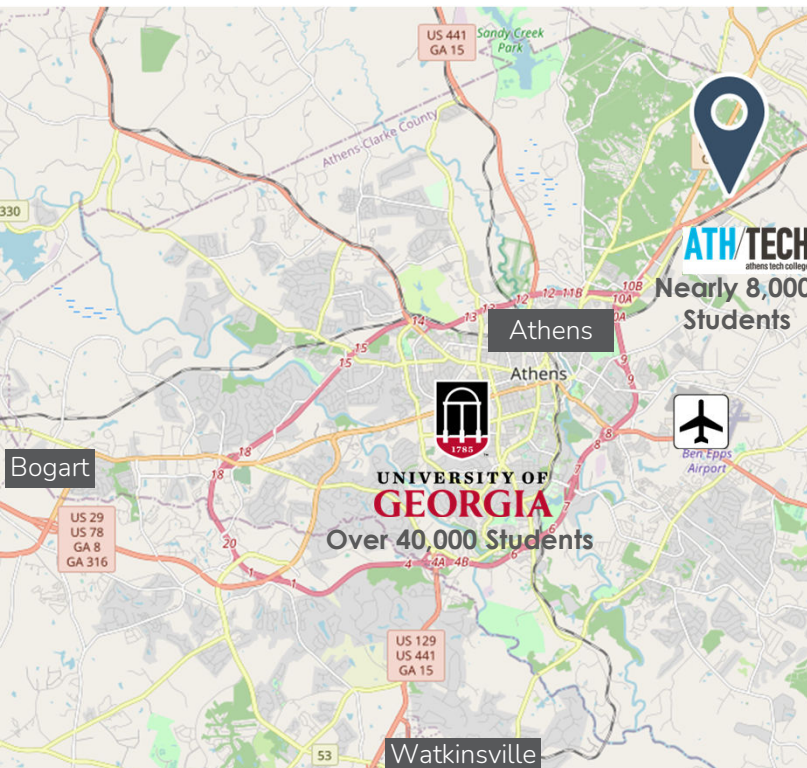


TRAIL CREEK VILLAGE

700 US Highway 29 | Athens, GA 30601 | Clarke County



Available Build Ready Outparcel



MARKET INFORMATION:

Trail Creek Village is a regional destination servicing a 20-mile trade area north of the project. It is located 3 miles from University of Georgia and across the street from Athens Technical College. There are multiple new apartment complexes and senior living developments along Highway 29. The corridor has exploded with development with Trail Creek Village as the catalyst.

PROPERTY HIGHLIGHTS:

Retail Building GLA:	180,000 SF
Retail Parks:	720 +/-
Shopping Center:	750 SF \pm
PAD Ready Site:	Build up to 5,400 +/- SF Ground Lease or BTS

