

## PROPERTY DETAILS

Address	2040 Barnett Shoals Rd Athens, GA
Store Opening	Spring 2025
Available Outlots	#1 - .95 AC #2 - .95 AC
Asking Rent	Ground Lease
Anchor	Newly Developed Kroger Marketplace
Co-Tenants	Other tenants in Shopping Center include: Arby's, Zaxby's, KFC, Hibachi Grill Buffet
Daily Traffic Counts (VPD)	College Station Rd: 20,760 Barnett Shoals Rd: 23,070

## DEMOGRAPHICS

Demographics	HHI	Population
1 mile	\$62,789	9,438
3 miles	\$60,283	52,947
5 miles	\$64,751	94,432



## PROPERTY SUMMARY

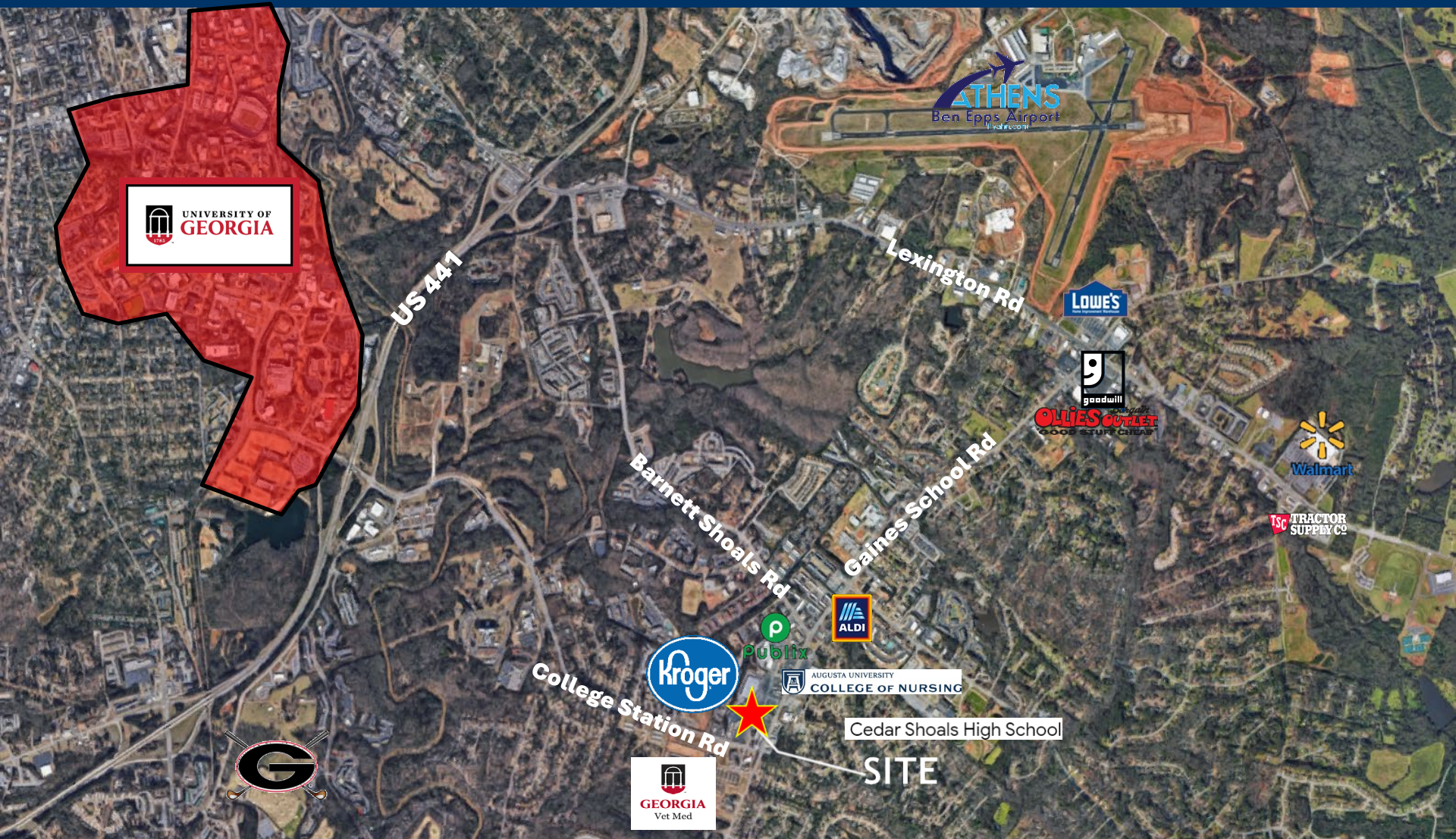
- Brand New Kroger Redevelopment, with 2 Outlots available for Ground Lease.
- Shopping Center is located next door to the newly constructed 300,000 SF UGA Vet Hospital and less than 3 miles away from The University of Georgia.
- Property neighbors countless National Retailers on the East Side of Athens.

# Kroger Anchored Outlots Athens, GA





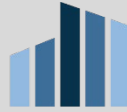
# Kroger Anchored Outlots Athens, GA





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