

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

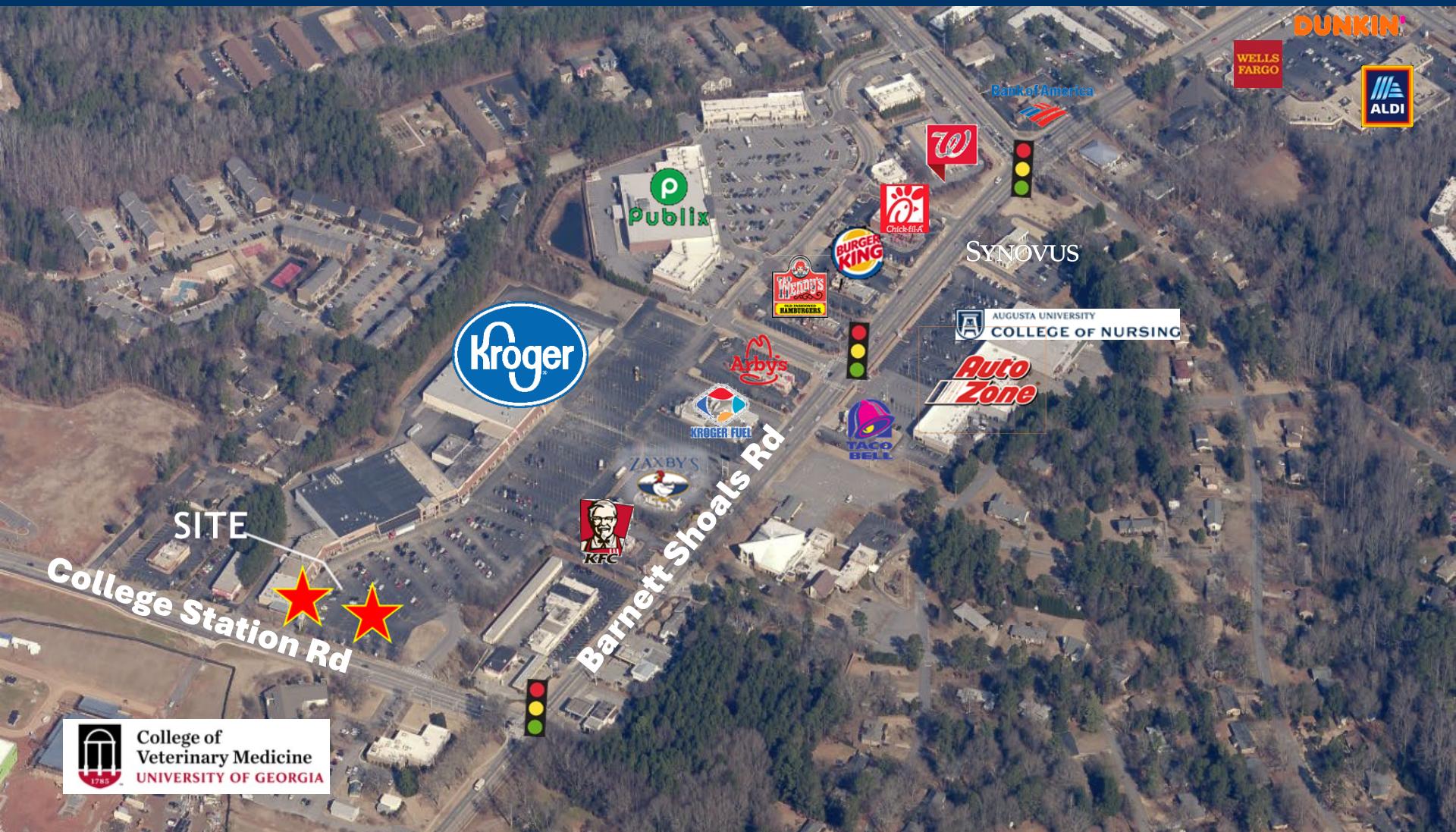
Athens, GA

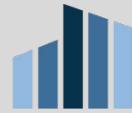


Kroger Anchored Outlots Athens, GA



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