

ATHENS BUSINESS CENTER

2440 W Broad St, Athens, GA 30606



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	30,240 SF
Available SF:	1,100 - 2,552 SF

PROPERTY OVERVIEW

Athens Business Center is located on busy West Broad Street in Athens, this shopping center has great visibility and high traffic count.

SPACES	LEASE RATE	SPACE SIZE
Suite 11	Negotiable	2,552 SF
Suite 15 - 16	Negotiable	1,100 - 2,300 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	2,705	19,576	36,577
Total Population	6,569	50,960	102,620
Average HH Income	\$55,970	\$57,808	\$55,004

AUSTIN SUMNER PROPERTIES

706.353.1039
info@as-prop.com



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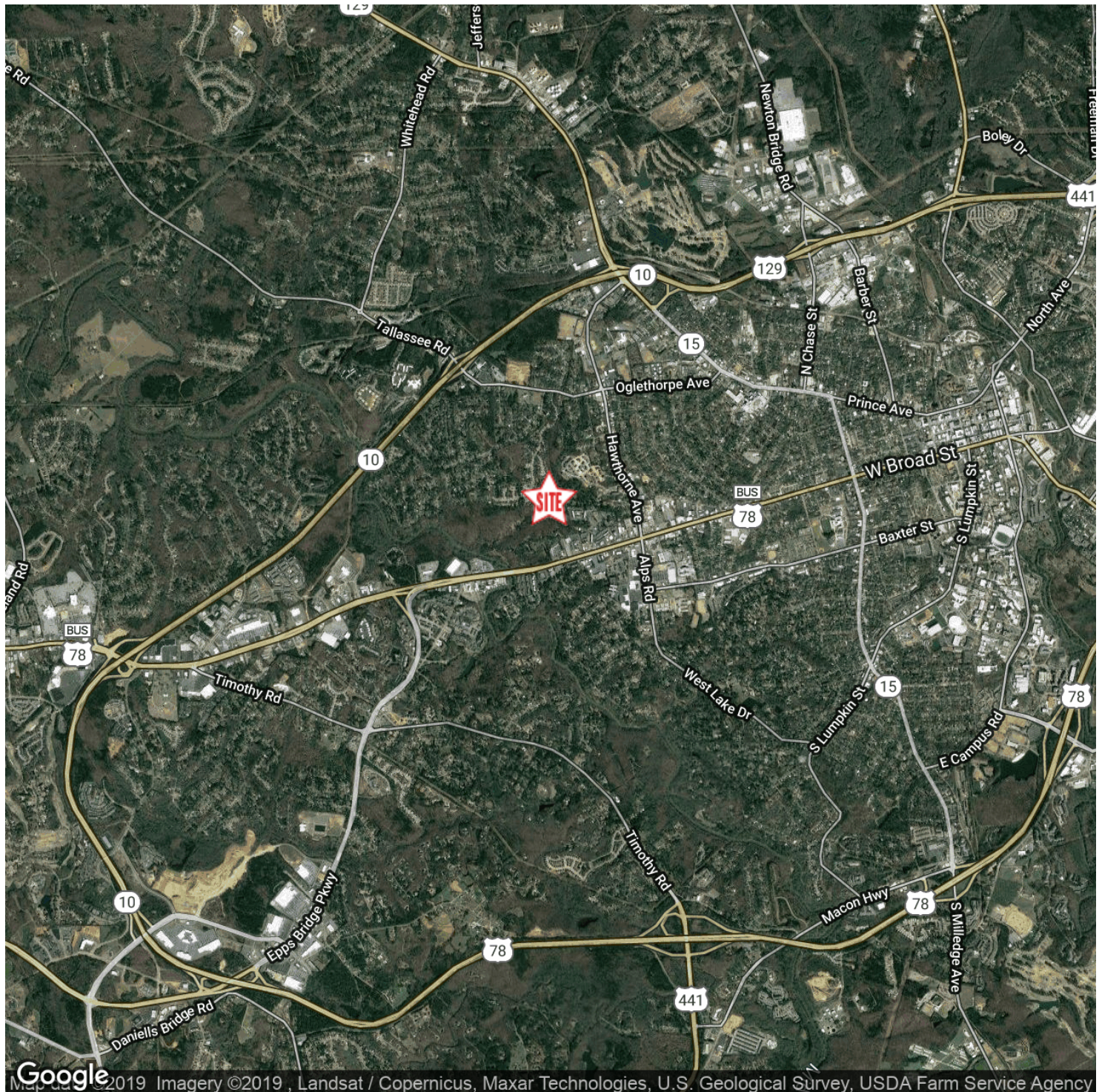
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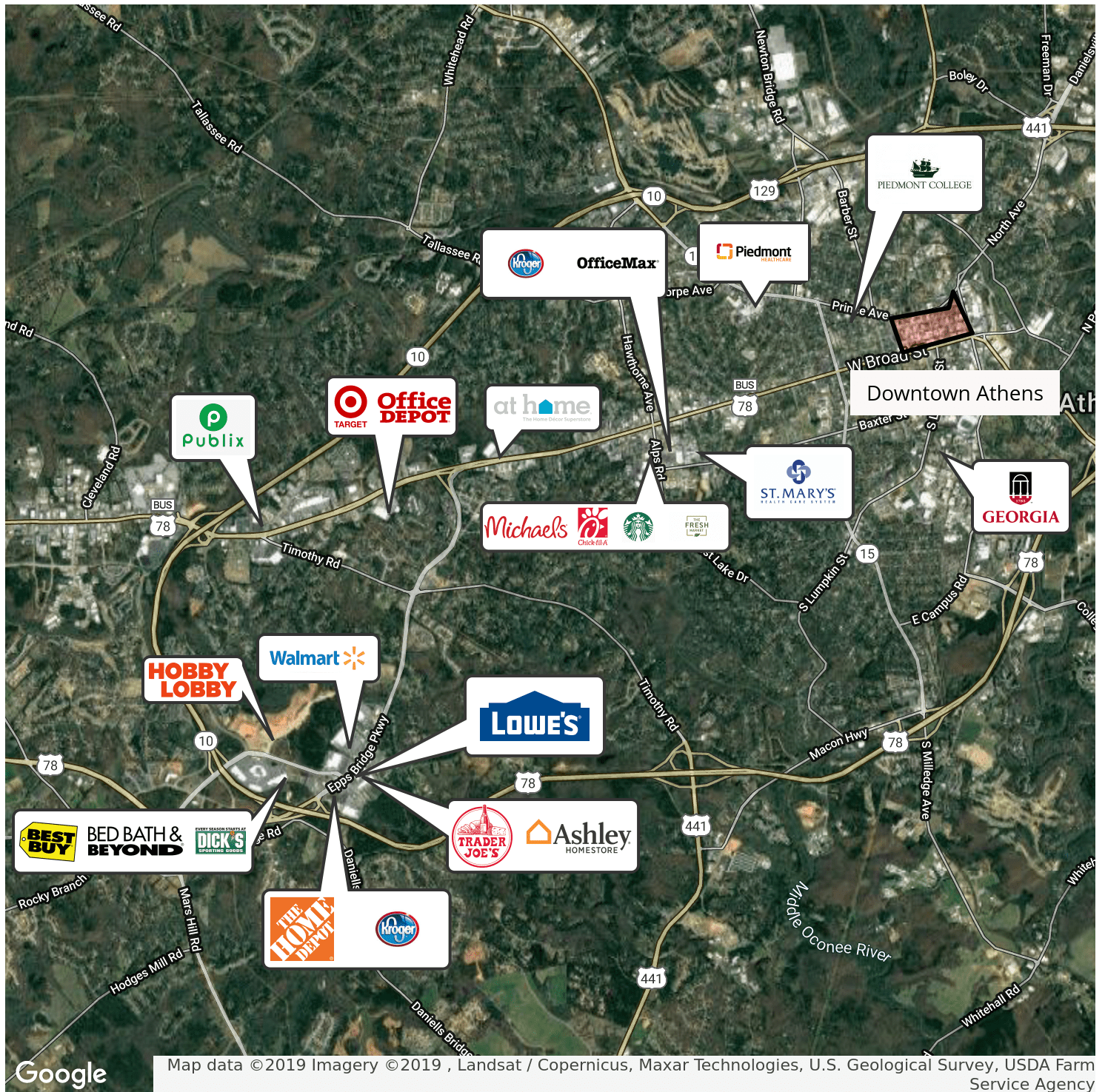
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LEASED

