

FOR LEASE

Athens Promenade

3650 Atlanta Hwy, Athens, GA

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Property Overview

Available Spaces: **3654C - 6,772 SF**
3654D - 8,181 SF

- Prominent 141,000± SF shopping center located along Atlanta Highway, just inside Loop 10
- Highly visible location benefiting from 32,400 VPD on Atlanta Highway and 50,100 VPD on Loop 10
- Six convenient access points from Atlanta Highway and Mitchell Bridge Road
- #1 visited Planet Fitness in Georgia
- Serves nearly 90,000 residents with an average household income of approximately $111,000 within five miles

AREA DEMOGRAPHICS

Total Population	**1-Mile:** 5,615 **3-Mile:** 33,048 **5-Mile:** 89,619
Total Households	**1-Mile:** 3,001 **3-Mile:** 14,736 **5-Mile:** 35,575
Avg. HH Income	**1-Mile:** $99,920 **3-Mile:** $108,165 **5-Mile:** $110,946
Daytime Population	**1-Mile:** 6,539 **3-Mile:** 37,287 **5-Mile:** 120,740
Traffic Counts	**32,400 VPD** Atlanta Hwy **50,100 VPD** N Athens Perimeter Hwy





Site Plan

Suite	Tenant	SF
3650	Barnes & Noble	22,050
3652	Bealls	20,010
3654A	Green Nails & Spa	2,576
3654B	LensCrafters	4,662
3654C	**AVAILABLE**	**6,772**
3654D	**AVAILABLE**	**8,181**
3654E	Chuck E. Cheese	10,321
3656	USPS	6,772
3658	Planet Fitness	24,980
3660	Queen of Hearts	25,760
3664	Hook & Reel	8,000



Trade Area



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