

# Now Leasing

**FLEX SPACE**

105 OLD EPPS BRIDGE RD. | ATHENS, GEORGIA

6,239 SqFt  
(including basement area)





# 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



KENDRA SCOTT



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



# Aerial - NE



5 MIN / 2.5 MILES

CHUPOTEA  
THE FRESH MARKET  
Michael's  
lululemon  
Starbucks  
Kroger  
TJ-maxx HomeGoods  
UNIVERSITY OF GEORGIA

NORMALTOWN

DOWNTOWN

BEECHWOOD  
ATHENS, GEORGIA

ATLANTA HWY.

OLD EPPS BRIDGE RD.

EPPS BRIDGE RD.

EPPS BRIDGE PKWY.





# Location

5 Minutes **2.5 Miles**

Beechwood Shopping Center

Markets at Epps Bridge

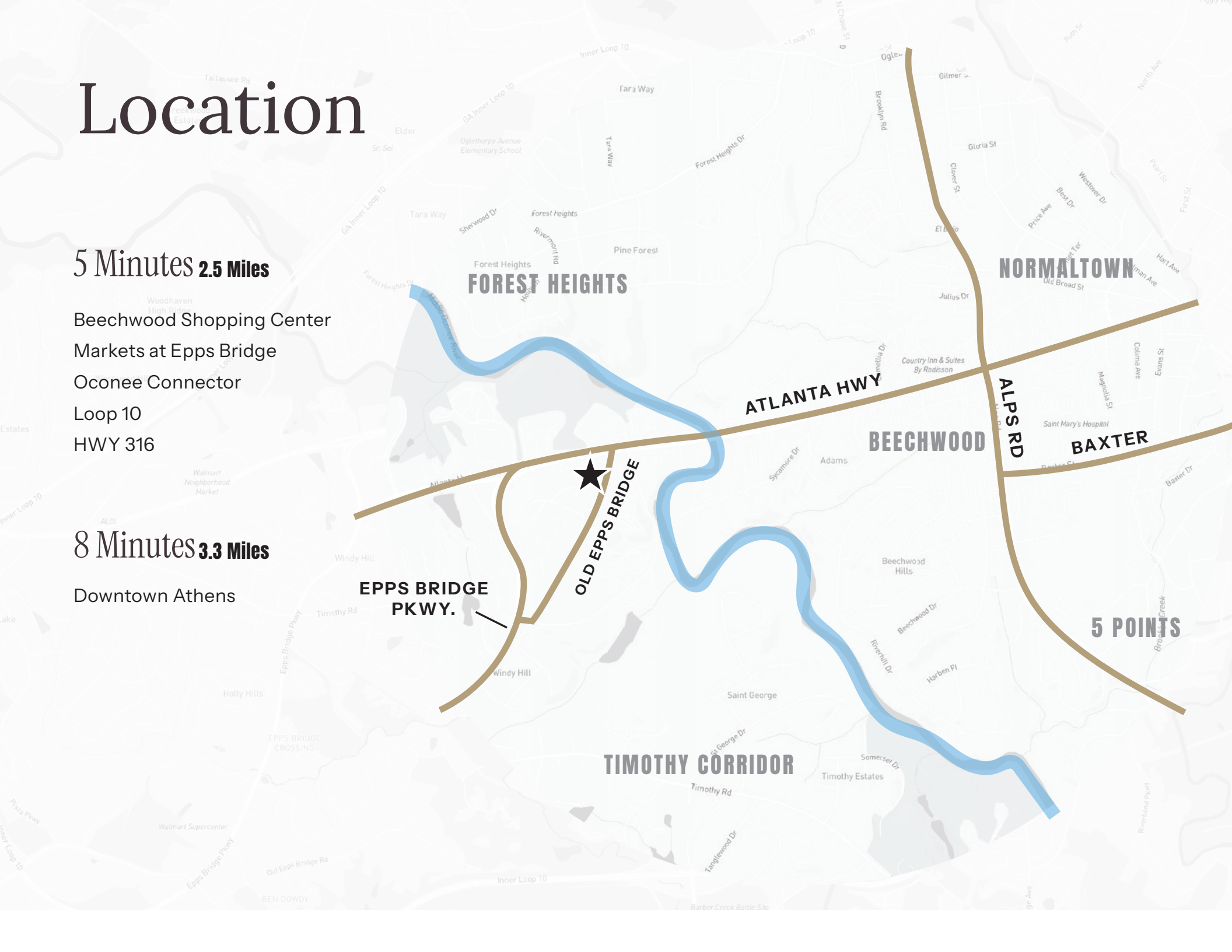
Oconee Connector

Loop 10

HWY 316

8 Minutes **3.3 Miles**

Downtown Athens





# Project Details

## LEASEABLE SPACE

6,239 SqFt  
(including basement area)

