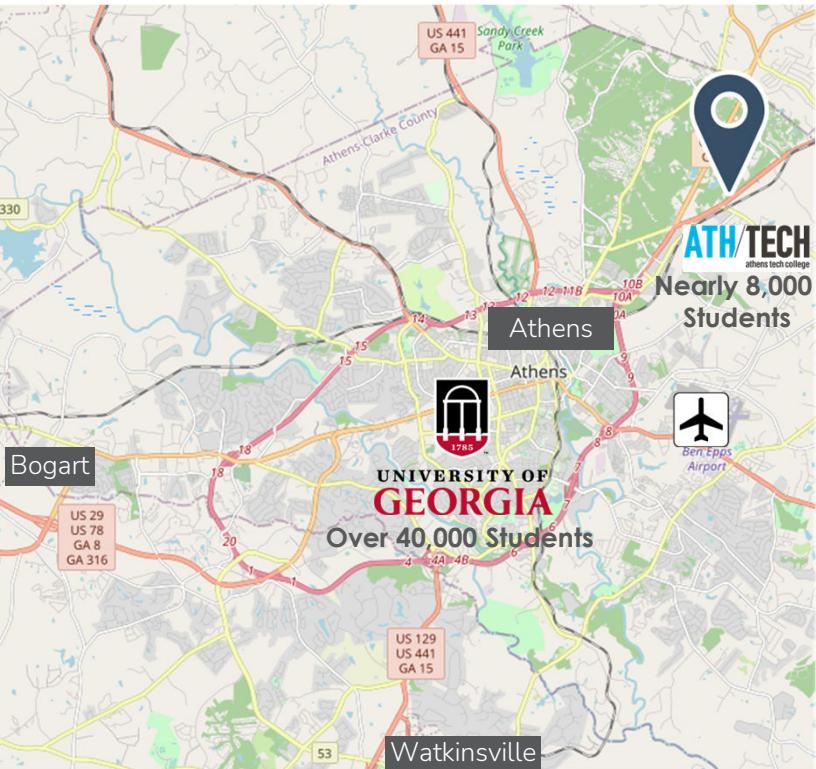


TRAIL CREEK VILLAGE

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 ±
PAD Ready Site:	Build up to 5,400 +/- SF
	Ground Lease or BTS



Leasing Contact:
SHANNON SHUMAN MARTIN

404.312.4305

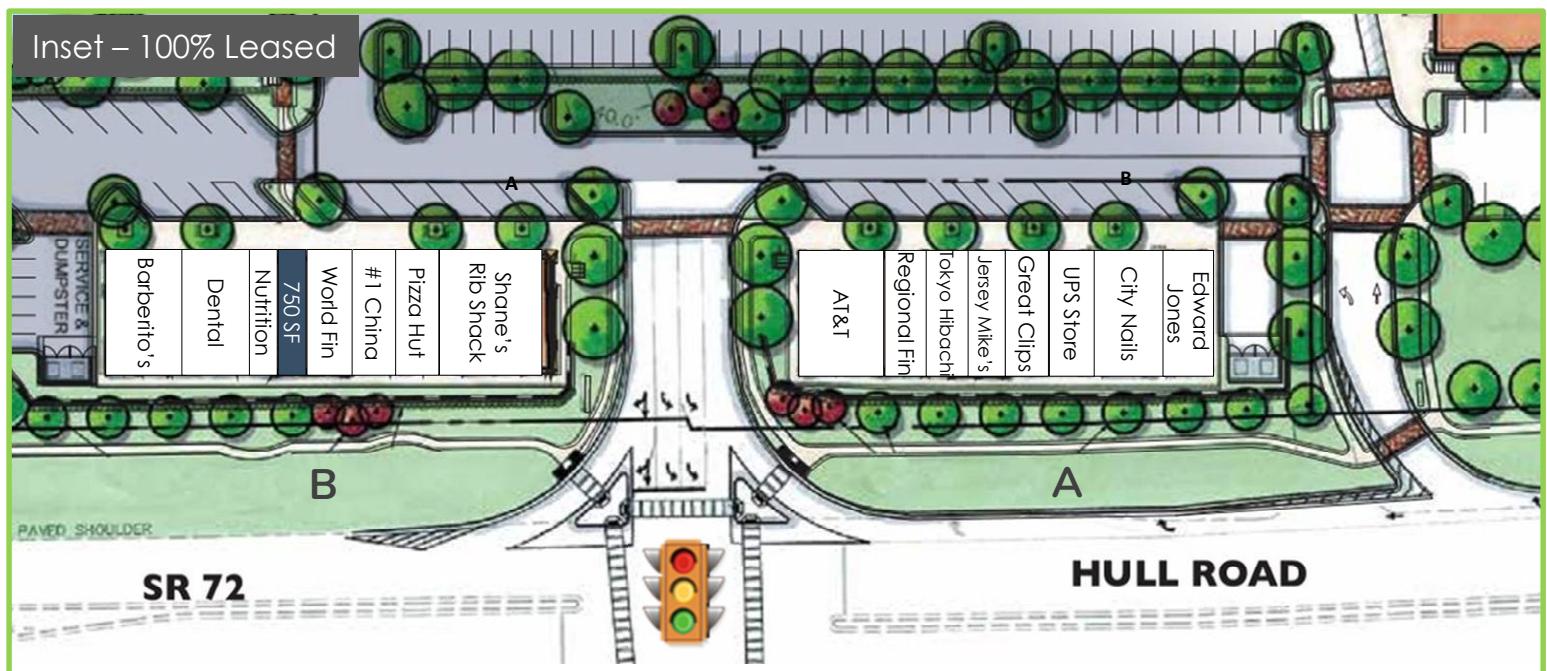
Shannon@RetailLeasingAdvisors.net
www.RetailLeasingAdvisors.net

