



Retail/Restaurant Space in High Visibility Location

MULTIPLE UNITS AVAILABLE

\$32-35/PSF/YR/NNN

\$5.50/PSF/YR/CAM

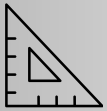
TI AVAILABLE

665 Hwy 29 N. Athens GA 30601

EXECUTIVE OVERVIEW



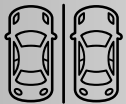
\$32-\$35/PSF/YR NNN
\$5.50 ESTIMATED CAM



1,830 SF - 2,546 SF
MAX CONTIGUOUS 8,300 SF



HIGH TRAFFIC/HIGHLY VISIBLE LOCATION



ONSITE PARKING



SUITABLE FOR RETAIL OR RESTAURANT



665 Hwy 29 N., also known as Tech Plaza, is a brand new, Class A, 11,000 SF neighborhood strip center located on of Hwy 29 N in Athens, GA.

Built in 2023, the center features six units with parking for 75 cars, multiple entry points and 275' of frontage facing Hwy 29.

Currently available for lease are units 300, 400, 500 & 600. Spaces are in grey shell condition with no demising walls, creating a maximum contiguous space of 8,309 SF available. Individual spaces range from 1,830 SF-2,546 SF.

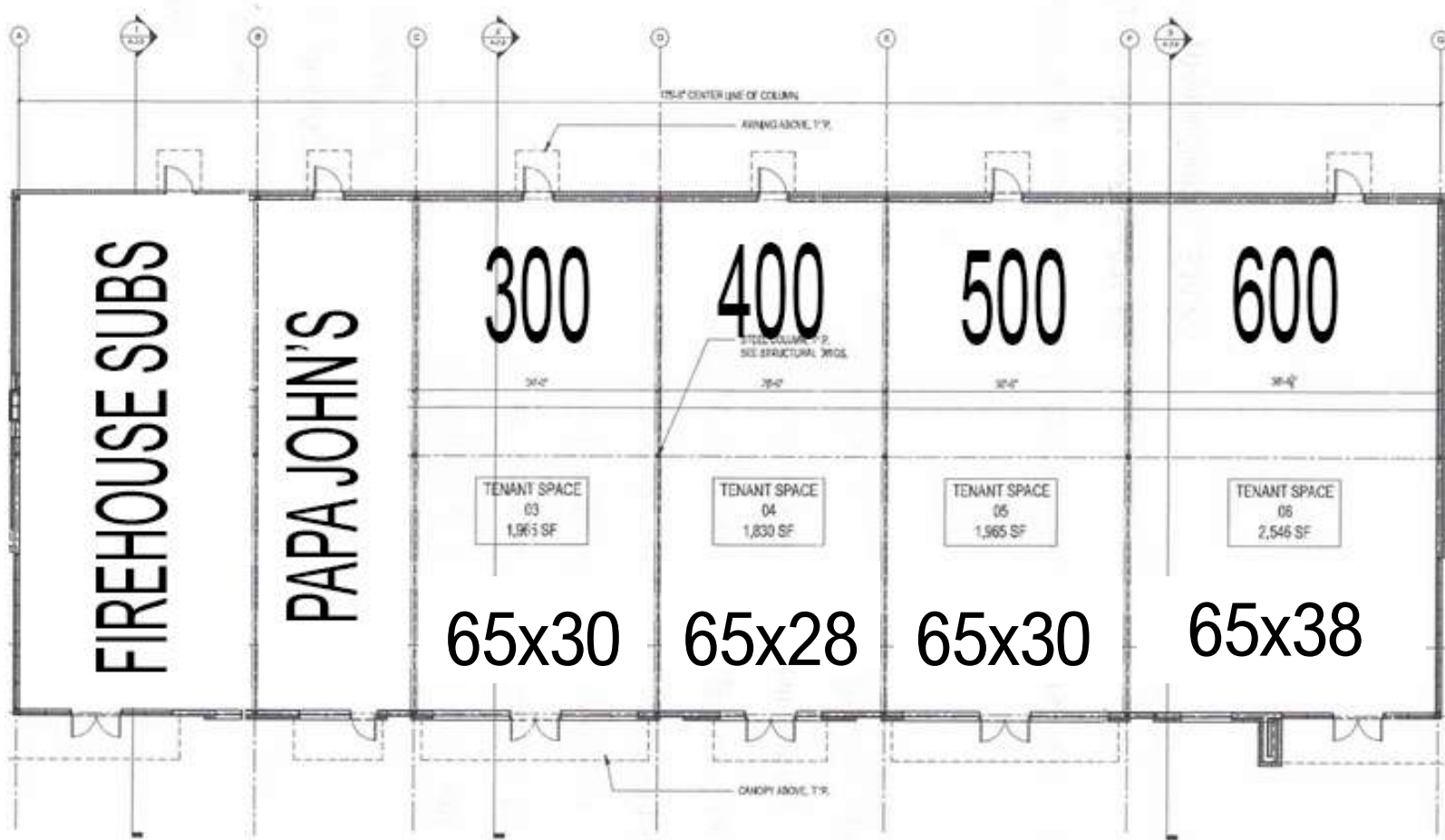
Units will be delivered in cold dark shell condition. Tenant will be responsible for all modifications and build out of existing spaces. A tenant improvement allowance of \$25/PSF is available.