## ZONING

C-G

## PARKING

Surface Parking

## SITE

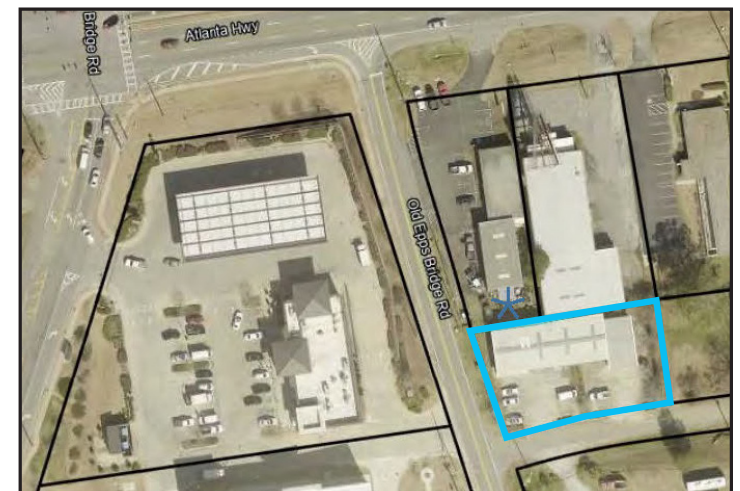
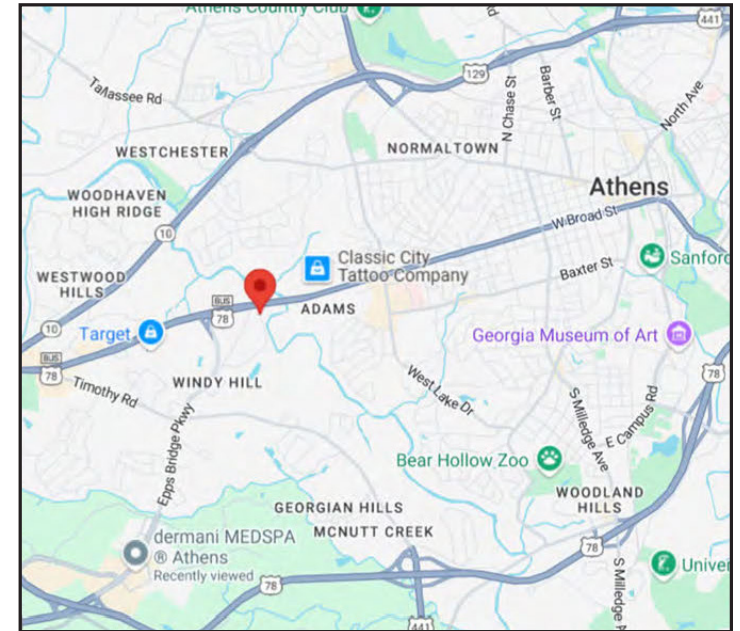
.37 Acres

