

East Athens Market Place

Property Highlights

Location

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Contact



4375 Lexington Road, Athens, GA 30605

Neighborhood Retail Center
Athens, GA

24,000 SF
LEASABLE SPACE



HALPERN
ENTERPRISES, INC.

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Neighborhood retail center shadow-anchored by Walmart Supercenter.

- Build-to-suit expansion available, up to 3,600 SF
- 1,200 SF inline space available
- Strong national tenancy includes AT&T, GameStop, H&R Block, Hibbett | City Gear and Little Caesars

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15-Minute Drive Time



- Strategic location on US-78, Athens' main artery
- 22,400 VPD on US-78
- Signalized intersection with 3 points of ingress/egress

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Athens-Ben Epps Airport



East Athens Marketplace

Single-family homes

Brighton Park

Hardee's

Advance Auto Parts

SONIC

Shell

DOLLAR TREE

TSC

78

Lexington Road

Southeast Clarke Park

World of Wonder Playground

Athens-Clarke County Tennis Center

Shadow Moss

Meadow Creek

Wiggley Field

Greenbrier

Cedar Creek

Cedar Creek

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UNIT #	TENANT	SIZE (SF)
1-5	Rainbow	6,000
6	H&R Block	1,200
7-8	Golden Sun Chinese	2,400
9	Pro Nails	1,200
10	Athens Tobacco & Vapor	1,200
11	AVAILABLE	1,200
12	AT&T Wireless	1,200
13-15	Hibbett CITY GEAR	3,600
16	Little Caesars	1,200
17-18	Gamestop	2,400
19	WNB Factory	2,400
20	BUILD-TO-SUIT EXPANSION	3,600



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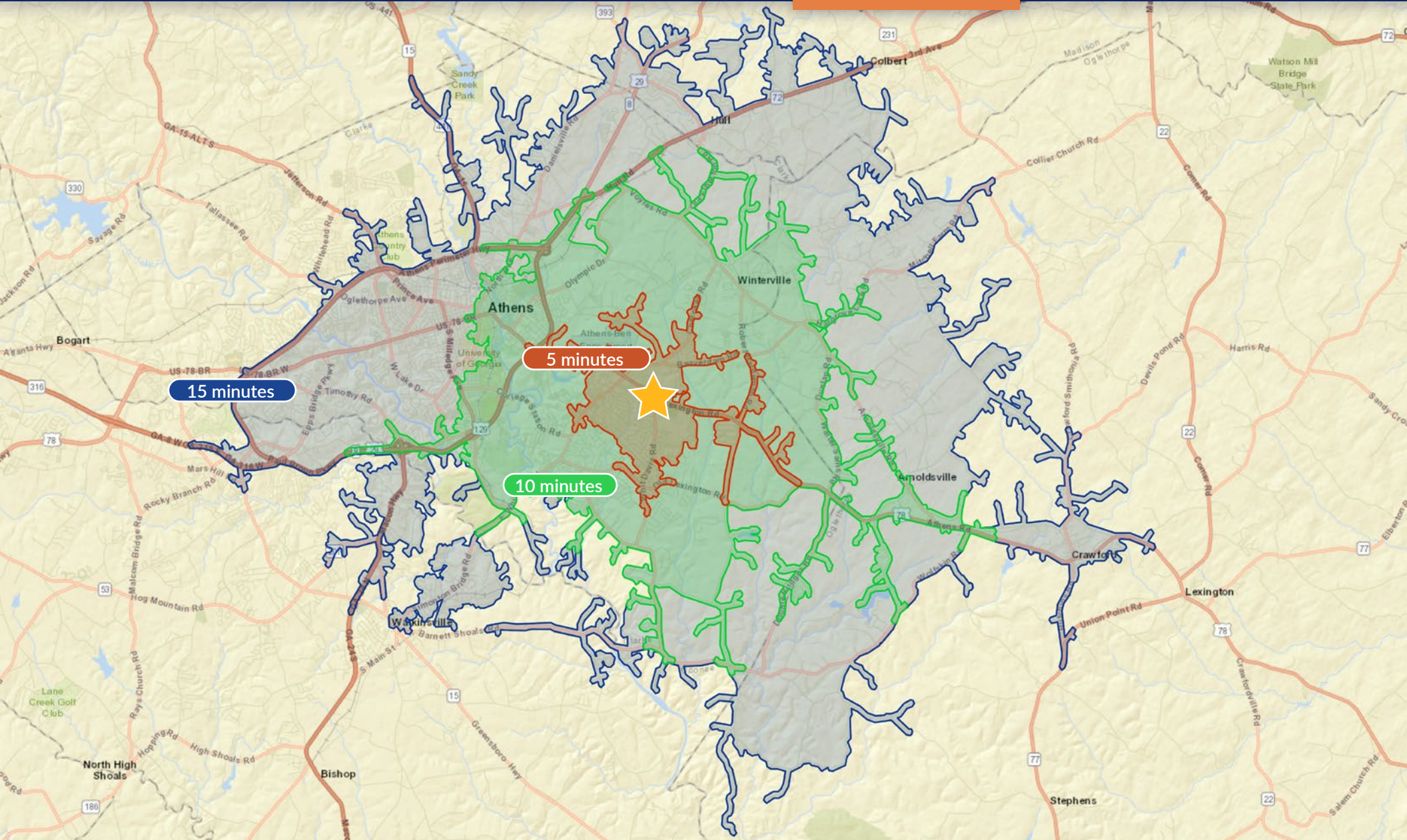
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2 Miles

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	5 MINUTES	10 MINUTES	15 MINUTES
POPULATION			
2000 Population	5,570	35,631	81,370
2010 Population	5,914	40,444	90,919
2021 Population	6,168	44,729	100,607
2026 Population	6,346	46,643	104,957
2000-2010 Annual Rate	0.60%	1.28%	1.12%
2010-2021 Annual Rate	0.37%	0.90%	0.90%
2021-2026 Annual Rate	0.57%	0.84%	0.85%
2021 Male Population	48.2%	48.9%	48.0%
2021 Female Population	51.8%	51.1%	52.0%
2021 Median Age	33.1	27.8	26.9
MEDIAN AGE	The median age in this area is 33.1, compared to U.S. median age of 38.5.		
RACE AND ETHNICITY			
2021 White Alone	54.9%	58.3%	64.1%
2021 Black Alone	34.6%	30.1%	24.5%
2021 American Indian/Alaska Native Alone	0.3%	0.2%	0.2%
2021 Asian Alone	4.7%	5.6%	4.7%
2021 Pacific Islander Alone	0.1%	0.1%	0.1%
2021 Other Race	2.4%	2.9%	3.8%
2021 Two or More Races	3.1%	2.8%	2.7%
2021 Hispanic Origin (Any Race)	6.5%	7.1%	8.2%
HOUSEHOLDS			
2000 Households	2,239	14,019	31,367
2010 Households	2,389	15,860	34,818
2021 Total Households	2,507	17,680	38,604
2026 Total Households	2,583	18,554	40,518
2000-2010 Annual Rate	0.65%	1.24%	1.05%
2010-2021 Annual Rate	0.43%	0.97%	0.92%
2021-2026 Annual Rate	0.60%	0.97%	0.97%
2021 Average Household Size	2.45	2.31	2.35
AVERAGE HOUSE HOLD INCOME			
2021 Average Household Income	\$61,375	\$54,938	\$62,742
2026 Average Household Income	\$71,340	\$63,797	\$72,432
2021-2026 Annual Rate	3.05%	3.04%	2.91%

Source: ESRI, June 2022

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