Firehouse Subs, located in Suite 100 of Tech Plaza, has been one of the top 5 grossing stores in the Greater Atlanta Market since opening.





BUILDING PLAN



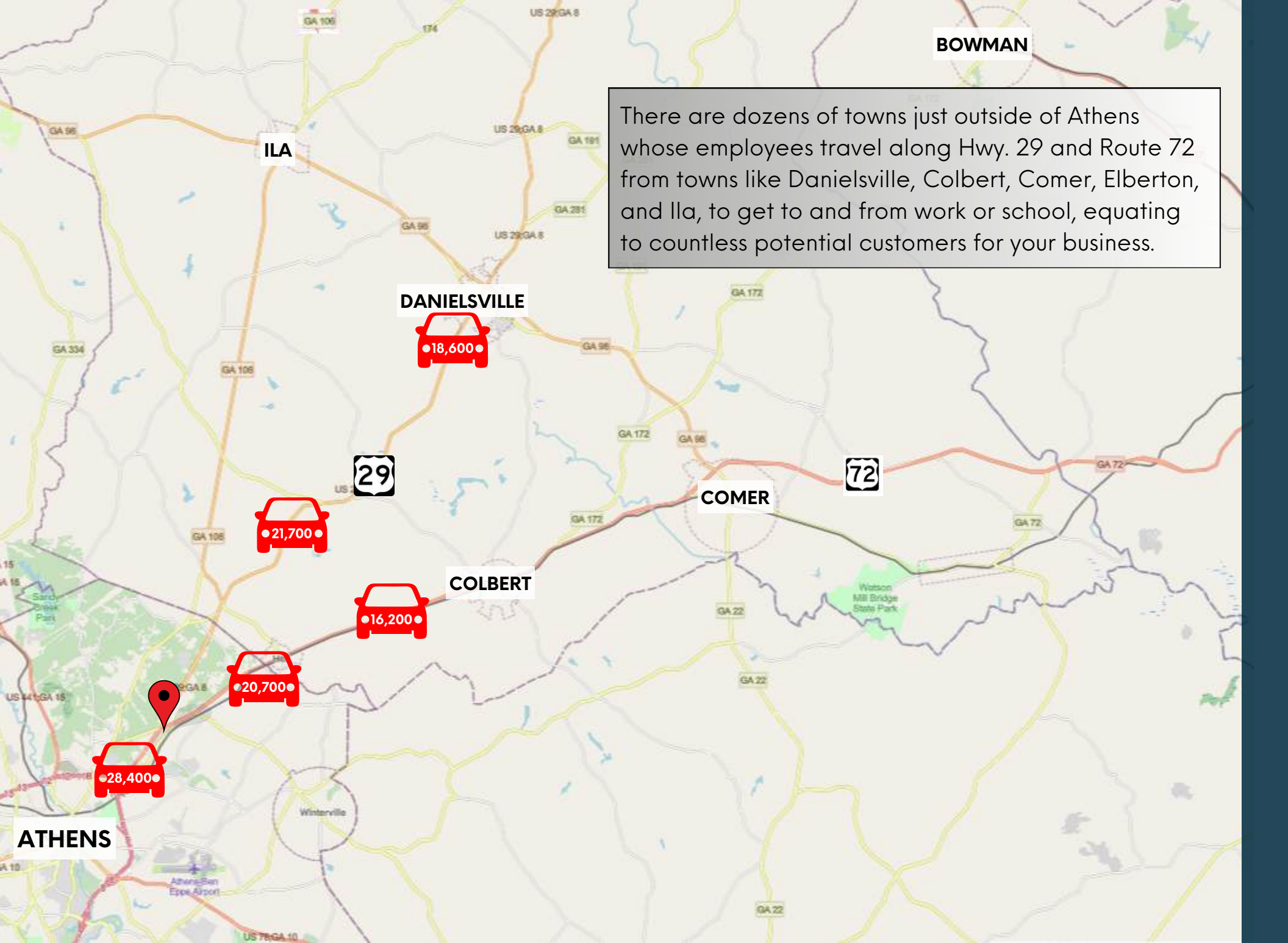
LOCATION

Heading south into Athens, Tech Plaza is less than .5 miles from Athens Technical College, 1.5 miles from Olympic Drive-home to many of the largest manufacturing and distribution companies in Athens, and 3 miles from UGA. The rest of the surrounding area is a strong mix of restaurant/retail tenants, professional office spaces, and residential communities-with more on the way. Plans are currently on file with the county for a senior housing development, two additional multifamily developments and several retail spaces.



