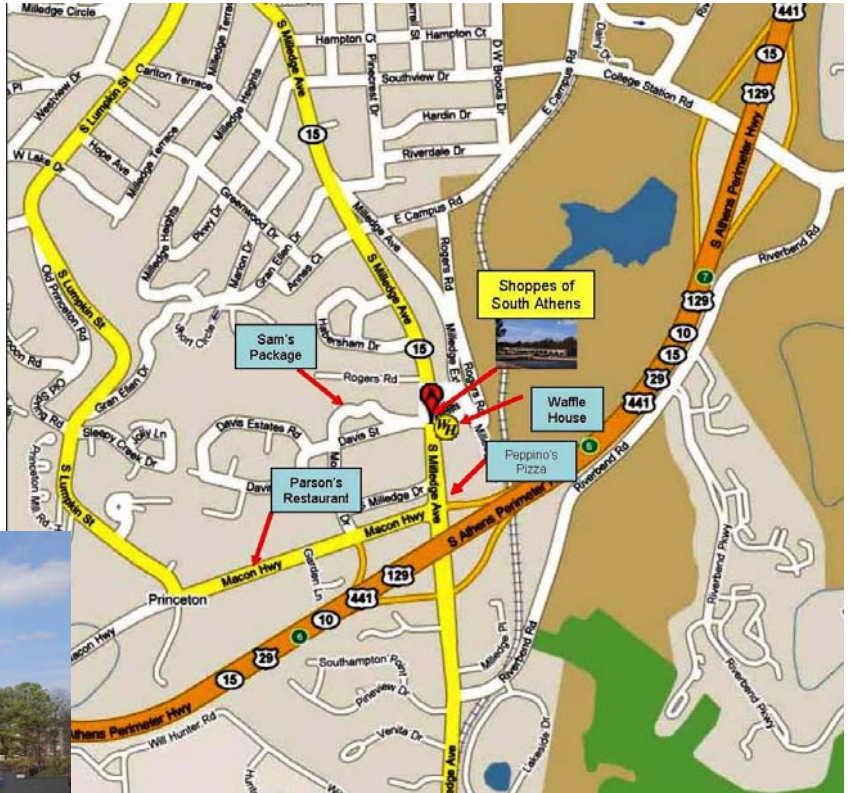


BEST VALUE IN THE MARKET!
SPACE FOR LEASE
THE SHOPPES OF SOUTH ATHENS
2026 SOUTH MILLEDGE AVENUE, ATHENS, GA

- LOCATED SOUTH OF ATHENS ONE BLOCK NORTH OF THE BUSY ATHENS BY-PASS
- THRIVING COMMERCIAL CORRIDOR
- CURRENT TENANTS INCLUDE: DAVITA DIALYSIS CLINIC, TRUMPS CATERING, VIDEO LINK, THE ELEMENTS ART SUPPLY, ULTIMATE TAN, AND BULLDOG PIZZA
- ONLY TWO MORE SPACES AVAILABLE : 2,520 SF AND 1,050 SF, DON'T MISS OUT!
- GREAT DEAL FOR A PRIME AREA



TRAFFIC COUNTS (GA DOT 2008)

- SOUTH MILLEDGE AVE NORTH OF US 441: 12,730
- US 441 EAST OF SOUTH MILLEDGE AVE: 33,640

DEMOGRAPHICS

- POPULATION (WITHIN 5 MILES): 103,712
- AVERAGE HOUSEHOLD INCOME (WITHIN 5 MILES): \$50,186

FOR MORE INFORMATION CONTACT:

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