AVAILABLE

LEASE TYPE NNN | TOTAL SPACE 1,100 - 2,552 SF | LEASE TERM NEGOTIABLE | LEASE RATE NEGOTIABLE

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 5-6	Action, Inc.	2,230 SF	NNN	Negotiable	-
Suite 1	Miracle Ear	1,100 SF	NNN	Negotiable	-
Suite 2	A LaFera Salon	895 SF	NNN	Negotiable	-
Suite 3	Aplus Alterations	1,100 SF	NNN	Negotiable	-
Suite 4	City Nails	1,095 SF	NNN	Negotiable	-
Suite 7-8	Ruffalo Cody	3,540 SF	NNN	Negotiable	-
Suite 9	Action Inc.	2,450 SF	NNN	Negotiable	-
Suite 10	AOC	3,240 SF	NNN	Negotiable	-
Suite 11	Available	2,552 SF	NNN	Negotiable	-
Suite 12	Rhuben Williams d/b/a Strength and Strike Fitness	2,338 SF	NNN	Negotiable	-

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SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 13	Edward Jones	1,200 SF	NNN	Negotiable	-
Suite 14	Noble Finance	1,200 SF	NNN	Negotiable	-
Suite 15 - 16	Available	1,100 - 2,300 SF	NNN	Negotiable	-
Suite 17	Dolphin Drive Shop	1,000 SF	NNN	Negotiable	-
Suite 18-19	Blind Pig	4,000 SF	NNN	Negotiable	-

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