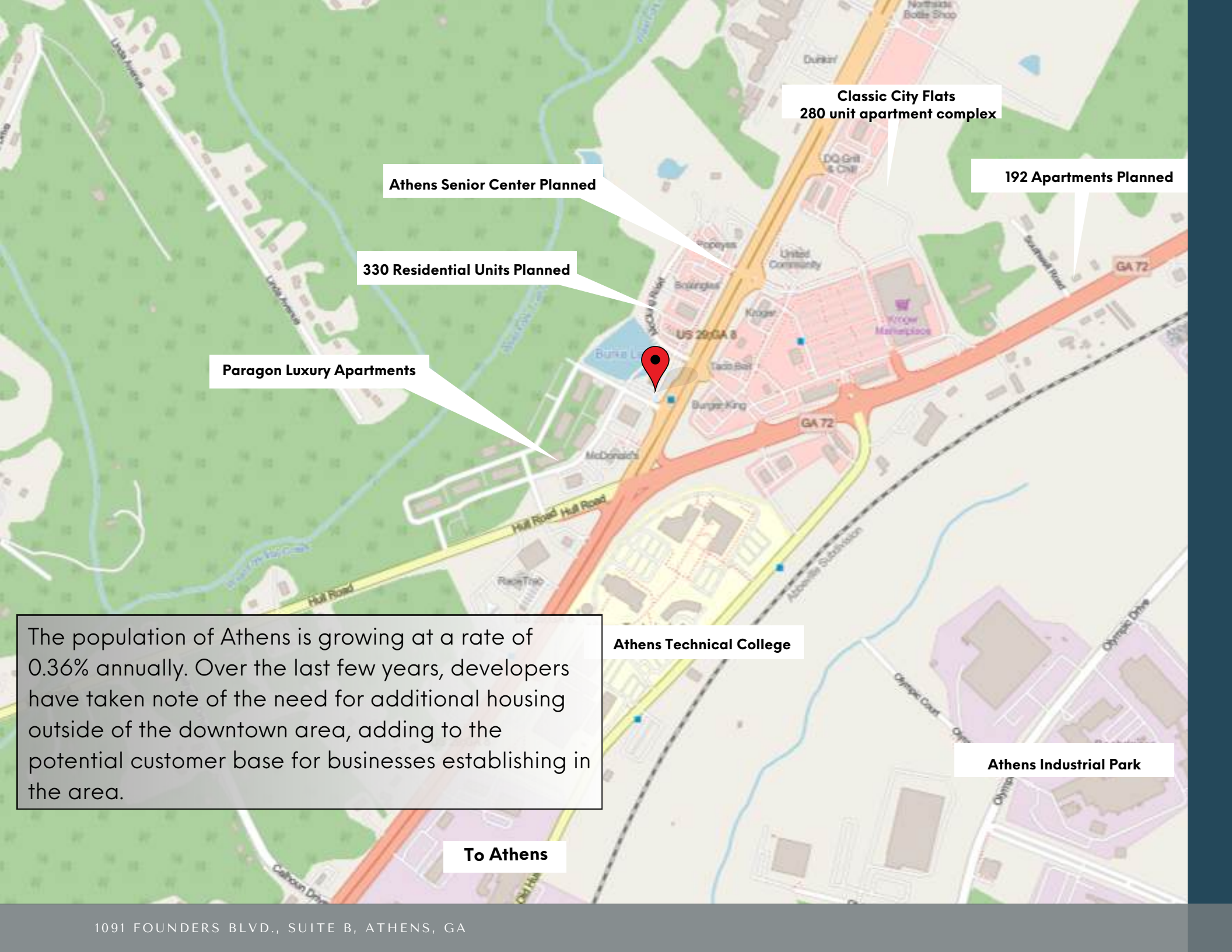
The area surrounding Tech Plaza has been experiencing extensive growth over the last three years, with several additional developments underway. Currently over **9,500** people are employed within a 3 mile radius of Tech Plaza, the highest concentration of which is focused in the Athens Industrial Park off of Olympic Drive (see map below) The daytime population of the area is over **22,802** people (not including the 3,800 students enrolled at Athens Technical College), yet there are only 565 businesses within that same radius, leaving several retail voids and plenty of opportunity available for new or expanding businesses to establish themselves in this growing region.





