



For Lease

# Athens Promenade

3650 ATLANTA HIGHWAY | ATHENS, GA 30606

**ATHENS PROMENADE** is a ±141,000 SF shopping center located on Athens Highway just inside Loop 10. The center boasts excellent visibility on Athens Highway and has over six access points to the center on Athens Highway and Mitchell Bridge.

## Traffic Counts (2016)

- > 39,200 VPD on Athens Perimeter Highway north of the property
- > 36,100 VPD on Atlanta Highway west of the property near Georgia Square Mall
- > 33,700 VPD on Atlanta Highway south of the property

## Demographics (2017)

	1-MILE	3-MILE	5-MILE
POPULATION	5,052	30,631	85,113
HOUSEHOLDS	2,588	12,872	31,522
AVERAGE HH INCOME	\$75,075	\$82,301	\$72,466
# OF EMPLOYEES	2,616	17,470	52,527
# OF BUSINESSES	233	1,534	3,844

## Available Spaces

- > ±2,576 SF inline retail space
- > ±8,181 SF inline retail space

FOR MORE INFORMATION, CONTACT:

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Suite	Tenant	SF
3650	Barnes & Noble	22,050
3652	Bealls	20,010
3654A	AVAILABLE	2,576
3654B	LensCrafters	4,662
3654C	Lumber Liquidators	6,772
3654D	AVAILABLE	8,181
3654E	Chuck E. Cheese	10,321
3656	USPS	6,772
3658	Planet Fitness	24,980
3660	Bargain Hunt	25,760

Suite	Tenant	SF
3668	Logan's Roadhouse	Outparcel
3666	Olive Garden	Outparcel
3664	ON THE BORDER	8,000



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