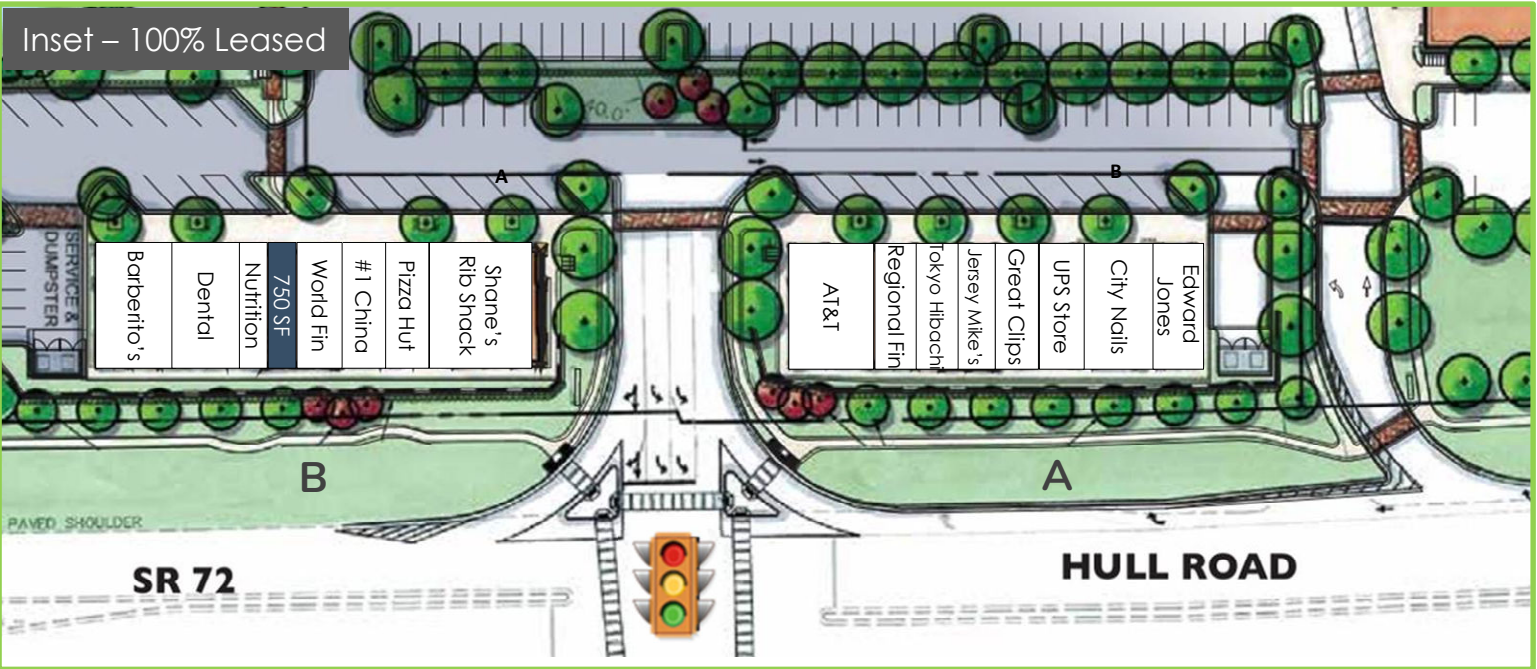


Leasing Contact:
SHANNON SHUMAN MARTIN
404.312.4305

Shannon@RetailLeasingAdvisors.net
www.RetailLeasingAdvisors.net

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TACO
BELL

WHATABURGER



Pad Site

Google Earth



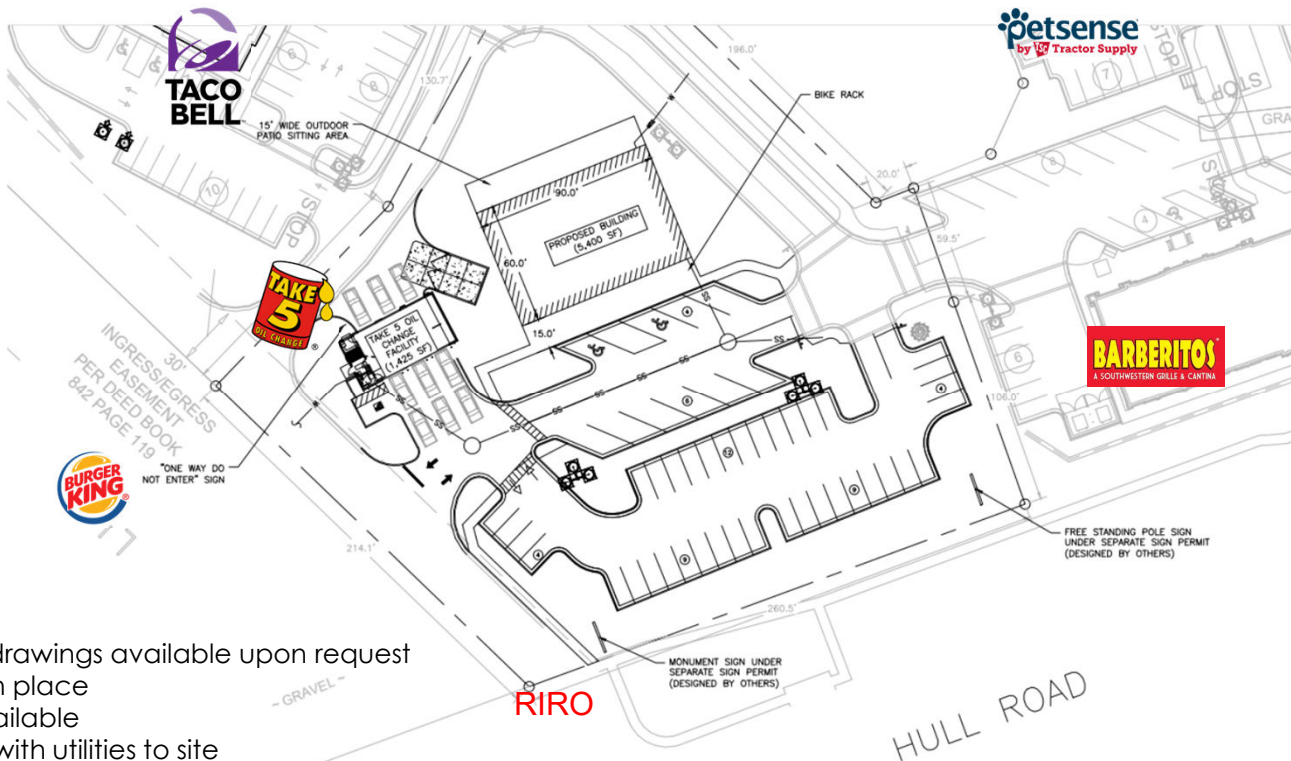
View North

Google Earth



View South

Google Earth



Sample drawings available upon request
 Parking in place
 Pylon Available
 Graded with utilities to site

No warranty or representation, express or implied, has been made as to the accuracy of the information provided herein, and no liability is assumed for errors or omissions.

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Pointe Grand – 240 Units
Classic City Flats – 2802 Units
Hull Road – 192 Units

IN THE NEWS

Doehring Ingelheim is investing \$57 million to expand their Innovations Center on Olympia Road.

Duckshin Housing, a construction materials manufacturer, creating 100 new jobs within 2 miles



DEMOGRAPHICS

	3 Miles	5 Miles
Population	20,253	75,480
Households	7,412	27,298
Average HH Income	\$39,518	\$49,418
Daytime Population	20,038	93,302

DRIVE TIME

	10 Min	15 Min
Population	66,330	149,292
Households	24,884	57,737
Average HH Income	\$52,657	\$67,164
Daytime Population	84,911	163,201

LONGITUDE | LATITUDE
33.99606 | -83.33666

TRAFFIC COUNT
30,600 Highway 29 | 20,300 Hull Road

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