BOWMAN

There are dozens of towns just outside of Athens whose employees travel along Hwy. 29 and Route 72 from towns like Danielsville, Colbert, Comer, Elberton, and Ila, to get to and from work or school, equating to countless potential customers for your business.



Classic City Flats
280 unit apartment complex

192 Apartments Planned

Athens Senior Center Planned

330 Residential Units Planned

Paragon Luxury Apartments



Athens Technical College

Athens Industrial Park

To Athens

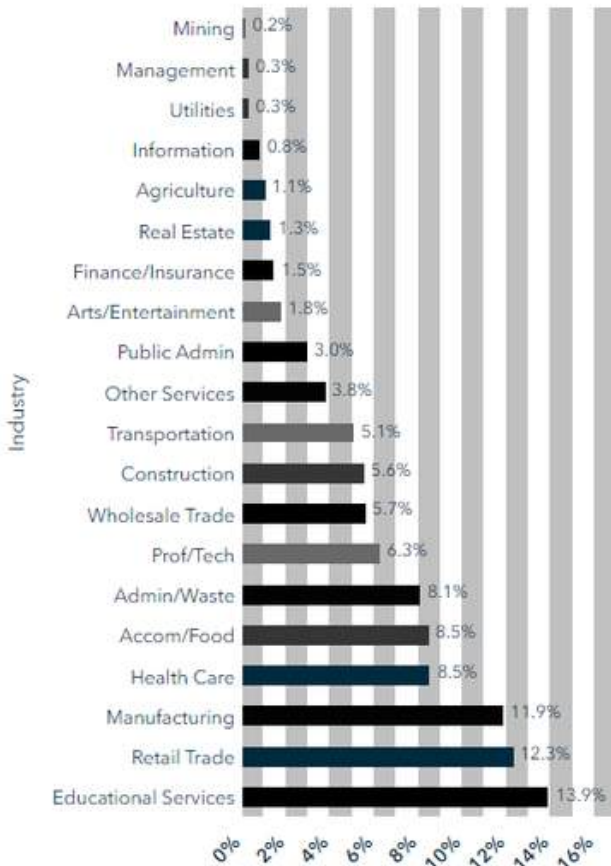
The population of Athens is growing at a rate of 0.36% annually. Over the last few years, developers have taken note of the need for additional housing outside of the downtown area, adding to the potential customer base for businesses establishing in the area.

Economic Development Profile

665 Highway 29 N, Athens, Georgia, 30601

Ring of 3 miles

Labor Force by Industry



Workforce Overview



565

Total Businesses



9,524

Total Employees



24.5%

Services



30.6%

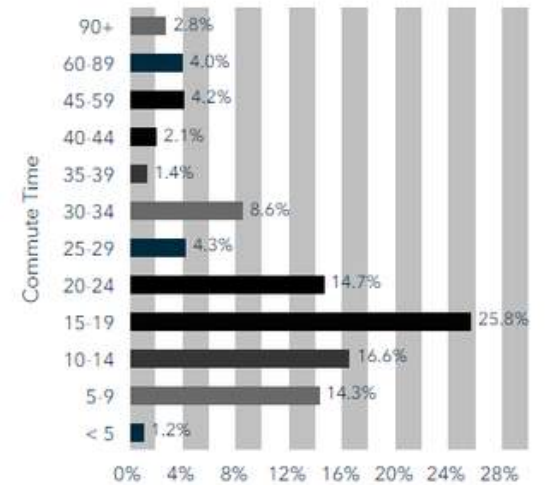
Blue Collar



44.9%

White Collar

Commute Time: Minutes



Transportation to Work



0.8%

Took Public Transportation



11.9%

Carpooled



1.9%

Walked to Work



0.4%

Bike to Work



75%

Drove Alone to Work

esri | FOR SCIENCE OR WHERE | Source: This infographic contains data provided by Esri-Data Axle (2024), Esri (2024), ACS (2018-2022). © 2024 Esri

