

Hwy 29 Athens

665 N US Hwy 29, Athens GA 30601



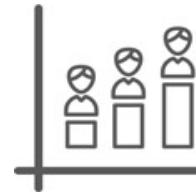
BOSWELL

THE SPACE

Location	665 N US Hwy 29, Athens , GA, 30601
COUNTY	Clarke

HIGHLIGHTS

- New to market strip center in growing trade area
- Across Hwy 29 from Kroger Marketplace
- Situated near Athens Technical College, Athens Christian School and on main corridor to downtown Athens and the University of Georgia
- End cap restaurant space
- Suites ranging in size from 1300SF to 5000SF



POPULATION

1.00 MILE	3.00 MILE	5.00 MILE
352	21,693	78,156



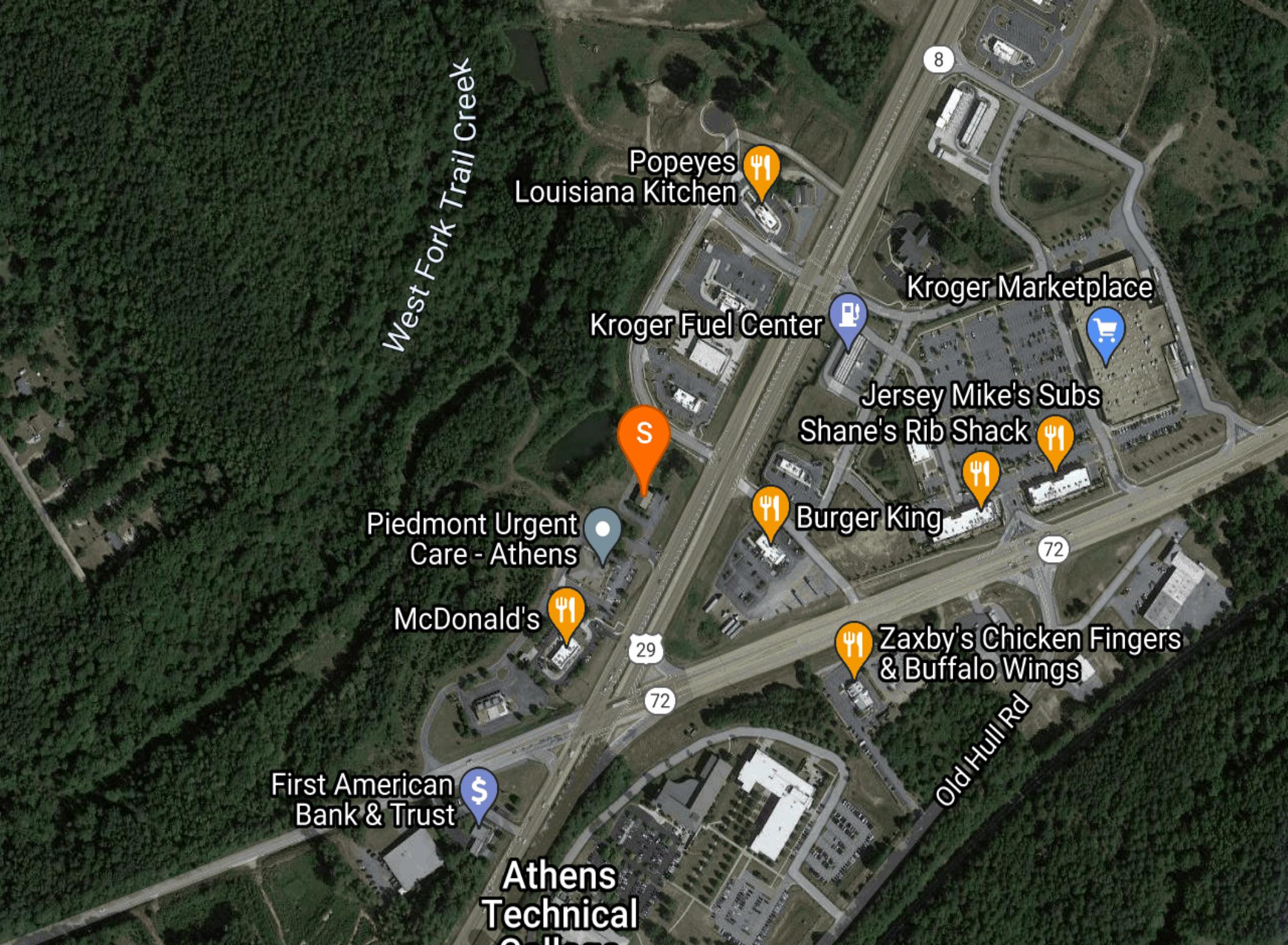
AVERAGE HOUSEHOLD INCOME

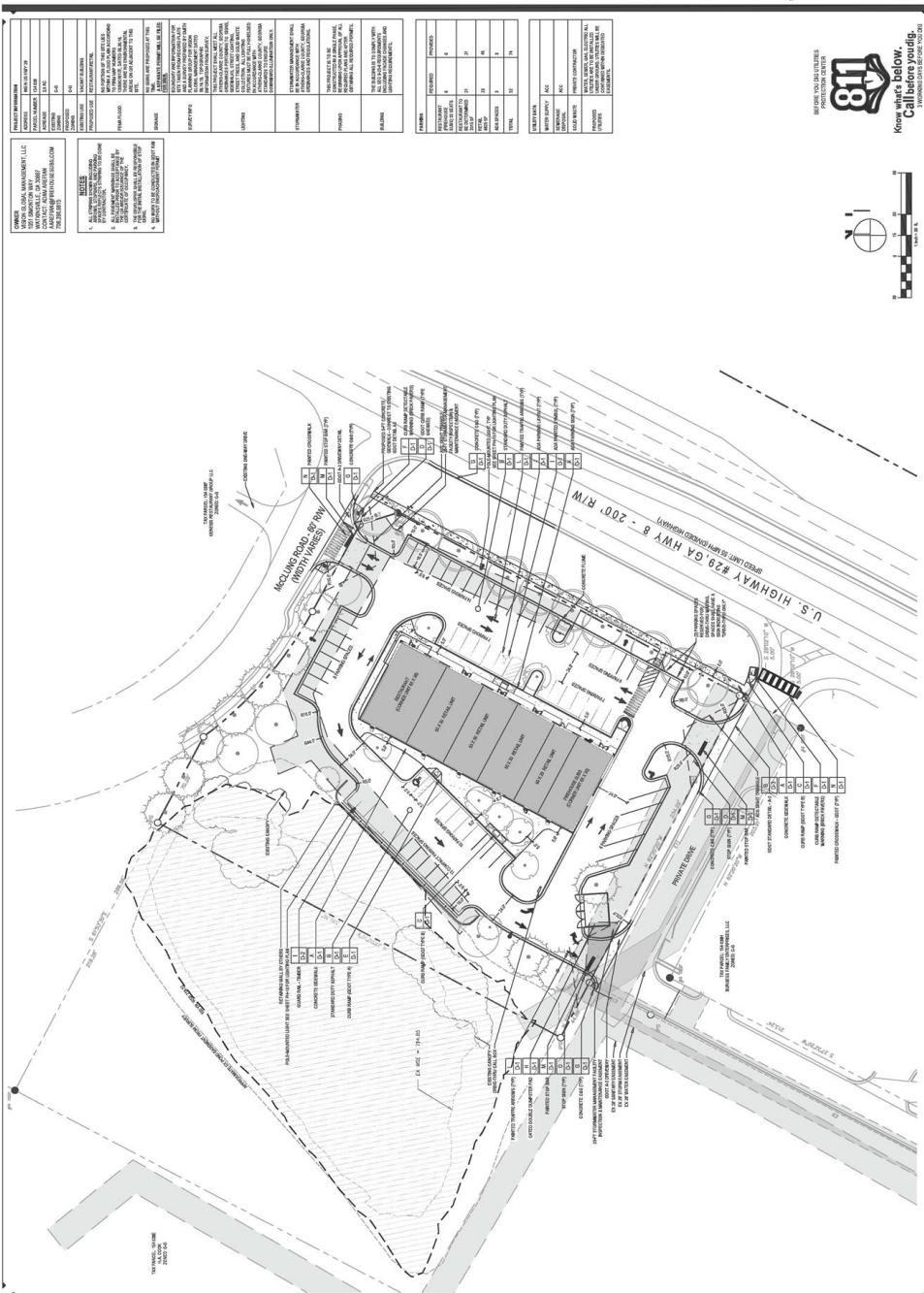
1.00 MILE	3.00 MILE	5.00 MILE
\$55,468	\$44,909	\$55,479



