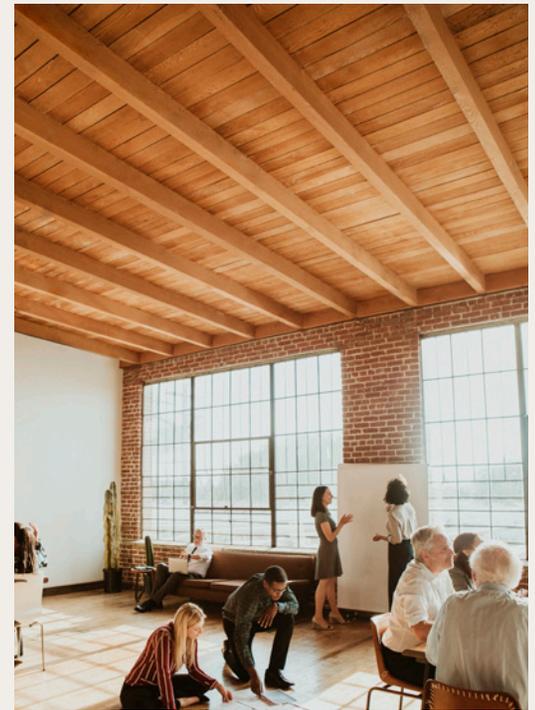


265 EPPS BRIDGE ROAD / ATHENS, GEORGIA 30606



NOW LEASING SPACES FOR
retailers, agencies,
service providers, creatives,
craftsmen, and culinary ventures



Available Space

Stunning exposed mass timber roof and finished concrete floors. Beautiful storefront glass with natural light flooded space. Flexible layouts with commercial back loading dock and walkway to back of space.

