Sugar Polish Nails	3,000 SF
C1	Pet Wellness Plus	2,200 SF
C2	Great American Coo···	1,400 SF
D1/D2	Heartland Dental	3,600 SF
OP1	McDonalds	1.3 AC

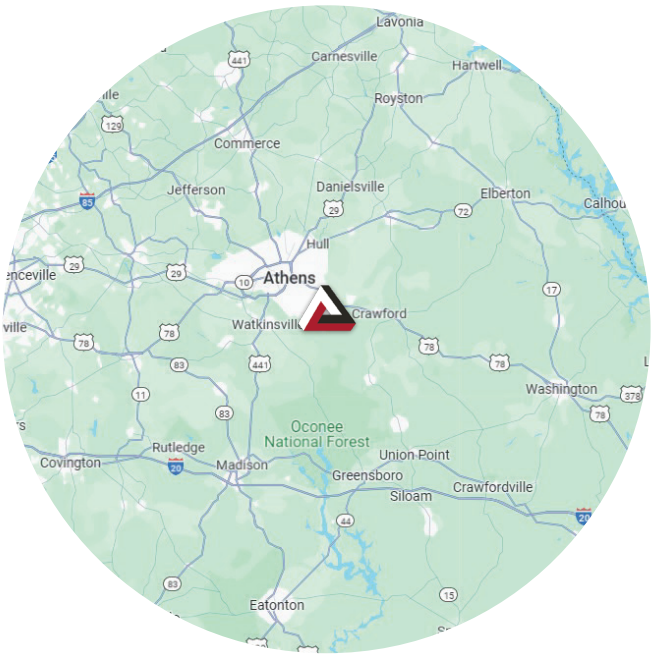
SUITE	TENANT	SIZE
OP2	Taco Bell	.6 AC
OP3	Dunkin Donuts	.67 AC
OP4	AutoZone	1.22 AC
1	Publix	48,387 SF



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.

HIGHLIGHTS

- 1,271 SF endcap retail space available.
- Located in the recently opened Publix-anchored Village at Oak Grove shopping center.
- Fellow tenants include Great Clips, The UPS Store, Heartland Dental, McDonald's, Taco Bell, and Dunkin' Donuts.
- Adjacent to a 59-acre mixed-use development with 300 multi-family residential units that features 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.



22,700 on Jefferson Rd (US-129)

Proposed Lighted Intersection at Jefferson Rd & Lavender Rd.

Proposed Full Access along Jefferson Rd (US-129).

Pylon Signage along Lavender Rd



Megann Poe | **470-210-6880** | **meg@dartretail.com**

Kimberly Dart Heidt | **770-356-1976** | **kim@dartretail.com**