NUMBER OF HOUSEHOLDS

1.00 MILE	3.00 MILE	5.00 MILE
129	8,087	28,763





POPULATION	1 MILE	3 MILE	5 MILE
2000 Population	357	16,903	63,807
2010 Population	380	19,735	70,928
2020 Population	352	21,693	78,156
2025 Population	380	22,646	81,269
2020 African American	131	10,105	23,808
2020 American Indian	2	77	201
2020 Asian	1	224	2,684
2020 Hispanic	66	4,139	10,067
2020 Other Race	37	2,135	4,873
2020 White	175	8,592	44,432
2020 Multiracial	6	543	2,117
2020-2025: Population: Growth Rate	7.70 %	4.30 %	3.90 %
2020 HOUSEHOLD INCOME	1 MILE	3 MILE	5 MILE
less than \$15,000	15	1,565	5,487
\$15,000-\$24,999	10	1,592	4,555
\$25,000-\$34,999	25	1,203	3,691
\$35,000-\$49,999	16	1,252	4,260
\$50,000-\$74,999	23	1,125	4,169
\$75,000-\$99,999	27	712	2,751
\$100,000-\$149,999	12	480	2,254
\$150,000-\$199,999	0	80	774
\$200,000 or greater	0	79	817
Median HH Income	\$47,594	\$31,736	\$36,685
Average HH Income	\$55,468	\$44,909	\$55,479

HOUSEHOLDS	1 MILE	3 MILE	5 MILE
2000 Total Housing	154	6,592	25,541
2010 Total Households	143	7,264	25,942
2020 Total Households	129	8,087	28,763
2025 Total Households	139	8,474	30,153
2020 Average Household Size	2.66	2.64	2.37
2000 Owner Occupied Housing	107	3,155	9,230
2000 Renter Occupied Housing	36	2,962	14,679
2020 Owner Occupied Housing	97	3,312	10,038
2020 Renter Occupied Housing	32	4,776	18,726
2020 Vacant Housing	11	1,030	2,994
2020 Total Housing	140	9,117	31,757
2025 Owner Occupied Housing	104	3,476	10,444
2025 Renter Occupied Housing	35	4,998	19,709
2025 Vacant Housing	12	1,069	3,062
2025 Total Housing	151	9,543	33,215
2020-2025: Households: Growth Rate	7.50 %	4.70 %	4.75 %

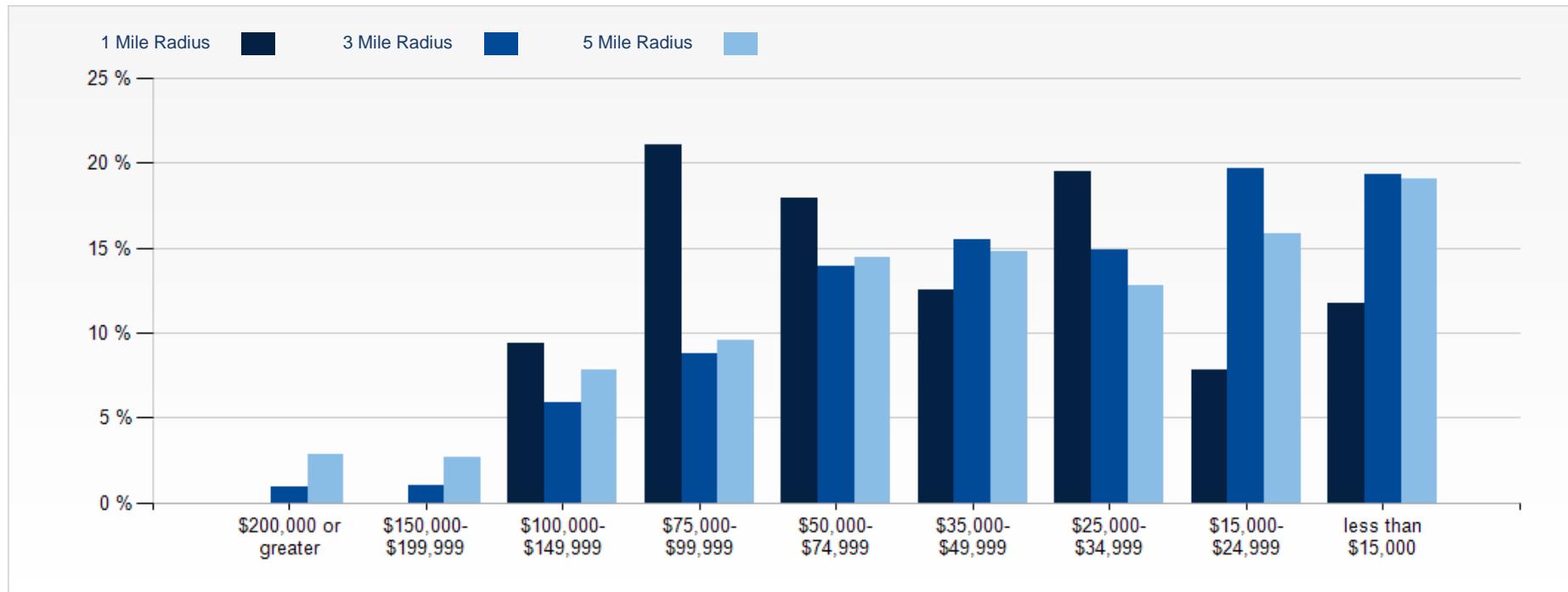
2020 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2020 Population Age 30-34	33	1,664	5,432
2020 Population Age 35-39	33	1,466	4,351
2020 Population Age 40-44	27	1,246	3,544
2020 Population Age 45-49	23	1,051	3,049
2020 Population Age 50-54	21	1,062	2,967
2020 Population Age 55-59	20	1,049	3,032
2020 Population Age 60-64	20	965	2,831
2020 Population Age 65-69	17	778	2,438
2020 Population Age 70-74	16	610	1,886
2020 Population Age 75-79	11	389	1,226
2020 Population Age 80-84	7	211	747
2020 Population Age 85+	5	180	813
2020 Population Age 18+	275	16,813	65,119
2020 Median Age	39	30	26

