

CITY CENTRE ATHENS - ATHENS, GA

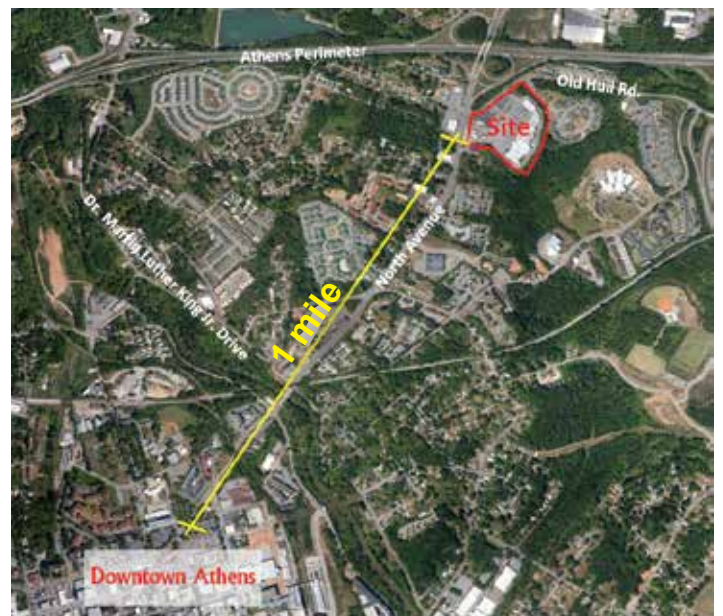
484 North Avenue, Athens, GA 30601

Athens Redevelopment - Office / Mixed Use / Retail 15 Acre, 120,000 SqFt. Shopping Center



- 120,000 Sqft center ready to expand and renovate
- Anchor space available up to 65,000 sf
- Access from North Avenue and newly expanded Hull Rd.
- 1 Mile from University of Georgia, with over 35,000 students and downtown Athens
- Visibility from 10 Loop/Athens Perimeter
- At signalized intersection with new CVS & Family Dollar

	3 MILES	5 MILES	10 MILES
POPULATION	20,213	70,994	152,016
AVG HH INCOME	\$40,422	\$38,594	\$51,320
POPULATION GROWTH	27%	14%	17%



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Building #100	
Suite #	SF
100	4,800 (60x80)
110	1,840 (23x80)
120	1,760 (22x80)
130	1,840 (23x80)
140	1,760 (22x80)
150	1,500 (22x68)
160	4,000 odd shape

Building #200	
Suite #	SF
200	Anna Hairstyles / barber
210	6,000 (99x100) subdividable
220	4,100 (41x100)
230	Piggly Wiggly
260	9,688 (53x173)

Building #300	
Suite #	SF
300	60,995 (276x221) subdividable
350	6,150 (50x123)





Downtown Athens

**Advance
Auto Parts**
Service is our best part.

FAMILY DOLLAR
my family, my family dollar.

