



Athens, GA - Market Analysis

3700 Atlanta Highway
Athens, GA

DATE: 21-Jan-25

SHOPPING CENTERS											
	Address	Property	GLA	Major Tenants	Shop Tenants	Quoted Shop Rent	CTI Fees	Occupancy	Available SF	Leasing Contact	Notes
1	Subject Property: 3700 Atlanta Hwy Athens, GA 30606	Viridian		Under Redevelopment						Evan Staley Hendon Properties estaley@hendonproperties.com	
2	3640 Atlanta Hwy Athens, GA 30606	Athens Promenade	141,000	Barnes & Noble, Bealls, Planet Fitness	Green Nail & Spa, Lens Crafters, Chuck E Cheese, USPS, Outparcels: Hoook & Reel, Olive Garden, Logans Roadhouse	\$ 16.00	\$ 4.00	99%	8,181	Whitney Spangler Colliers International whitney.spangler@colliers.com 404-375-4061	2000 - 8181 SF available. 1 space but can be subdivided, in the elbow of the center. Anchor rents around \$8/SF give or take per agent.
3	3553 Atlanta Hwy Athens, GA 30606	Clarke Crossing	120,000	Academy Sports, Dollar Tree	Dos Palmas, American Red Cross, Institute of Cosmology, Cosmo Prof, Spencers Jewelers, Beechwood Sewing, Sakura Japanese, Sally Beauty, China Star Buffet, Kinetic Fitness, Ashi Massage, Security Finance, Clarke Crossing Cleaners.	\$ 15.00	\$ 3.00	100%	-	Sarah Gretzmacher Mimms Enterprises sgretzmacher@mimms.com 770-518-2200	100% leased.
4	3190 Atlanta Hwy Athens, GA 30606	Athens West	180,990	Big Lots, American Freight, American Thrift, Citi Trends	Anytime Fitness, Cici's Pizza, Inoko Japanese, LA Nails, Georgia Furniture Outlet, Brett's Cafe, Bio Test, Republic Finance, Metro PCS, H&R Block, Culberths Jewelry, Groom Transportation, Direct Insurance, Kelly Services, Domino's, Outparcels: Taco Bell/KFC, Carrabbas	\$ 16.00	\$ 4.00	98%	4,200	Joe Goldstein Garfunkel Development joseph@garfunkle.com 912-844-7717	Three 1,400 SF spaces.
5	196 Alps Road Athens, GA 30606	Beechwood Promenade	291,726	TJ Maxx/Homegoods, Beechwood Cinema's, Crunch Fitness, The Fresh Market, Michael's, REI	Randstad Staffing Services, The UPS Store, Your Pie, J Buffalo Wings, Crumbl Cookie, Bank of America, Bali Nails, CVS, Orangetheory Fitness, Bath and Body Works, JWR Jewelers, Rack Room Shoes, Foot Palace, Buckle, Hibbett, La Parrilla, Runwan, Willy's, Chico's, Jos A Bank, Ann Taylor Loft, Chicken Salad Chick, Lululemon, Kendra Scott, Starbucks, Planet Smoothie, Sephora, Jason's Deli	\$ 45.00	\$ 3.90	99%	4,036	Paul Smith Polias Management paul@polias.co 912-657-5946	Theater available 38k SF. Redevelopment opportunity. Jason's Deli lease expiring with no options, would like to release.
6	2240 W. Broad Street Athens, GA 30606	Athens Business Center	30,240	Blind Pig Tavern	Miracle Ear, Aplus Alterations, City Nails, Action, Inc., Ruffal Cody, AOC, Rhueben Williams Strength & Fitness, Edward Jones, Noble Finance,	\$ 22.00	\$ 3.80	100%	-	Austin Sumner Properties Traci Phillips tphillips@as-prop.com 706-353-1099	100% Leased.
7	191 Alps Road Athens, GA 30606	Alps Village	200,789	Kroger, Burlington, Pet Supplies Plus, Five Below, Tuesday Morning	LV Nails, Alps Nutrition, Body Brite, Moes, AT&T, Pure Barre	\$ 23.00	\$ 3.85	100%	14,000	Austin Sumner Properties Wells Scott tphillips@as-prop.com 706-353-1100	Rate for Jr Anchor, Tuesday Morning Available. Burlington took 33k SF, deal done in mid teens in 2021. Jr anchor taking the Tuesday Morning space.
8	1791 Oconee Connector Athens, GA 30606	Epps Bridge	450,000	Bed Bath & Beyond, Party City, Ross, Marshalls, Off Broadway, Georgia Theater Company, Five Below, ULTA, PetSmart, Dick's, Best Buy,	Sheep Outpost, The Vitamin Shoppe, Meats Warehouse, One Navy, Banana Republic Factory, Image, Carters, Lane Bryant, Versona, Poke Bar, Taquerias Tsunami, Gigis Cupcakes, Diablo's, Rusted Arrow, Sport Clips, Alumni Hall, Planet Smoothie, Groove, Woks Up, Kimucan's, Guitar Center, Palmetto Moon, Charlie Graingers, Bellagio Nail Bar Outparcels: Taco Bell, Cheddars, Freddy's Steakburger, Bone In	\$ 29.50	\$ 3.57	100%	-	Patrick Bishop The Bishop Company pb@thebishopcompany.com 770-272-9880	6 undeveloped outparcels Mcdonalds, Verizon, Starbucks separately owned.
9	1850 Epps Bridge Pkwy Athens, GA 30606	The Markets at Epps Bridge	116,167	Ashley Furniture, Trader Joes, Harbor Freight Tool	Mattress Firm, New Balance, Newks, The Joint, Bee's Knees Bakery, Flying Biscuit, Dunkin, Wild Birds Unlimited, Chandlee, TechMonk, Maepole, Davids Bridal, Five Guys, Athens First, Charles Schwab, Bark Dog Spa, TA Nails, Surcheros, Massage Envy, America's Best	\$ 40.00	4.50	100%	-	Paul Smith Polias Management paul@polias.co 912-657-5946	\$35-\$40 RENTS. Davids Bridal coming back, tenant ready to backfill.
Averages			191,364			\$ 25.81	\$ 3.83	99.5%	7,604		