

# HOMWOOD HILLS

2435 Jefferson Road, Athens, GA 30607



## OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	138,009 SF
Available SF:	1,250 - 10,000 SF
Lot Size:	

## PROPERTY OVERVIEW

Space available immediately  
 Great co-tenants: Dollar General Market, Taqueria la Parrilla  
 Convenient to Downtown and Westside of Town

SPACES	LEASE RATE	SPACE SIZE
Suite M	Negotiable	10,000 SF
Suite O	Negotiable	8,000 SF
Suite P - ZZ	Negotiable	3,000 - 7,000 SF
Suite Q	Negotiable	3,000 SF
Suite Y	Negotiable	1,250 SF
Suite Z	Negotiable	5,000 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,385	15,965	33,625
Total Population	3,625	41,051	94,837
Average HH Income	\$55,814	\$51,382	\$51,717

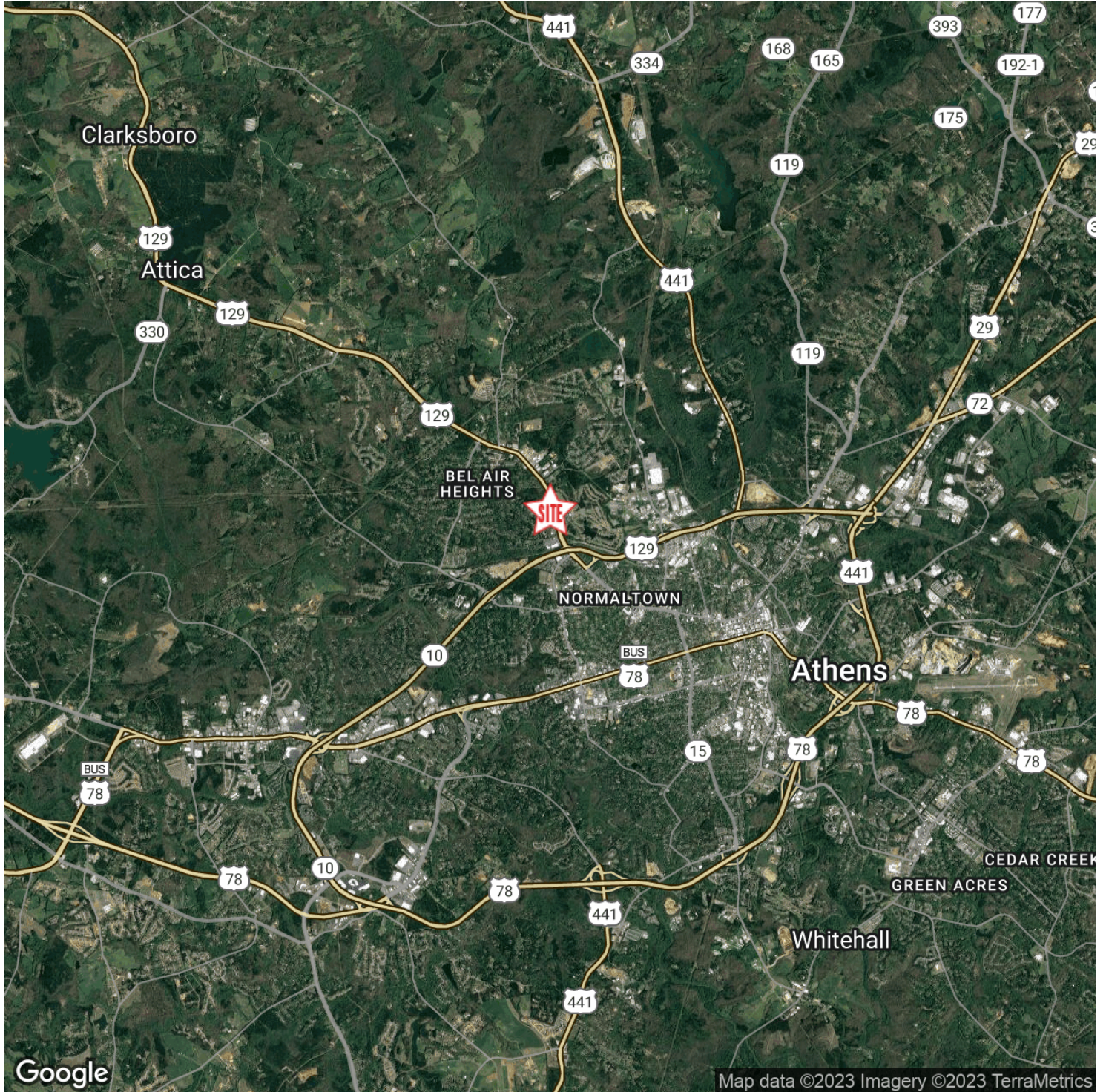
## AUSTIN SUMNER PROPERTIES

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LEASE TYPE NNN | TOTAL SPACE 1,250 - 10,000 SF | LEASE TERM NEGOTIABLE | LEASE RATE NEGOTIABLE

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite A	The New Cellar	5,200 SF	NNN	Negotiable	-
Suite B-C	SM Beauty Supply	2,800 SF	NNN	Negotiable	-
Suite D	Hair Salon	1,300 SF	NNN	Negotiable	-
Suite E	Dial America	27,500 SF	NNN	Negotiable	-
Suite F	Dollar General Market	21,455 SF	NNN	Negotiable	-
Suite H-J	Foothills Charter School	10,333 SF	NNN	Negotiable	-
Suite K	Martial Arts	5,000 SF	NNN	Negotiable	-
Suite L	Atlanta Union	11,297 SF	NNN	Negotiable	-
Suite M	Available	10,000 SF	NNN	Negotiable	-
Suite N	La Parilla	5,000 SF	NNN	Negotiable	-

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SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite O	Available	8,000 SF	NNN	Negotiable	-
Suite P - ZZ	Available	3,000 - 7,000 SF	NNN	Negotiable	-
Suite Q	Available	3,000 SF	NNN	Negotiable	-
Suite R	Dep Bui/Nail Salon	1,600 SF	NNN	Negotiable	-
Suite S	Free IT	1,600 SF	NNN	Negotiable	-
Suite T	-	2,600 SF	NNN	Negotiable	-
Suite U	-	1,250 SF	NNN	Negotiable	-
Suite V	DG Services Group Inc	1,250 SF	NNN	Negotiable	-
Suite W	-	2,500 SF	NNN	Negotiable	-
Suite X	China Wok	1,250 SF	NNN	Negotiable	-
Suite Y	Available	1,250 SF	NNN	Negotiable	-
Suite Z	Available	5,000 SF	NNN	Negotiable	-

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