MARKET POTENTIAL



Business Summary

665 Highway 29 N, Athens, Georgia, 30601
 665 Highway 29 N, Athens, Georgia, 30601
 Rings: 1, 3, 5 mile radii

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	72	565	3,598
Total Employees:	1,784	9,524	68,345
Total Residential Population	427	23,033	79,572
		41.35	85.89

Business by NAICS Codes	Businesses		Employees	
	Number	Percent	Number	Percent
Agriculture, Forestry, Fishing & Hunting	1	0%	4	0%
Mining	0	0%	0	0%
Utilities	0	0%	0	0%
Construction	60	11%	516	5%
Manufacturing	24	4%	1,393	15%
Wholesale Trade	35	6%	1,382	15%
Retail Trade	83	15%	721	8%
Motor Vehicle & Parts Dealers	15	3%	68	1%
Furniture & Home Furnishings Stores	1	0%	6	0%
Electronics & Appliance Stores	3	1%	7	0%
Bldg Material & Garden Equipment & Supplies Dealers	10	2%	178	2%
Food & Beverage Stores	21	4%	296	3%
Health & Personal Care Stores	5	1%	38	0%
Gasoline Stations	9	2%	35	0%
Clothing & Clothing Accessories Stores	4	1%	19	0%
Sport Gppds, Hobby, Book, & Music Stores	9	2%	24	0%
General Merchandise Stores	7	1%	51	1%
Miscellaneous Store Retailers	N/A	N/A	N/A	N/A
Nonstore Retailers	N/A	N/A	N/A	N/A
Transportation & Warehousing	16	3%	451	5%
Information	8	1%	44	0%
Finance & Insurance	18	3%	89	1%
Central Bank/Credit Intermediation & Related Activities	13	2%	74	1%
Securities, Commodity Contracts & Other Financial	3	1%	9	0%
Insurance Carriers & Related Activities; Funds, Trusts, Other	2	0%	6	0%
Real Estate, Rental & Leasing	39	7%	164	2%
Professional, Scientific, and Tech Services	26	5%	290	3%
Legal Services	1	0%	2	0%
Management of Companies & Enterprises	1	0%	5	0%
Administrative & Support & Waste Management & Remediation	38	7%	1,064	11%
Educational Services	19	3%	696	7%
Health Care & Social Assistance	27	5%	762	8%
Arts, Entertainment & Recreation	5	1%	60	1%
Accommodation & Food Services	41	7%	595	6%
Accommodation	4	1%	52	1%
Food Services & Drinking Places	38	7%	543	6%
Other Services (except Public Administration)	76	13%	386	4%
Automotive Repair & Maintenance	23	4%	95	1%
Public Administration	32	6%	891	9%
Unclassified Establishments	13	2%	11	0%
Total	565	100%	9,524	100%

DOMINANT TAPESTRY PROFILES



LifeMode Group: Rustic Outposts
Down the Road 10D

Households: 1,406,700
 Average Household Size: 2.76
 Median Age: 35.0
 Median Household Income: \$38,700

WHO ARE WE?

Down the Road is a mix of low-density, semirural neighborhoods in large metropolitan areas; half are located in the South, with the rest primarily in the West and Midwest. Almost half of householders live in mobile homes; more than two-fifths live in single-family homes. These are young, family-oriented consumers who value their traditions. Workers are in service, retail trade, manufacturing, and construction industries, with higher proportions in agriculture and mining, compared to the US.


OUR NEIGHBORHOOD

- Nearly two-thirds of households are owned.
- Family market, primarily married couples or single-parent households (Index 145).
- Close to half of all households live in mobile homes (Index 780).
- Four-fifths of households were built in 1970 or later.
- About 32% of homes are valued under \$50,000.

