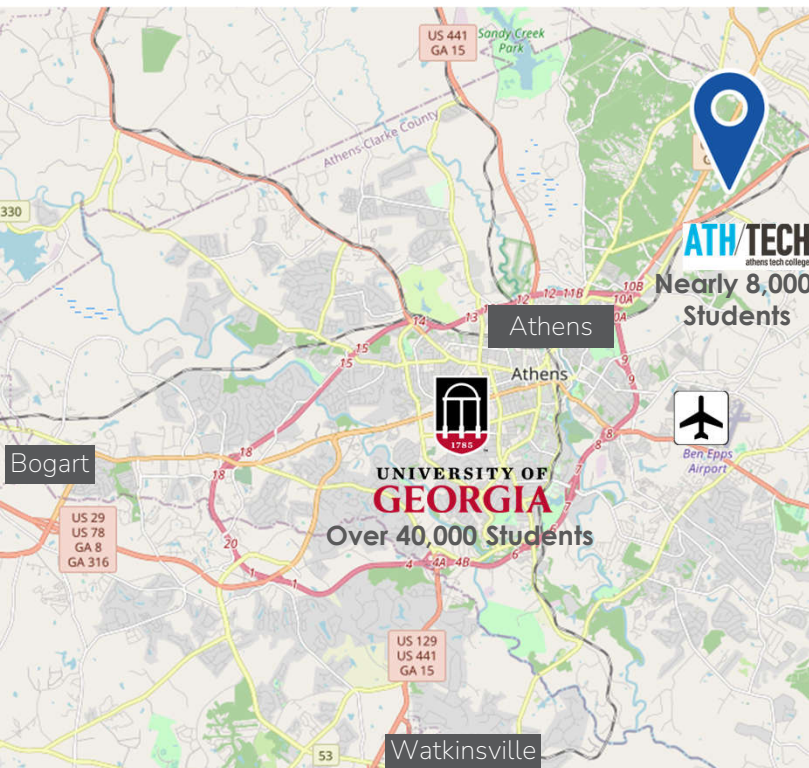


TRAIL CREEK VILLAGE

700 US Highway 29 | Athens, GA 30601 | Clarke County



New Retail Under Construction



MARKET INFORMATION:

Trail Creek Village is a regional destination servicing a 20-mile trade area north of the project. It is located 3 miles from University of Georgia and across the street from Athens Technical College. There are multiple new apartment complexes and senior living developments along Highway 29. The corridor has exploded with development with Trail Creek Village as the catalyst.

PROPERTY HIGHLIGHTS:

Retail Building GLA:	180,000 SF
Retail Parks:	720 +/-
Shopping Center:	100% Leased
PAD Retail SF Available:	1,050 SF up to 4,050 SF