TRAIL CREEK VILLAGE

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

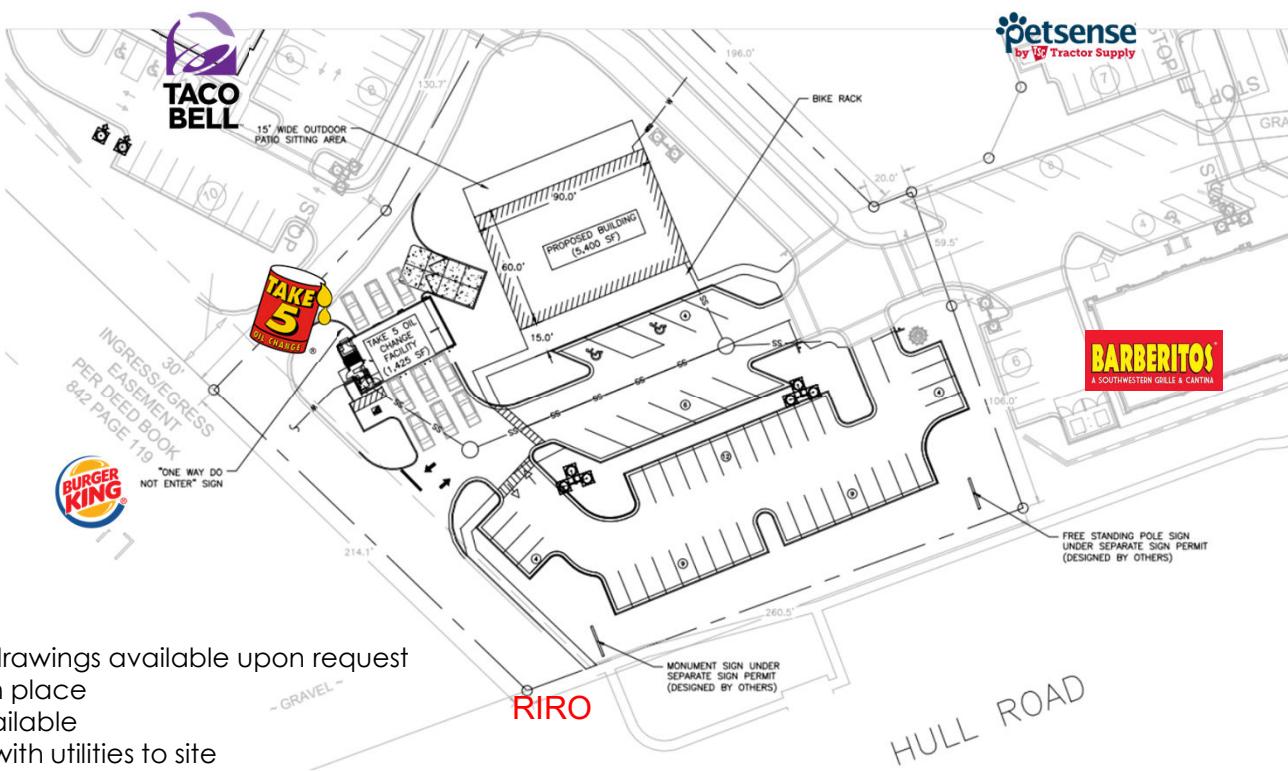


Inset – 100% Leased



TRAIL CREEK VILLAGE

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



TRAIL CREEK VILLAGE

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



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



IN THE NEWS

Doehringer 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

TRAIL CREEK VILLAGE

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



Leasing Contact:
SHANNON SHUMAN MARTIN

404.312.4305

Shannon@RetailLeasingAdvisors.net
www.RetailLeasingAdvisors.net