

OUTPARCEL AVAILABLE

630 U.S. 29, ATHENS, GA 30601

FOR
SUBLEASE/
ASSIGNMENT



LOCATION DESCRIPTION

Freestanding drive-thru outparcel opportunity with excellent visibility at strong performing Kroger Marketplace center (top 97% in the State of Georgia per Placer.ai)

PROPERTY HIGHLIGHTS

- 3,057 SF building constructed in 2024 with dual drive-thru on ±1.11 Acres
- 187.5' of frontage with 2 access points and 29 Parking Spaces
- 950+ new apartments in the immediate vicinity
- Close Proximity to Athens Technical College (+4,100 students) and University of Georgia (+40,000 students)
- GA DOT Traffic Counts: U.S. 29 - 21,300 AADT / Hull Rd - 20,300 AADT



DEMOGRAPHICS	1 MILE	3 MILES	5 MILES	7 MILES
Population	2,794	22,417	106,866	146,298
Median HH Income	\$66,962	\$45,376	\$48,366	\$56,109
# of Businesses	69	552	3,412	4,547



KYLE LECAIN

kyle.lecain@tscg.com
770.955.2434

CHERYL CHAMPION

cheryl.champion@tscg.com
770.955.2434

GAIL G. FARGASON

gail.fargason@tscg.com
770.955.2434

