

FOR LEASE

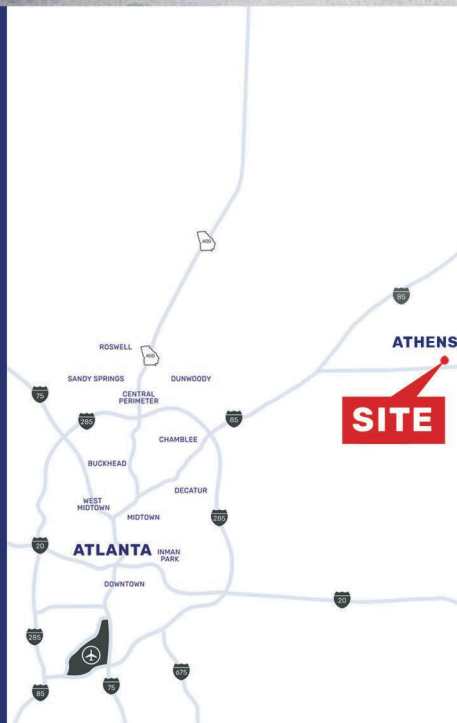
CLARKE CROSSING SHOPPING CENTER

3523-3581 Atlanta Highway
Athens, Georgia 30606



PROPERTY FEATURES:

- Excellent Visibility
- Great Access to Timothy Road & Atlanta Highway
- Located in Strong Retail Area
- Anchor Tenants: Academy Sports & Dollar Tree
- Parking Ratio 7.7 per 1,000 sq. ft.



2024 DEMOGRAPHIC FEATURES

1 MILE RADIUS
POPULATION: 5,104
HOUSEHOLDS: 2,521
AVERAGE HOUSEHOLD INCOME: \$97K

3 MILE RADIUS
POPULATION: 33,356
HOUSEHOLDS: 14,565
AVERAGE HOUSEHOLD INCOME: \$100K

5 MILE RADIUS
POPULATION: 89,280
HOUSEHOLDS: 34,619
AVERAGE HOUSEHOLD INCOME: \$103K

FOR LEASING INFO,
CONTACT:

SARAH GRETZMACHER

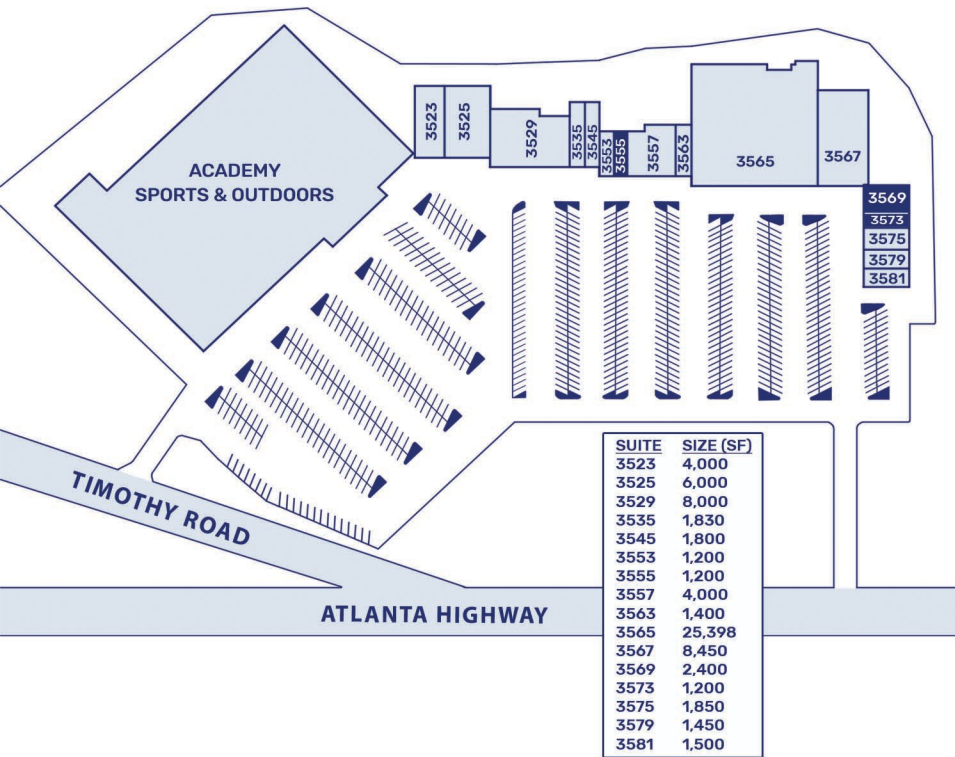
sgretzmacher@mimms.com | 770.518.2200
www.mimms.com



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AVAILABILITIES

SUITE 3555 | 1,200 SF Coming Soon

SUITE 3569 | 2,400 SF

SUITE 3573 | 1,200 SF

CURRENT TENANTS

- SUITE 3523** | Dos Palmas
- SUITE 3525** | American Red Cross
- SUITE 3529** | Institute of Cosmotology
- SUITE 3535** | Cosmo Prof
- SUITE 3545** | Cosmo Prof
- SUITE 3553** | Spencer's Jewelers
- SUITE 3555** | Beechwood Sewing
- SUITE 3557** | Sakura Japanese
- SUITE 3563** | Sally Beauty
- SUITE 3565** | Dollar Tree
- SUITE 3567** | China Star Buffet
- SUITE 3575** | Asia Massage
- SUITE 3579** | Security Finance
- SUITE 3581** | Clarke Crossing Cleaners



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