

# East Athens Marketplace – Outparcels Available

## Athens, GA



4375 Lexington Road, Athens, GA 30605

### PROPERTY HIGHLIGHTS

- Neighborhood retail center shadow-anchored by Walmart Supercenter
- Strong mix of national tenants
- Signalized intersection with 3 points of ingress/egress
- Strategic location on US-78, the main artery through Athens
- Dense surrounding residential population
- 22,400 VPD on US-78
- Athens is home to the University of Georgia (37,606 students)

### DEMOGRAPHICS

	5 MIN	10 MIN	15 MIN
Population	4,530	32,422	77,952
Households	1,873	13,391	29,264
Average HHI	\$66,141	\$58,102	\$51,500

Source: ESRI, July 2018

### CONTACT

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### RETAILERS



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