



## Prime Retail Storefront



230 N FINLEY STREET  
ATHENS, GA 30601

FOR LEASE



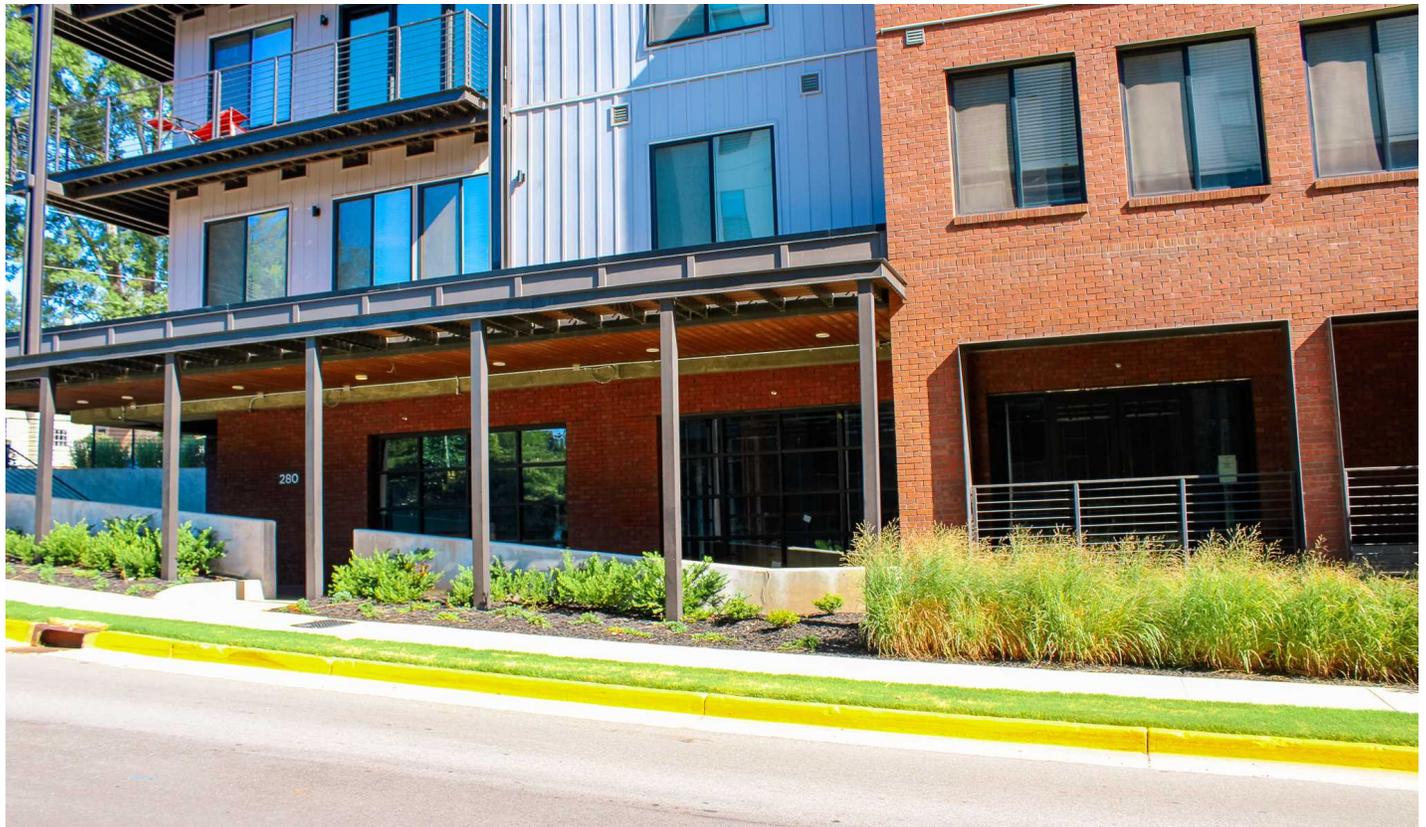
### The Maxxen

<b>Available SF:</b>	<b>1,851</b>
<b>Lease Rate:</b>	<b>\$18.50/SF</b>
<b>Lease Term:</b>	<b>Negotiable</b>
<b>Lease Type:</b>	<b>Modified Gross</b>
<b>Market:</b>	<b>Downtown Athens</b>
<b>Condition:</b>	<b>Shell</b>
<b>Year Built:</b>	<b>2022</b>
<b>Zoning:</b>	<b>C-D</b>

Prime retail opportunity located at The Maxxen in downtown Athens. This 1,851 SF shell space with patio availability offers high visibility, strong foot traffic, and a built-in customer base from over 1,200 residents located within a two-block radius. Ideal for boutique retail, service, or fitness concepts looking to tap into the vibrant downtown Athens market.