Retail / Services

FROM 1,000 SQFT



Office / Studio

FROM 1,000 SQFT



Cafe / Dining

FROM 1,000 SQFT



Project Details



LEASEABLE SPACE

10,000 Square Feet

ZONING

C-N

PARKING

Surface Parking

SITE

2.09 Acres

FEATURES

Cross Laminated Timber Roof System

10' - 20' Roof Clearance

Contemporary Metal Facade

Large Storefront Glass and Bay Doors

Loading Dock



ARCHITECTURAL RENDERINGS



FRONT ELEVATION 3D VIEW - 1



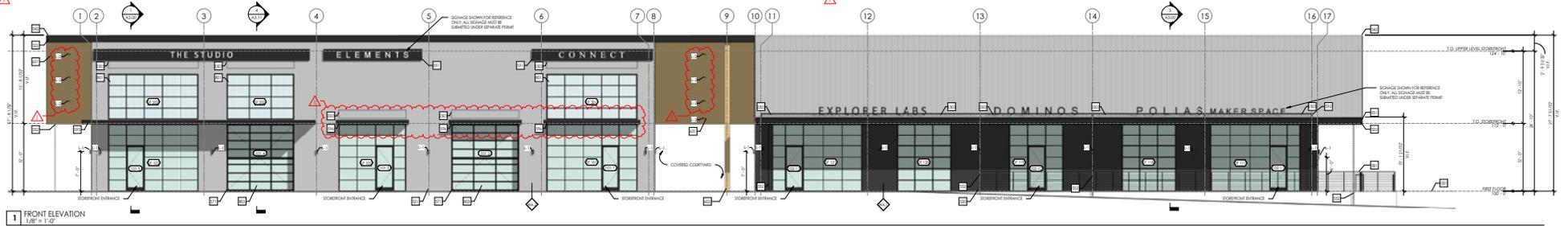
REAR ELEVATION 3D VIEW - 1



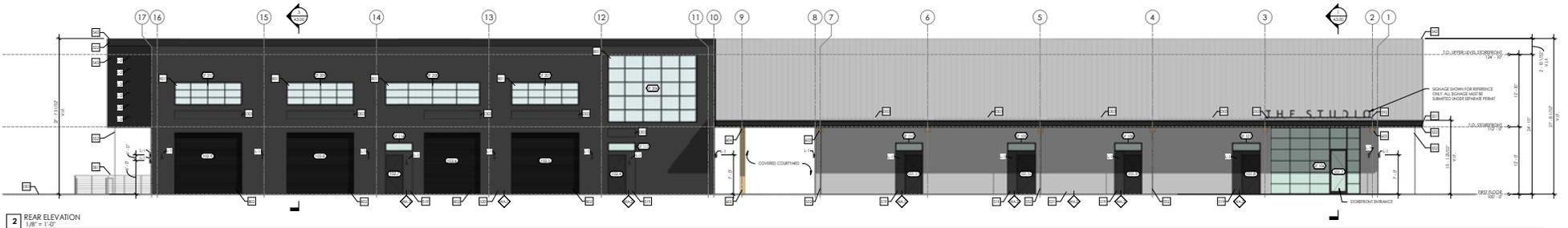
FRONT ELEVATION 3D VIEW - 2



REAR ELEVATION 3D VIEW - 2



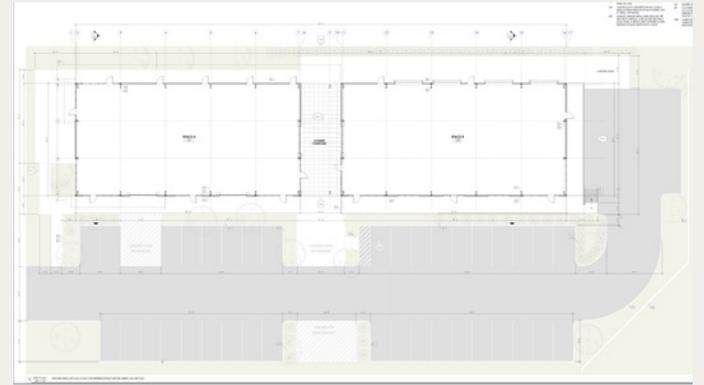
1 FRONT ELEVATION
1/8" = 1'-0"



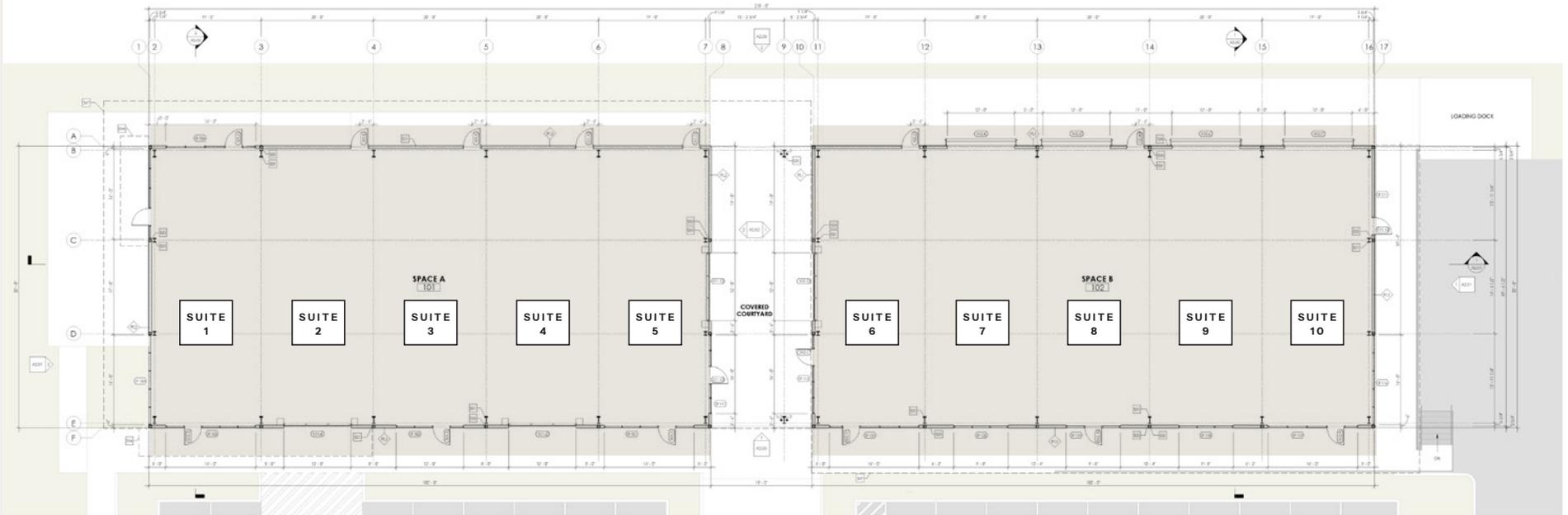
2 REAR ELEVATION
1/8" = 1'-0"