SOCIOECONOMIC TRAITS

- Education completed: 36% with a high school diploma only, 41% with some college education or a degree.
- Labor force participation rate is 59.0%, slightly lower than the US.
- Family-oriented, outgoing consumers; they place importance on preserving time-honored customs.

*Ring of 3 miles



LifeMode Group: Scholars and Patriots
Dorms to Diplomas 14C

Households: 630,300
 Average Household Size: 2.22
 Median Age: 21.6
 Median Household Income: \$16,800

WHO ARE WE?

On their own for the first time, Dorms to Diplomas residents are just learning about finance and cooking. Frozen dinners and fast food are common options. Shopping trips are sporadic, and preferences for products are still being established. Many carry a balance on their credit card so they can buy what they want now. Although school and part-time work take up many hours of the day, the remainder is usually filled with socializing and having fun with friends. They are looking to learn life lessons inside and outside of the classroom. This is the first online generation, having had lifelong use of computers, the internet, and cell phones.

OUR NEIGHBORHOOD

- Mix of dorms, on-campus and off-campus housing cater to young renters.
- Off-campus householders are commonly students living alone or with roommates; average household size is 2.22.
- More than 80% of the housing is apartments; many older homes in town have been converted into multifamily living units.
- With limited parking on campus, many walk, bike, or carpool to class.
- Less than one in ten homes are owner occupied.

SOCIOECONOMIC TRAITS

- This is the youngest market with half of the population aged 20-24.
- Impulse buyers who experiment with different brands.
- Often purchase trendy clothes on a budget.
- Vehicles are just a means of transportation—economy and environmental impact are factors in purchases; used, imported subcompact cars are a popular choice.
- Socializing, having fun, and learning new things are valued.
- Always connected; their cell phone is never out of reach.



LifeMode Group: Midtown Singles
City Commons 11E

Households: 1,106,600
 Average Household Size: 2.67
 Median Age: 28.5
 Median Household Income: \$18,300

WHO ARE WE?

This segment is one of Tapestry's Segmentation's youngest markets. It is primarily composed of single-parent and single-person households living within large metro cities located primarily in the eastern half of the US. While more than a third have a college degree or spent some time in college, nearly a quarter have not finished high school. These residents strive for the best for themselves and their children. Most occupations are within office and administrative Support.

OUR NEIGHBORHOOD

- Single parents (Index 315), primarily female, and singles head these young households.
- Average household size is slightly higher than the US at 2.67.
- City Commons residents are found in large metropolitan cities, where most residents rent apartments in mid-rise buildings.
- Neighborhoods are older, built before 1960 (Index 151).
- Typical of the city, many households own either one vehicle or none and use public transportation (Index 292) or taxis (Index 299).

SOCIOECONOMIC TRAITS

- Although some have college degrees, nearly a quarter have not graduated from high school.
- Labor force participation is low at 53% (Index 84).
- Most households receive income from wages or salaries, with nearly one in four that receive contributions from Social Security (Index 287) and public assistance (Index 355).
- Consumers endeavor to keep up with the latest fashion trends.
- Many families prefer the convenience of fast-food restaurants to cooking at home.

ABOUT ATLAS

Atlas Real Estate Advisors is one of the most successful independent commercial real estate agencies in the Athens area. From standard brokerage services and fee-based consultancy to facility and property management, we provide a wide range of services that may be adapted to the specific needs of each customer.

Our team shares over 75 years of expertise in every product class and has worked with private, public, and institutional customers locally, nationally, and abroad. Atlas members possess numerous credentials above and beyond those required, and Atlas is presently licensed in 11 states and counting, allowing us to better serve our clients no matter where they are. Together, we have a single goal: to improve the value of your assets above and beyond what was previously thought possible.

SALES

We use in-depth industry expertise and a large network to optimize your visibility and produce the most value possible. We have represented individual property owners and publicly traded companies locally and across the US.

LEASING

Atlas works closely with each client to reduce costs, minimize risks and exposure, and stabilize the portfolio. We ask the tough questions to determine the overall health of the portfolio and look for opportunities to enhance the value.

MANAGEMENT

Atlas can create a management plan designed to maximize the value of your investment and tailored to your specific needs, whether you own a single storefront, a retail mall, or a commercial office park.

CONSULTING

A single commercial transaction can have many dependencies and contingencies. It is advantageous to have an advisor who can provide strategies and solutions working alongside you.



ATLAS