RETAIL LEASING
ADVISORS

SHANNON SHUMAN MARTIN

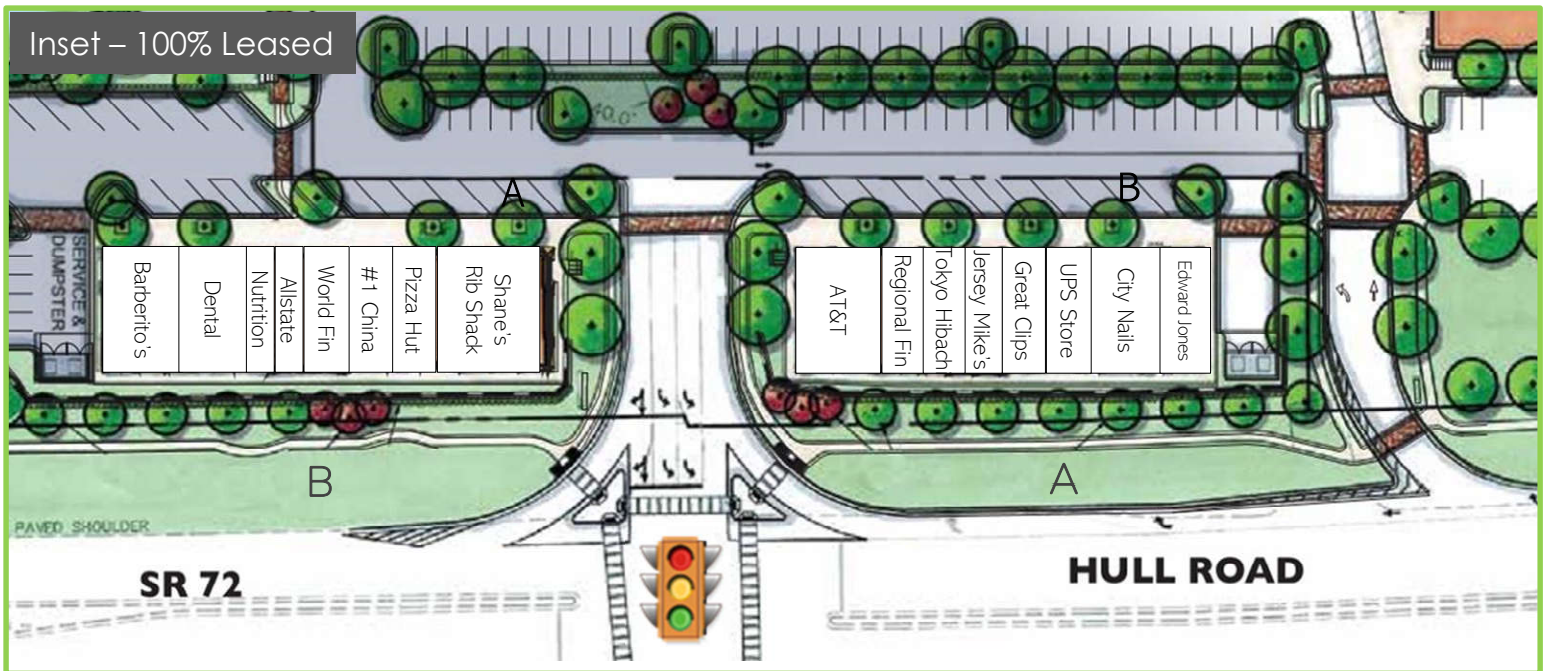
404.312.4305

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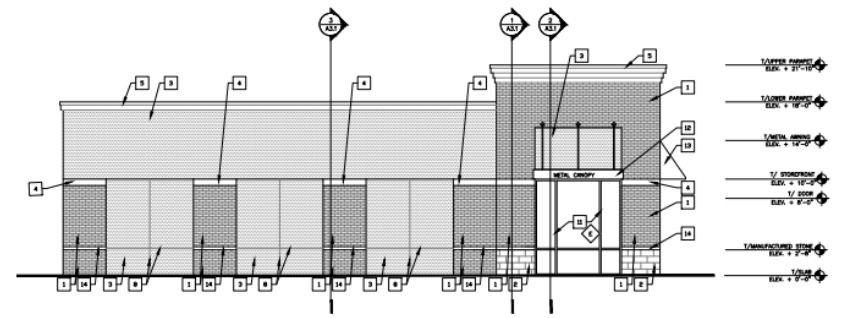
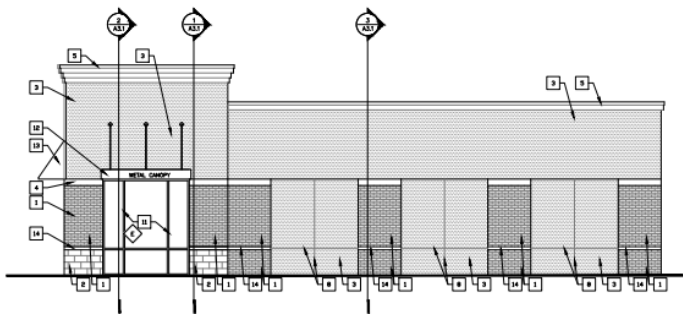
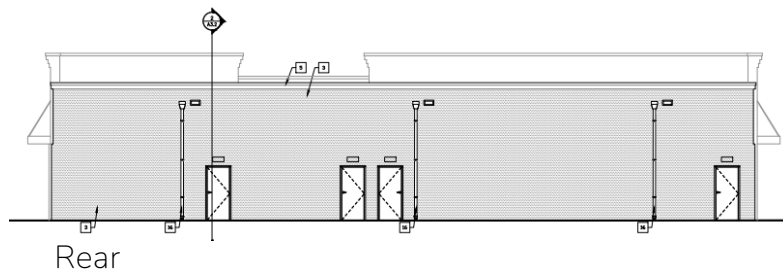
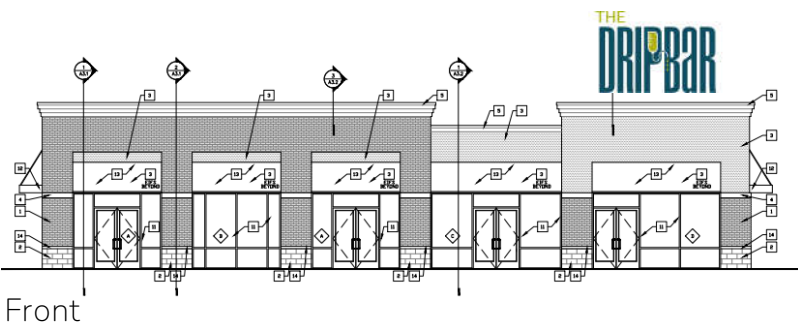
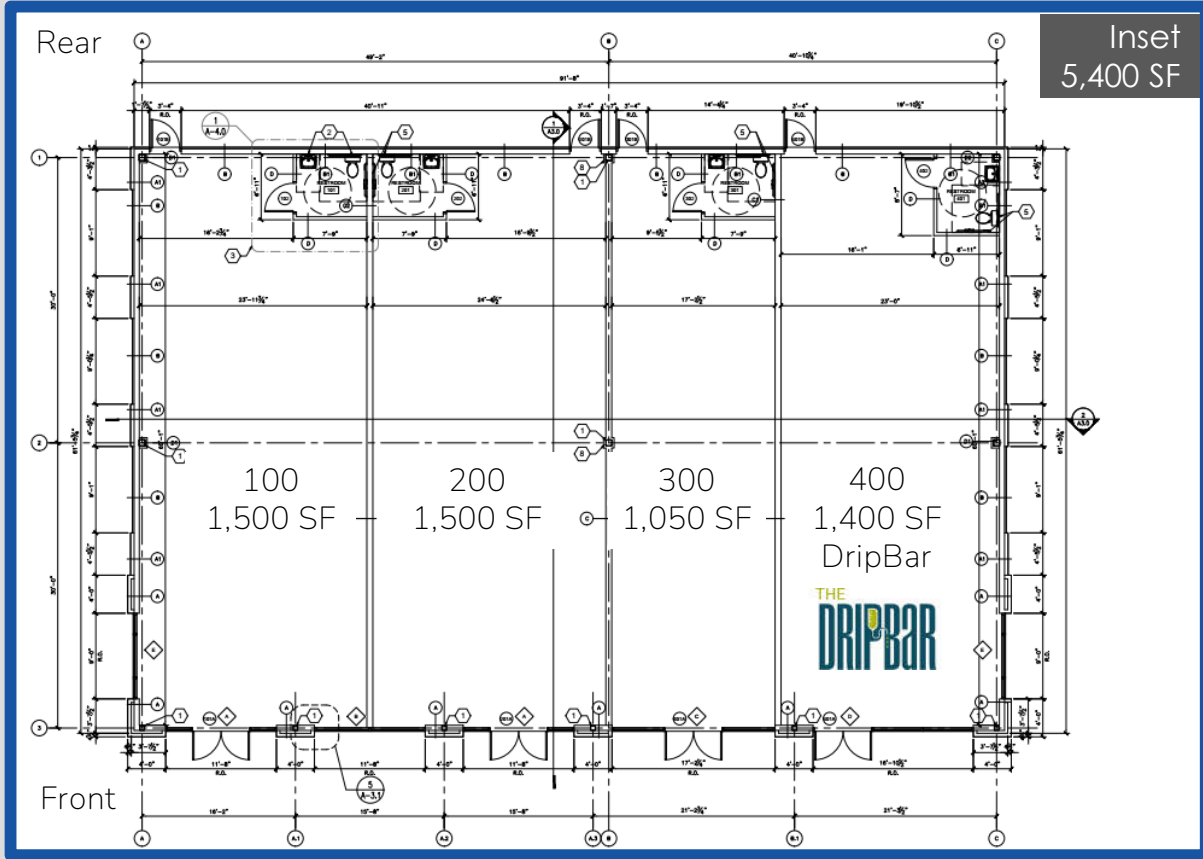


TRAIL CREEK VILLAGE

700 US Highway 29 | Athens, GA 30601 | Clarke County



New Construction
Up to 4,050 SF Available
Dining or Retail with Patio Seating



Side

TRAIL CREEK VILLAGE

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IN THE NEWS

Doehringer Ingelheim is investing \$57 million to expand their Innovations Center on Olympia Road.

Duckshin Housing, a construction materials manufacturer, will create 100 new jobs within 2 miles

New Residential



DEMOGRAPHICS

DRIVE TIME

	3 Miles	5 Miles
Population	20,253	75,480
Households	7,412	27,298
Average HH Income	\$39,518	\$49,418
Daytime Population	20,038	93,302

	10 Min	15 Min
Population	66,330	149,292
Households	24,884	57,737
Average HH Income	\$52,657	\$67,164
Daytime Population	84,911	163,201

LONGITUDE | LATITUDE
33.99606 | -83.33666

TRAFFIC COUNT
27,400 AD Hwy 29

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