2020 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$56,451	\$37,090	\$40,988
Average Household Income 25-34	\$59,771	\$49,791	\$57,997
Median Household Income 35-44	\$67,053	\$38,837	\$50,252
Average Household Income 35-44	\$64,614	\$54,605	\$70,687
Median Household Income 45-54	\$57,486	\$38,995	\$49,561
Average Household Income 45-54	\$63,456	\$54,189	\$72,186
Median Household Income 55-64	\$53,292	\$33,712	\$43,881
Average Household Income 55-64	\$58,786	\$45,191	\$62,450
Median Household Income 65-74	\$37,734	\$29,439	\$37,211
Average Household Income 65-74	\$44,897	\$38,589	\$54,484
Average Household Income 75+	\$36,210	\$31,544	\$42,630

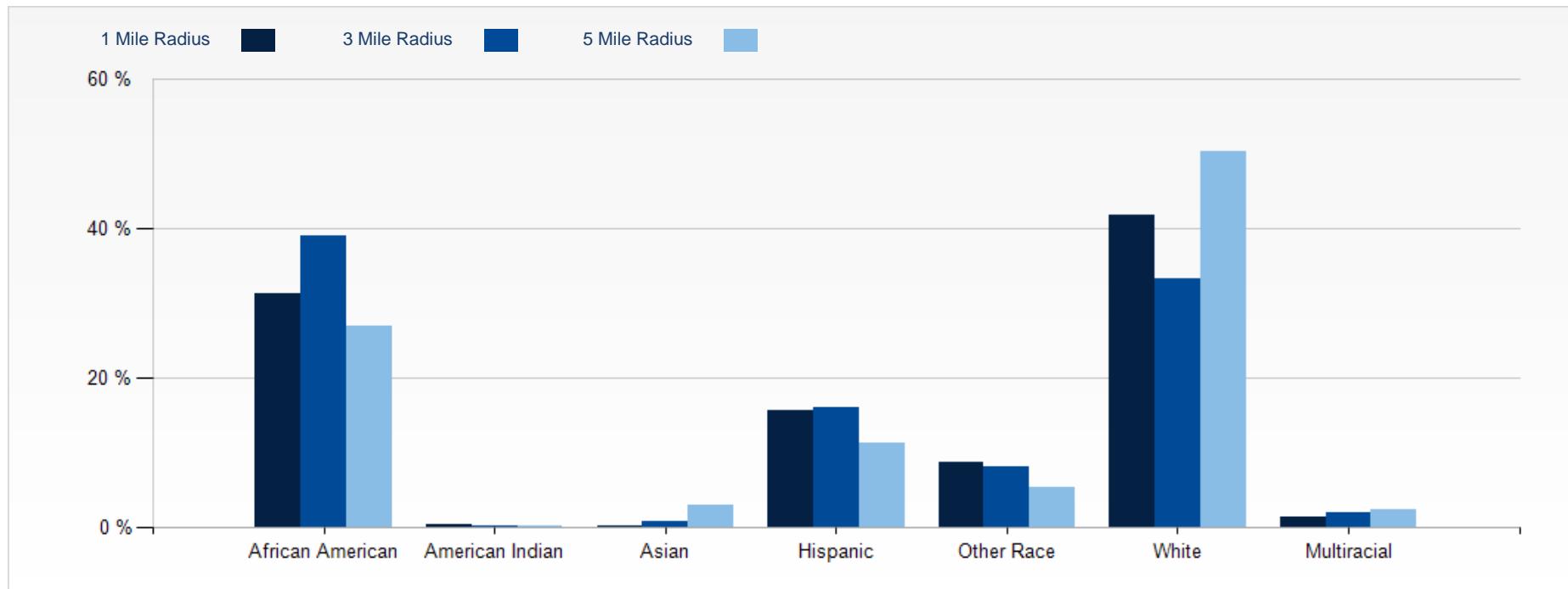
2025 POPULATION BY AGE	1 MILE	3 MILE	5 MILE
2025 Population Age 30-34	18	1,675	5,549
2025 Population Age 35-39	34	1,584	4,646
2025 Population Age 40-44	35	1,354	3,877
2025 Population Age 45-49	30	1,199	3,362
2025 Population Age 50-54	25	1,081	3,099
2025 Population Age 55-59	23	1,022	2,902
2025 Population Age 60-64	22	1,022	3,013
2025 Population Age 65-69	20	892	2,700
2025 Population Age 70-74	16	719	2,267
2025 Population Age 75-79	14	531	1,601
2025 Population Age 80-84	8	283	977
2025 Population Age 85+	6	209	898
2025 Population Age 18+	296	17,612	67,693
2025 Median Age	41	31	26

