



FOR LEASE OR SALE

Athens Promenade

3650 Atlanta Hwy, Athens, GA

Colliers

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Property Overview

Available Spaces:

- Suite 3654D: 8,181 SF

- Suite 3652: 20,010 SF

- 141,000± SF shopping center located on Athens Highway just inside Loop 10 (Athens Perimeter)
- Boasts excellent visibility on Athens Highway with six access points via Athens Highway and Mitchell Bridge Road
- Adjacent to Publix Super Market

AREA DEMOGRAPHICS



Total Population

1-Mile: 6,071
3-Mile: 33,237
5-Mile: 87,805



Total Households

1-Mile: 3,185
3-Mile: 14,700
5-Mile: 34,612



Avg. HH Income

1-Mile: \$92,692
3-Mile: \$101,931
5-Mile: \$104,325



Daytime Population

1-Mile: 6,462
3-Mile: 36,591
5-Mile: 118,900



Traffic Counts

20,200 VPD
Paces Ferry Rd

20,400 VPD
Cumberland Pkwy



Site Plan

Suite	Tenant	SF
3650	Barnes & Noble	22,050
3652	AVAILABLE	20,010
3654A	Green Nails & Spa	2,576
3654B	LensCrafters	4,662
3654C	Lumber Liquidators	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