## FEATURES

1 Story with Basement

Surface Parking

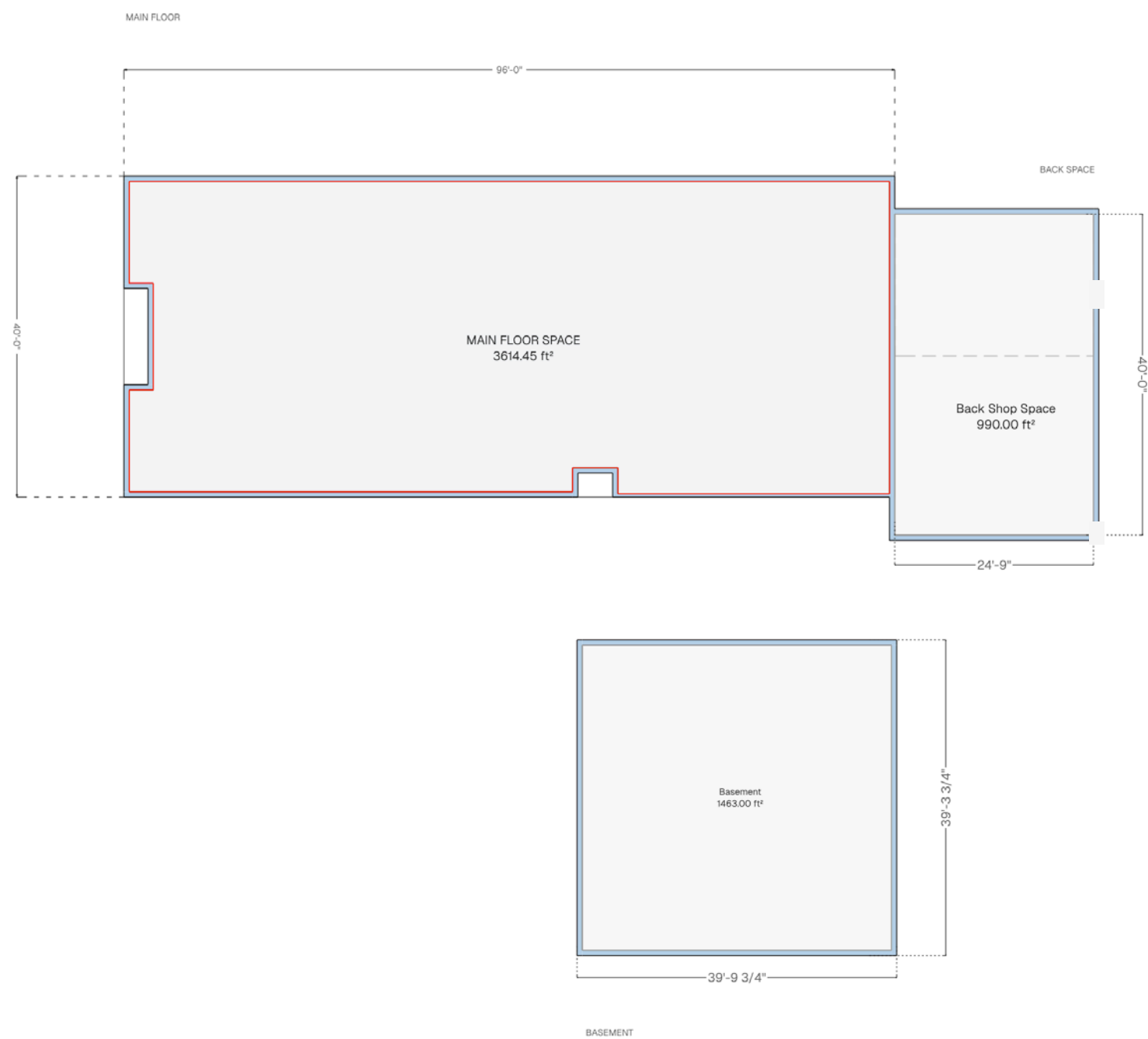
Garage bay door access





# Current Floor Plans

6,239 SF (including basement)





# Renovated Front









# Renovated Side Rendering





# Front Space





# Garage Bay & Loft





# Basement Shop Space







## 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.

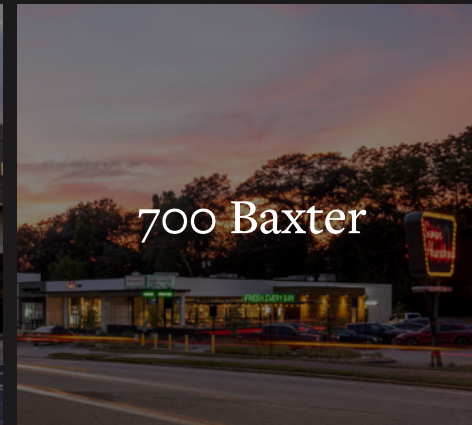




2445 Broad Street



Banyan Tree



700 Baxter



Beechwood



West Broad Market



Jeni's Splendid  
Ice Creams



296 West Broad



Briarcliff



Hancock House



Runway Cowork



295 West Clayton



Markets at  
Epps Bridge



## FOR LEASING INFO



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