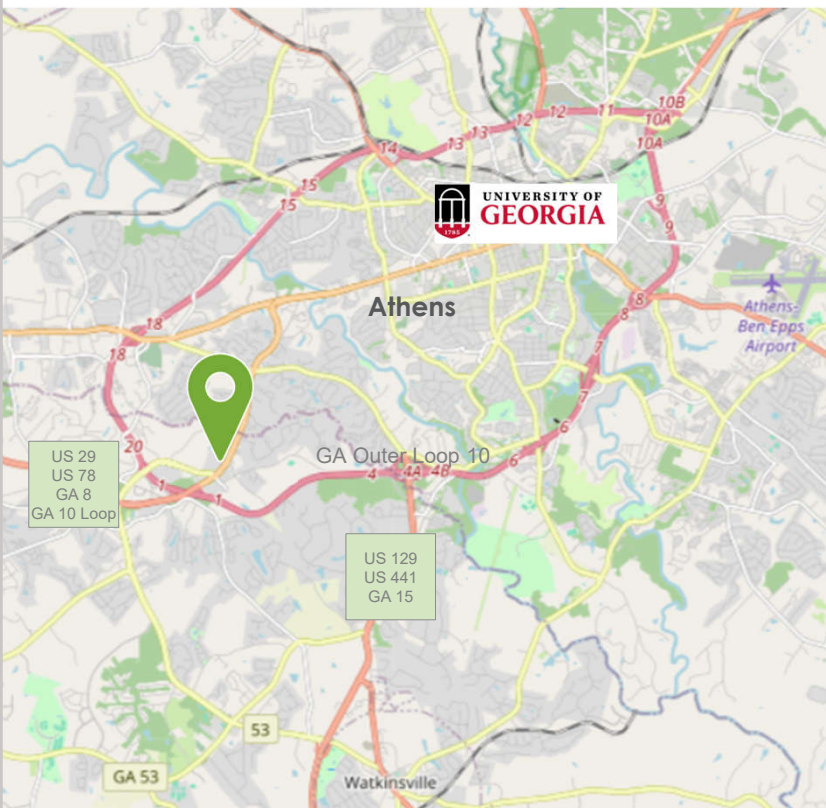


THE SHOPPES AT EPPS BRIDGE

1021 Parkway Boulevard, Athens, Ga 30606 | Oconee County



THE PROPERTY

The Shoppes at Epps Bridge is located along Epps Bridge Parkway (Highway 316) and Boulevard Parkway. It is a regional retail and commuter corridor servicing Athens/Clarke County and Oconee County. The Georgia Outer Loop (Perimeter) is convenient for residents coming from miles. UGA is the primary economic driver in Athens with nearly 40,000 students and over 10,000 employees.

HIGHLIGHTS

Retail Building GLA:	17,498 SF
Available Retail SF:	2,202 SF
Attributes:	End Cap Pad Building
Zoning:	B-2
Parks	118+

Owned & Managed by:



RETAIL LEASING
ADVISORS

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www.retailleasingadvisors.net

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SUITE	TENANTS	SF
101	Benchmark Physical Therapy	1,400
103	Victorious Vapors	1,400
105	First Franklin Financial	1,560
107	Great Clips	1,271
109	World Finance	1,260
111	Athens Art & Frame	4,205
117	Catch 22 Gastro Pub	2,800
201	Little Caesar's Pizza	1,400
203	AVAILABLE	2,202

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DEMOGRAPHICS

	1-3 Miles	3-5 Miles
Population	34,082	58,336
Households	14,761	20,946
Average HH Income	\$102,424	\$86,730
Daytime Population	34,765	87,502

DRIVE TIME

	5- 10 Min	10-15 Min
Population	32,155	84,186
Households	14,014	31,609
Average HH Income	\$92,626	\$82,858
Daytime Population	39,705	105,223

LATITUDE | LONGITUDE
33.922310 | -83.441690

TRAFFIC COUNT
27,800 AADT Epps Bridge Parkway

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Retail Leasing Advisors is a boutique commercial real estate firm servicing metropolitan Atlanta and Georgia. With over 20 years experience, we specialize in all types of retail and mixed-use developments.

We provide individual attention to our Landlords, Developers and the Communities we serve. And pride ourselves on being a small firm with the reach and resources of a large firm.

Visit Us At RetailLeasingAdvisors.net