2025 INCOME BY AGE	1 MILE	3 MILE	5 MILE
Median Household Income 25-34	\$75,000	\$40,478	\$43,620
Average Household Income 25-34	\$69,696	\$55,114	\$63,029
Median Household Income 35-44	\$76,848	\$43,067	\$54,359
Average Household Income 35-44	\$74,295	\$61,277	\$79,052
Median Household Income 45-54	\$68,260	\$43,903	\$53,770
Average Household Income 45-54	\$70,431	\$62,724	\$80,925
Median Household Income 55-64	\$59,892	\$37,471	\$48,768
Average Household Income 55-64	\$67,884	\$51,606	\$70,241
Median Household Income 65-74	\$39,362	\$31,788	\$39,187
Average Household Income 65-74	\$49,675	\$43,160	\$60,120
Average Household Income 75+	\$41,709	\$34,868	\$46,679

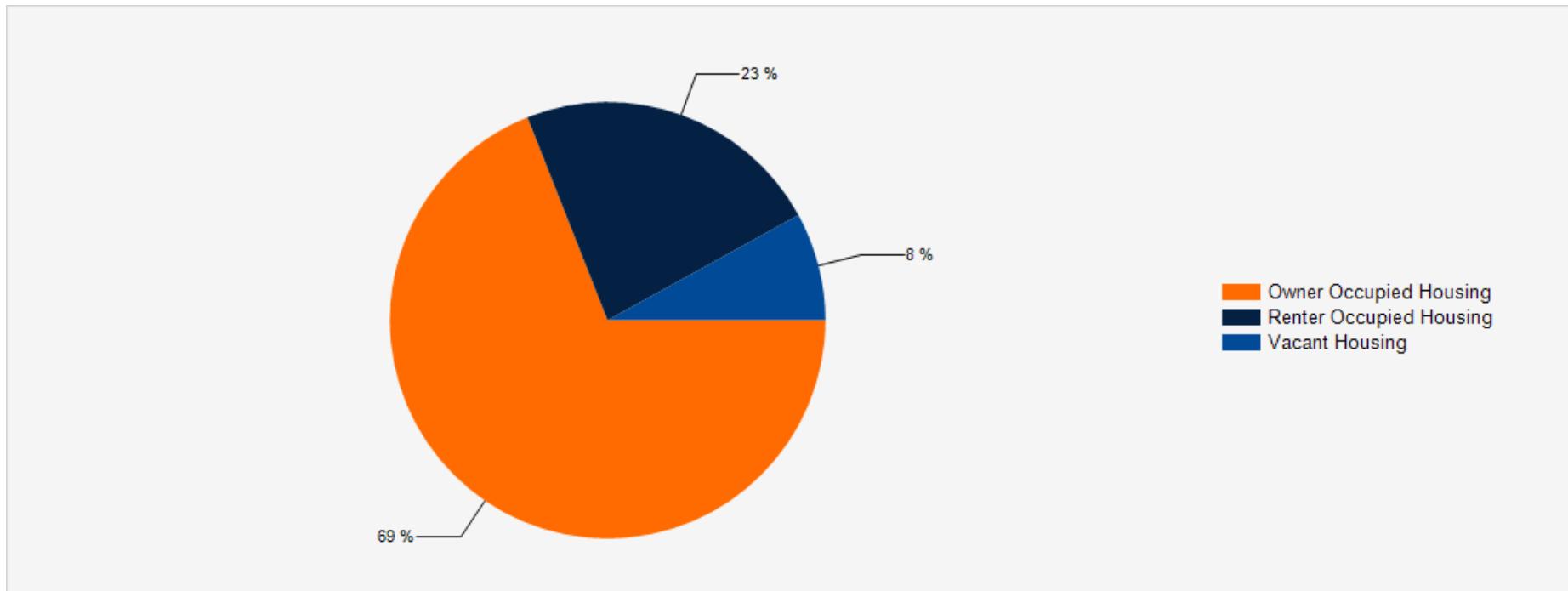
2020 Household Income



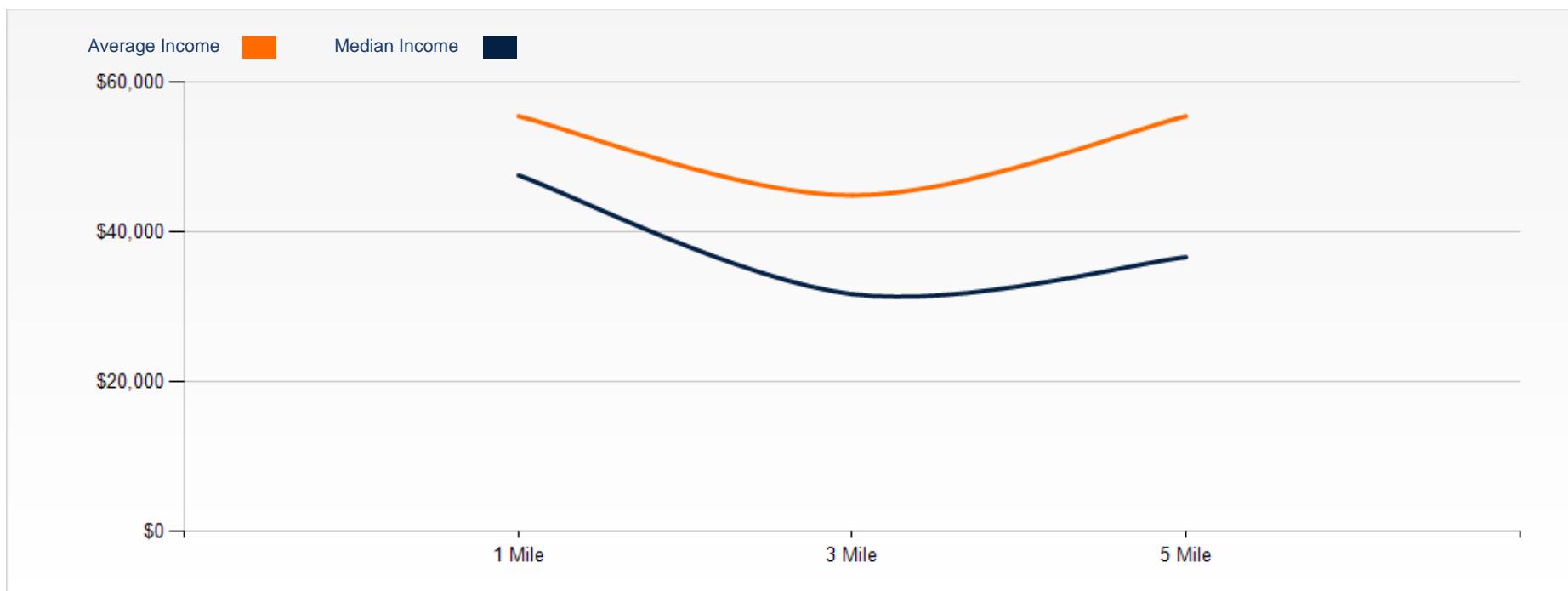
2020 Population by Race



2020 Household Occupancy - 1 Mile Radius



2020 Household Income Average and Median



Hwy 29 Athens



Exclusively Made Simple

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