Floor Plan

SUITE	SF
1	1,000
2	1,000
3	1,000
4	1,000
5	1,000
6	1,000
7	1,000
8	1,000
9	1,000
10	1,000



*** SUITES MAY COMBINE UP TO 5,000SF**



1 FLOOR PLAN
1/8" = 1'-0"

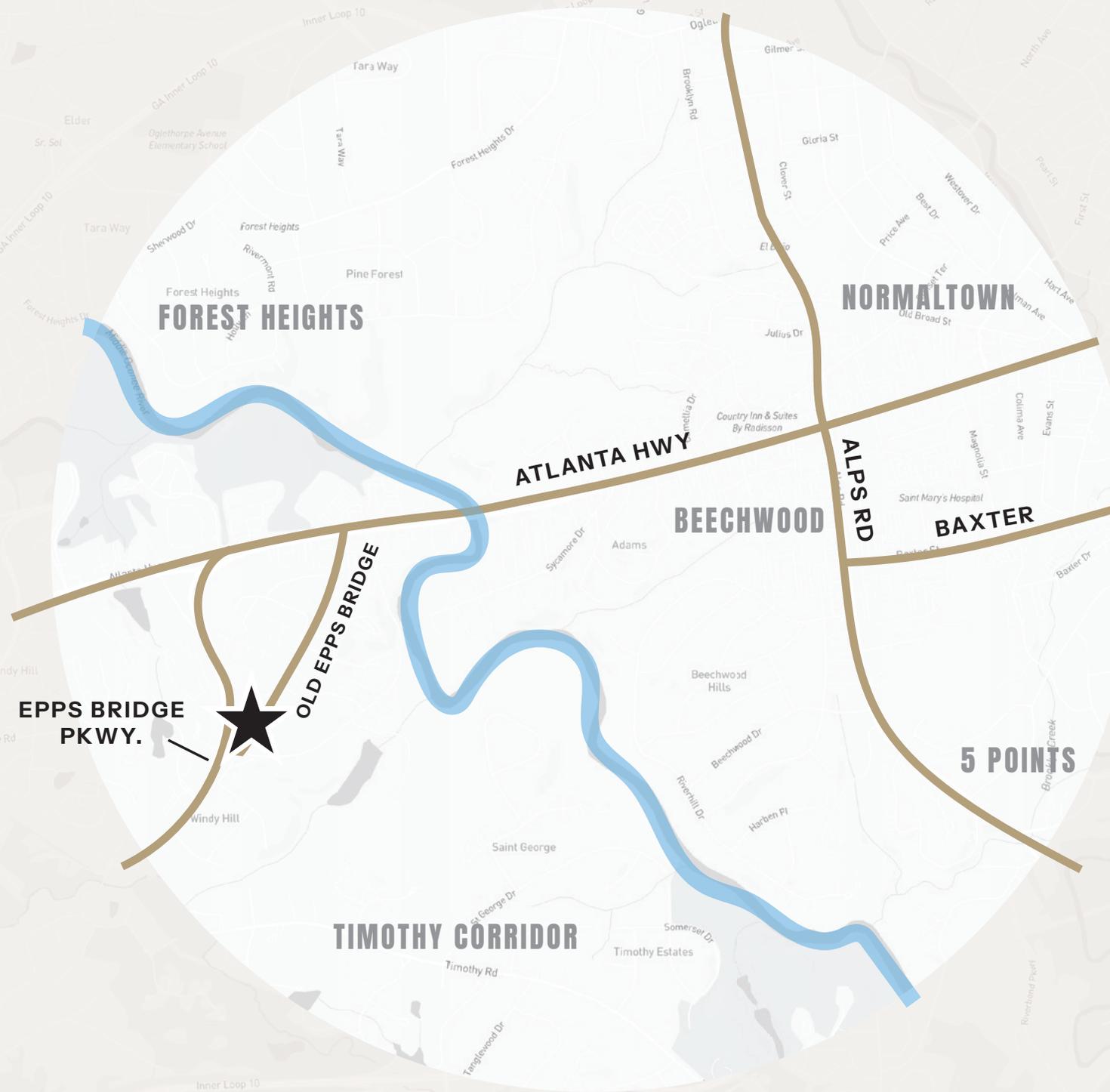
Location

5 Minutes **2.5 Miles**

Beechwood Shopping Center
Markets at Epps Bridge
Oconee Connector
Loop 10
HWY 316

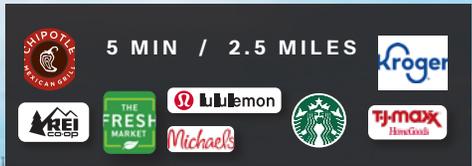
8 Minutes **3.3 Miles**

Downtown Athens



Aerial - NE

5 MIN / 2.5 MILES



NORMALTOWN

DOWNTOWN



BEECHWOOD
ATHENS, GEORGIA

ATLANTA HWY



OLD EPS BRIDGE RD.



EPS BRIDGE RD.

EPS BRIDGE PKWY.



N



Aerial - SW

5 MIN / 2.5 MILES



5 MIN / 2.5 MILES



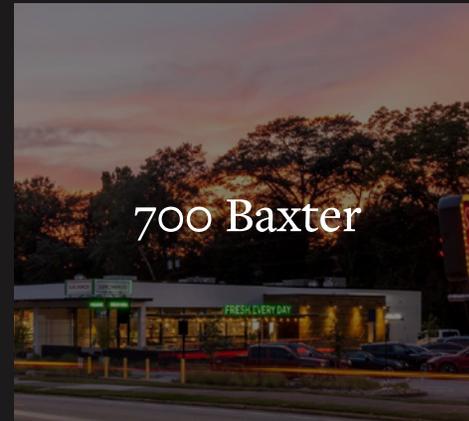


ABOUT THE DEVELOPER

Polias is a boutique commercial real estate group representing a curated portfolio of the best restaurants, shops, and offices in the Athens area.

We reimagine the historical retail centers of the area with a new perspective on the brick and mortar customer experience. Our extended team consists of designers, land planners, property managers, and craftsmen allowing Polias to create uniquely 'Athens' destinations connecting its thriving customer demographic with top tier local, regional and national brands.

FEATURED PROJECTS



Athens Georgia

Recession Shielded Economy

