

# Outparcel - Viridian (Georgia Square Mall)

3700 Atlanta Hwy, Athens, GA 30606

Clarke County



## HIGHLIGHTS

For Sale  
County: Clarke  
Type: Outparcel  
Year Built: 1981  
Year Renovated: 2008

- 10 minute drive from the University of Georgia, the state's largest and the nation's oldest public university with over 33,000 enrolled students.
- Split level enclosed mall featuring 100 stores, shops, restaurants, and year round amenities for guests of all ages.
- Over 34,000 vehicles per day on Atlanta Highway, the main frontage road.
- 2 Outparcels available for ground lease or build-to-suit.

## CONTACT

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estaley@hendonproperties.com

## DEMOGRAPHICS

Population  
Daytime Population  
Households  
Average Household Income (\$)

## 5 MILES

75,350  
43,882  
29,796  
81,015

## 10 MILES

181,417  
95,409  
68,531  
72,379

## 20 MILES

363,463  
143,817  
133,205  
72,571

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TOT L SITE ARE : 74.772 ACRES  
CURRENT ZONING: C-G  
REZONE TO: C-G PD (PLANNED DEVELOPMENT)  
MULTIF. MILY  
1 3 STORY (TYPE VA) - 54 UNITS  
2 3 STORY (TYPE VA) - 52 UNITS  
3 4 STORY (TYPE VA) - 68 UNITS  
4 3/4 STORY (TYPE VA) - 63 UNITS  
5 3/4 STORY (TYPE VA) - 60 UNITS  
SUBTOTAL: 257 UNITS  
AVG. HEATED AREA: 275 SF (APPROX.)  
PARKING RATIO PROVIDED: 1.5 SPACES / DU  
MULTIF. MILY  
1 4/5 SPLIT (TYPE VA) - 76 UNITS  
2 4/5 SPLIT (TYPE VA) - 96 UNITS  
3 4 STORY (TYPE VA) - 80 UNITS  
4 4/5 SPLIT (TYPE VA) - 76 UNITS  
SUBTOTAL: 328 UNITS  
AVG. HEATED AREA: 300 SF (APPROX.)  
PARKING RATIO PROVIDED: 1.5 SPACES / DU  
MULTIF. MILY  
4 4 STORY ABOVE GROUND PARKING  
(TYPE BA ABOVE TYPE VA) - 76 UNITS  
SUBTOTAL: 306 UNITS  
AVG. HEATED AREA: 300 SF (APPROX.)  
PARKING RATIO PROVIDED: 1.5 SPACES / DU  
ACTIVE ADULT  
4 4 STORY (TYPE VA) - 38 UNITS  
SUBTOTAL: 132 UNITS  
AVG. HEATED AREA: 1,000 SF (APPROX.)  
PARKING RATIO PROVIDED: 1.5 SPACES / DU  
OVER ALL 1,138 UNITS  
COMMERCIAL LI RETAIL  
1 RETAIL RESTAURANT: 34,000 SF  
2 GROCER: 35,000 SF  
3 RETAIL RESTAURANT: 6,000 SF  
4 RETAIL RESTAURANT: 9,000 SF  
5 RETAIL RESTAURANT: 8,000 SF  
EXISTING COMMERCIAL/RETAIL RESTAURANT TO REMAIN: 293,000 SF, AS SHOWN  
PARKING RATIO PROVIDED: 5 SPACES/1,000 SF  
WITH SHARED PARKING AS SHOWN

  
**VIRIDIAN**  
ATHENS

**DYNAMIK**  
DESIGN

  
**ABE CONSULTING**  
COMPREHENSIVE ENGINEERING SERVICES  
CIVIL/STRUCTURAL  
LANDSCAPING  
NOISE/VISS  
CONSTRUCTION  
L. DEC. RESEARCH/CURE  
SOLID FINE & SPEC. ST. THE  
WETLAND & ENVIRONMENT MONITORING

2410 HOG MOUNT RD. ROAD  
SUITE 103  
W. TALLASSEE, GA 30677  
706-613-8900  
706-613-8900 FAX  
abe@abeconsulting.com  
www.abeconsulting.com

**GEORGIA  
SQUARE MALL  
REDEVELOPMENT**

ATL. NT. HWY &  
HUNTINGTON RD.  
ATL. ENS. G. 30606  
ATHENS-CLARKE COUNTY  
TA. P. RECL. 073.036.036F.  
036J.036K.036S.036T  
ZONING: C-G  
74.772 ACRES

**REZONE CONCEPT  
OVER ALL PLAN**



REV'S/DNS D T

D T: 12-20-21  
PROJECT #: 21-027-76

GRAPHIC SCALE  
0 60 120 240 360  
SCALE 1"= 120'



**SHEET #**  
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