

The Point at Epps Bridge

Strong Mix of National and Well-known Tenants
Busy Neighborhood Center - Major Regional Shopping Area



1880 Epps Bridge Parkway, Athens, GA 30606

- Built 2004, this 14,145 SF center is situated on a 2.21 acre
- Located at the corner of Epps Bridge Parkway and Dowdy Road, just 1/4 mile east of Highway 316 and the Athens Bypass
- Multiple access points at signalized intersection with 200 parking spaces available
- Area retailers include Home Depot, Lowe's, Kroger, Walmart, Kohl's, Trader Joe's, and many more



FOR LEASE

Demographics

	1-Mile Radius	3-Mile Radius	5-Mile Radius
Total Population 2017	2,160	30,852	85,621
Projected Population 2022	2,334	33,090	90,748
Projected Growth 2017-2022	8.06%	7.25%	5.99%
Total Households 2017	864	12,855	31,700
Medium Household Income	\$69,069	\$49,931	\$40,078
Average Age	41.40	37.70	33.80

Traffic Count

30,600 Epps Bridge Road

FOR MORE INFORMATION, CONTACT:

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LEASE AT The Point at Epps Bridge

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101	102 & 103	104	105	106	107	108 & 109	110	111
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101	Jittery Joe's Coffee	107	American Nails
102 & 103	Barberito's	108 & 109	American Deli
104	U Break I Fix	110	Big Frogs Custom Shirts
105	Brazilian Wax	111	Barbers & The Salon
106	Sprint		



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