Multi Industry Expansion Growth

Booming Affluent UGA Student Population

Synergistic City & University Initiatives Economic Engine

Its (Athens) economy doesn't depend much on economic sectors likely to be more affected by recession, such as manufacturing and imports, but is built more around less vulnerable sectors like higher education and health care.

JEFF HUMPHREYS, DIRECTOR OF THE UGA TERRY COLLEGE OF BUSINESS SELIG CENTER FOR ECONOMIC GROWTH

NATIONAL BRANDS INVESTING IN ATHENS, GA



SEPHORA



TRADER JOE'S



UNIVERSITY OF GEORGIA

\$7.6 Billion

IMPACT ON STATE OF GEORGIA

THE AFFLUENT STUDENT

MEDIAN INCOME \$129,800

UGA Student Family

5TH HIGHEST IN NATION

Median Student Family Income

The New York Times

LARGEST FRESHMAN CLASS IN HISTORY

29% GREEK MEMBERSHIP

87% IN-STATE Student Enrollment

FOR LEASING INFO



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The parties acknowledge that this document is for identification purposes only and does not constitute any covenant, representations, or warranty by Landlord that any existing or future conditions exists, or that, if they do exist, will continue to exist through out all or any part of the lease term, except to the extent such covenant, representation or warranty is expressly set forth in the Lease.