**Assisi
Assisi**

GAS

Handeys

CVS
pharmacy

SITE



NORTH AVE

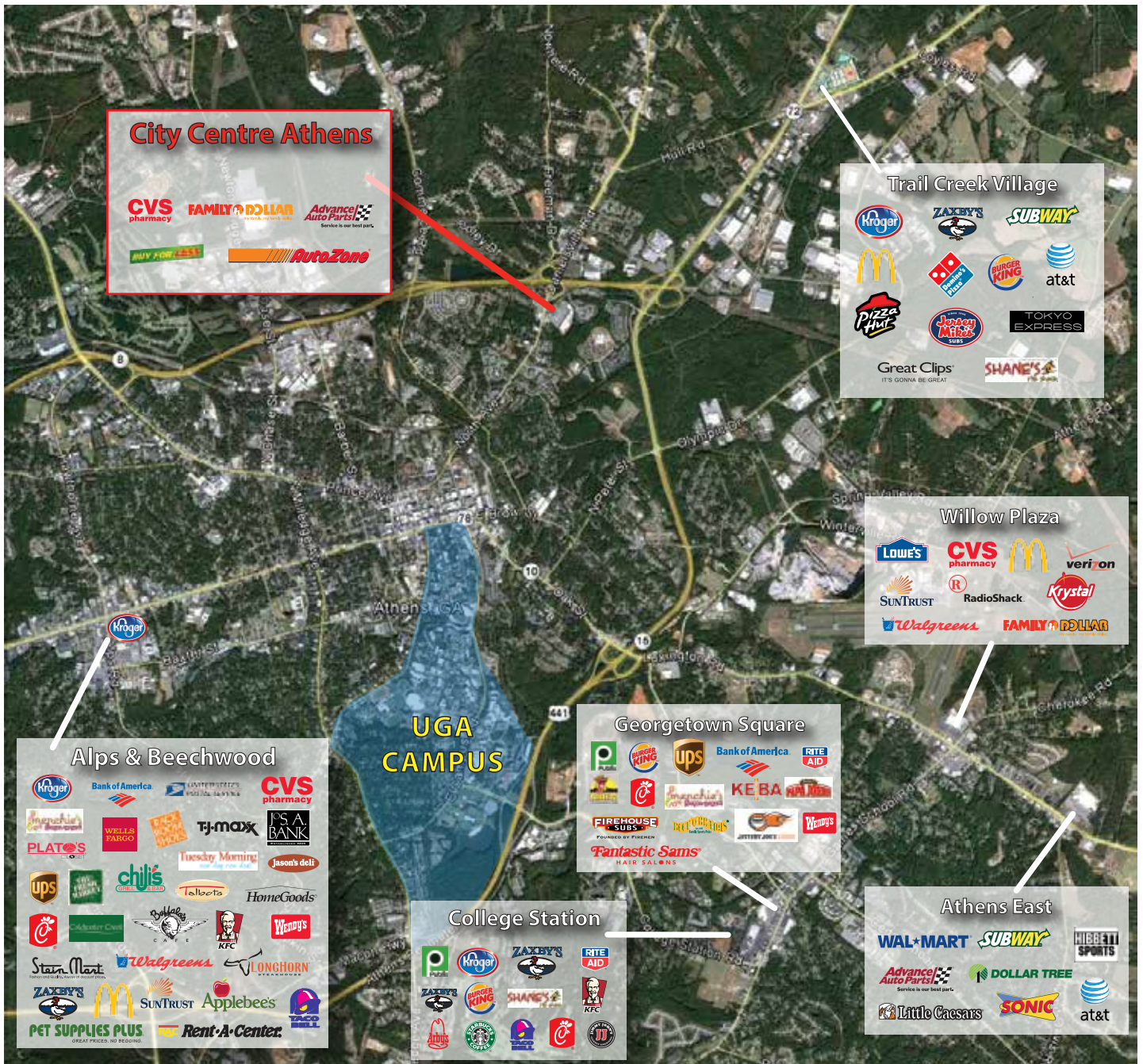


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Competition Map - East Athens



Demographics

	1 Mile	3 Miles	5 Miles
Population			
2013 Population	5,877	43,599	99,580
2018 Population	6,001	44,646	102,184
2000-2010 Annual Rate	2.96%	1.07%	1.09%
2010-2013 Annual Rate	0.34%	0.62%	0.62%
2013-2018 Annual Rate	0.42%	0.48%	0.52%
2013 Male Population	49.9%	48.0%	47.7%
2013 Female Population	50.1%	52.0%	52.3%
2013 Median Age	24.2	23.7	25.0

Race and Ethnicity			
2013 White Alone	49.1%	58.3%	61.1%
2013 Black Alone	40.3%	31.0%	26.2%
2013 American Indian/ Alaska Native Alone	0.2%	0.2%	0.2%
2013 Asian Alone	1.8%	3.3%	4.2%
2013 Pacific Islander Alone	0.1%	0.1%	0.1%
2013 Other Race	6.1%	5.0%	6.0%
2013 Two or More Races	2.4%	2.2%	2.2%
2013 Hispanic Origin (Any Race)	10.2%	10.3%	12.3%

Households			
2013 Total Households	2,446	14,987	38,028
2018 Total Households	2,495	15,438	39,072
2000-2010 Annual Rate	3.69%	0.80%	0.91%
2010-2013 Annual Rate	0.37%	0.64%	0.59%
2013-2018 Annual Rate	0.40%	0.59%	0.54%
2013 Average Household Size	2.39	2.31	2.37

Demographics *cont.*

	1 Mile	3 Miles	5 Miles
Median Household Income			
2013 Median Household Income	\$19,227	\$21,504	\$28,566
2018 Median Household Income	\$20,450	\$23,821	\$32,368
2013-2018 Annual Rate	1.24%	2.07%	2.53%

Average Household Income			
2013 Average Household Income	\$32,261	\$35,011	\$46,376
2018 Average Household Income	\$37,153	\$40,489	\$55,056
2013-2018 Annual Rate	2.86%	2.95%	3.49%

Per Capita Income			
2013 Per Capita Income	\$13,218	\$14,381	\$18,764
2018 Per Capita Income	\$15,217	\$16,318	\$22,092
2013-2018 Annual Rate	2.86%	2.56%	3.32%

Housing			
2013 Total Housing Units	2,937	16,836	42,293
2013 Owner Occupied Housing Units	540	3,999	13,329
2013 Renter Occupied Housing Units	1,906	10,988	24,699
2013 Vacant Housing Units	491	1,849	4,265
2018 Total Housing Units	3,002	17,228	43,266
2018 Owner Occupied Housing Units	565	4,220	13,914
2018 Renter Occupied Housing Units	1,930	11,218	25,157
2018 Vacant Housing Units	507	1,790	4,194

Athens-Clarke County Overview

Athens

- Home of The University of Georgia.
- The South's Best College Towns in Southern Living (September 2011)
- Small Best Places for Business & Careers (#1 in GA, #51 in United States) by Forbes.com (June 2011)
- AmericanStyle Magazine readers have ranked Athens the No. 12 Mid-Sized City in the 2011 Annual Top 25 Arts Destinations readers' poll, and Athens has made the list every year since 2002
- America's Best College Towns for 2010 by Parents & Colleges (December 2010)
- One of the Coolest Small Cities in America by GQ (November 2010)
- #1 in "Dandy Dozen: Top College Football Towns" by AP Top 25 voters (Oct. 8, 2010)
- Reader's Choice #2 "Best Local Music Scene in the U.S." in Budget Travel (October 2010)
- #2 in Top 10 College Towns by Livability.com (September 2010)
- America's Nine Best College Towns on MSNBC from Independent Traveler (June 25, 2010)
- #4 in Six College Towns That Make Us Say "Wow" by University Language Services
- College Towns: An Honor Roll on MSN Local Edition
- Featured as one of the Best Cities for Young Professionals on The Today Show on March 1, 2010 (select "Cities that let you have it all")
- One of the Top 11 Southern Retirement Hotspots in Retirement Lifestyles (January / February / March 2010)

Clarke County Top Employers

Athens Regional Medical Center

DialAmerica Marketing, Inc.

Athens Technical College

Merial Limited

Baldor Electric Company

Pilgrims Pride Corp.

Carrier Corporation

UGA

- The University of Georgia (UGA), the oldest chartered state university in the country.
- With over 34,000 students, and over 15,000 employees, UGA has a significant economic influence on the surrounding community.



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