# PROPERTY PHOTOS

230 NORTH FINLEY STREET | ATHENS, GA 30601



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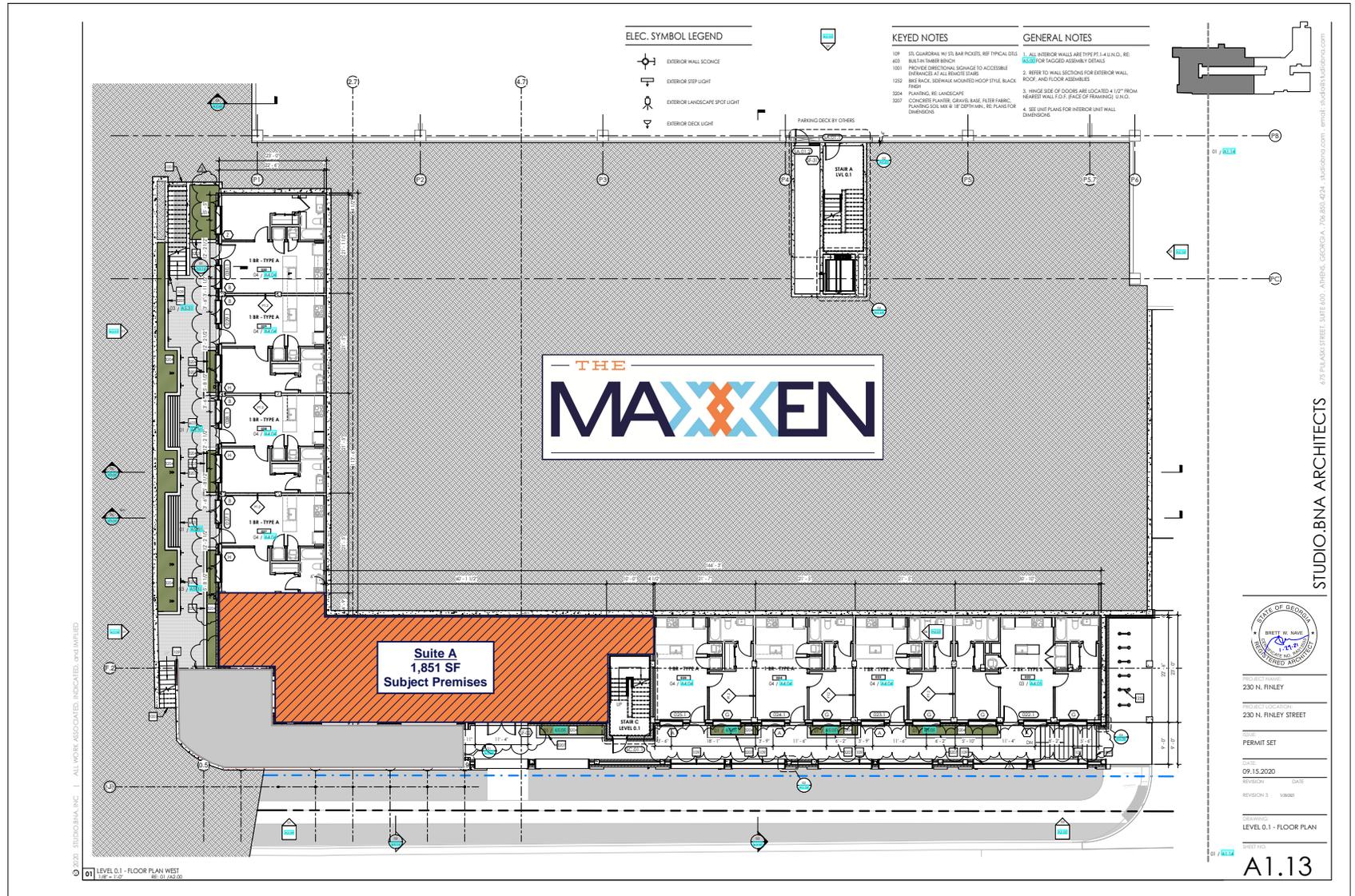
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# FLOOR PLAN

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# NEIGHBORHOOD AERIAL

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# THE MAXXEN

230 NORTH FINLEY STREET | ATHENS, GA 30601



## Overview

- Built in 2022 consisting of 164 Units (370 Beds)
- Fully furnished units ranging from studios to 4-bedrooms, featuring designer furniture, granite countertops, wood-style flooring, in-unit washer/dryer, and high-speed internet
- Rent Ranges: Approximately \$999 - 1,880/bed/month



## Amenities

- Commercial Tenants: Happy Lemon Bubble Tea & bb.q Chicken Athens
- Rooftop pool, patio, and lounge fire pits
- Outdoor courtyard with hammocks
- 24/7 fitness center
- Indoor bike storage and maintenance station
- Collaboration study spaces on every floor



## Location & Accessibility

- Less than 5-minute walk to downtown Athens restaurants, music venues, nightlife, retail, and University of Georgia Campus
- Surrounding points of interest include grocery stores, cafes, museums, parks, and pubs
- Public Transit Options Nearby: Several Athens Transit bus stops within a few minutes' walk



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# DOWNTOWN ATHENS

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## Facts

- Central Business District of Athens-Clarke County and the economic heart of the region
- Highly walkable and bike-friendly, with easy access from surrounding neighborhoods and the University of Georgia campus.
- Proximity to major thoroughfares: Broad Street, Lumpkin Street, and Milledge Avenue connect downtown to the rest of Athens
- Public parking decks, street parking, and transit via Athens Transit System

## University of Georgia Influence

- Home to UGA's main campus, with over 40,000 students, faculty, and staff within walking distance
- UGA drives substantial foot traffic, especially for food, beverage, apparel, and lifestyle retail
- Regular events like football games, graduation, and festivals bring thousands of additional visitors



## Commercial Environment

- Mix of national brands and local boutiques, bars, and restaurants
- Known for its vibrant nightlife, live music scene, and trendy food-and-beverage culture
- Strong daytime population from office workers, courthouse, banks, city/county government, and professionals
- Retail rents are typically higher than other submarkets in Athens due to strong demand and limited supply
- Ongoing development of student housing, mixed-use projects, and hospitality
- Retail demand continues to outpace supply, especially for well-located, smaller storefronts

## Events / Tourism / Demographics

- Frequent concerts, UGA events, festivals, and conferences
- Home to the Georgia Theatre, 40-Watt Club, Classic Center, and Akins Arena - all drawing major attendance
- Downtown attracts students, young professionals, tourists, and locals
- Dense pedestrian traffic, especially Thursday - Saturday nights and during lunch/dinner hours
- Athens-Clarke County Population: +/- 130,000; regional draw includes neighboring counties

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