

The Point at Epps Bridge

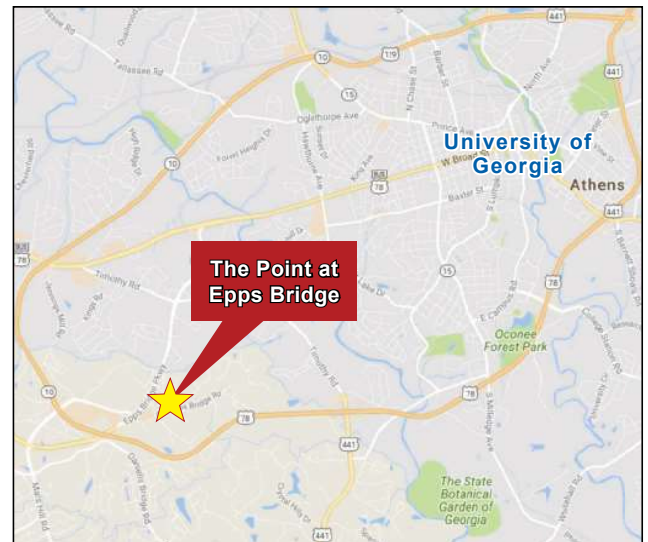
One (1) 1,275 SF Vacancy

Unbeatable Location in Athens Retail Corridor



1880 Epps Bridge Parkway, Athens, GA 30606

- Built in 2004, this 14,145 SF center is situated on 2.21 acres
- Located at the corner of Epps Bridge Parkway and Dowdy Road, just 1/4 mile east of Highway 316 and the Athens Bypass
- Less than 15 minutes from University of Georgia
- 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 more



FOR LEASE

Demographics

	2-Mile Radius	5-Mile Radius	10-Mile Radius
Total Population 2020	12,276	90,415	178,374
Projected Population 2025	13,497	97,560	192,578
Est. Annual Growth 2020-2025	2.0%	1.6%	1.6%
Total Households	5,105	34,242	67,737
Average Household Income	\$89,861	\$78,373	\$73,660
Median Age	38	29.6	30.9

Traffic Count

29,020 Epps Bridge Parkway

FOR MORE INFORMATION, CONTACT:

Adam Hale
404.281.2788 Cell
678.894.1580 Direct
ahale@haleretailgroup.com

1303 Hightower Trail, Suite 201
Atlanta, Georgia 30350
www.haleretailgroup.com
770.594.1309 Office

LEASE AT The Point at Epps Bridge

1880 Epps Bridge Parkway
Athens, GA 30606

101	102 & 103	104	105	106	107	108 & 109	110	111									
101	Jittery Joe's Coffee	107	American Nails	102 & 103	Barberito's	108 & 109	American Deli	104	U Break I Fix	110	VACANT (1,275 SF)	105	Brazilian Wax	111	Barbers & The Salon	106	T Mobile



FOR MORE INFORMATION, CONTACT:

Adam Hale	1303 Hightower Trail, Suite 201
404.281.2788 Cell	Atlanta, Georgia 30350
678.894.1580 Direct	www.haleretailgroup.com
ahale@haleretailgroup.com	770.594.1309 Office



The information herein was obtained from sources deemed reliable and, while believed correct, is offered subject to errors, price changes, and prior sale or withdrawal without notice.