



Downtown Athens Retail Space Across From UGA Arch

163 E Broad Street | Athens, GA 30601
Athens, Georgia 30601

Property Overview

This 4,439 SF commercial space at 163 E Broad Street offers a prime downtown Athens location directly across from UGA's North Campus and the Arch. With 22,300 average daily traffic count on East Broad Street, the property provides exceptional visibility and exposure. The two-story building, originally constructed in 1900 with modern updates, features exposed brick, large windows for natural light and street visibility, and flexible floor plans suitable for retail, office, or mixed-use concepts.

The space includes street-level retail areas, multiple private offices, production or storage rooms, and full bathrooms. Its position on East Broad Street provides constant exposure to student and pedestrian traffic, making it ideal for businesses targeting the UGA community and downtown visitors. The property's configuration allows for various business types, from boutique retail to professional services.

Property Highlights

- Prime UGA Location
- 22,300 Average Daily Traffic
- 4,439 SF Flexible Space
- Two-level layout for retail, office, or mixed-use concepts
- Strong Retail Neighbors
- Historic Character
- Transit-Adjacent

Offering Summary

Lease Rate:	\$40/SF/Year NNN
Building Size:	4,439 SF

For More Information

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For Lease

4,439 SF

Property Highlights



Location Information

Street Address	163 E Broad Street
City, State, Zip	Athens, GA 30601
County	Clarke

Building Information

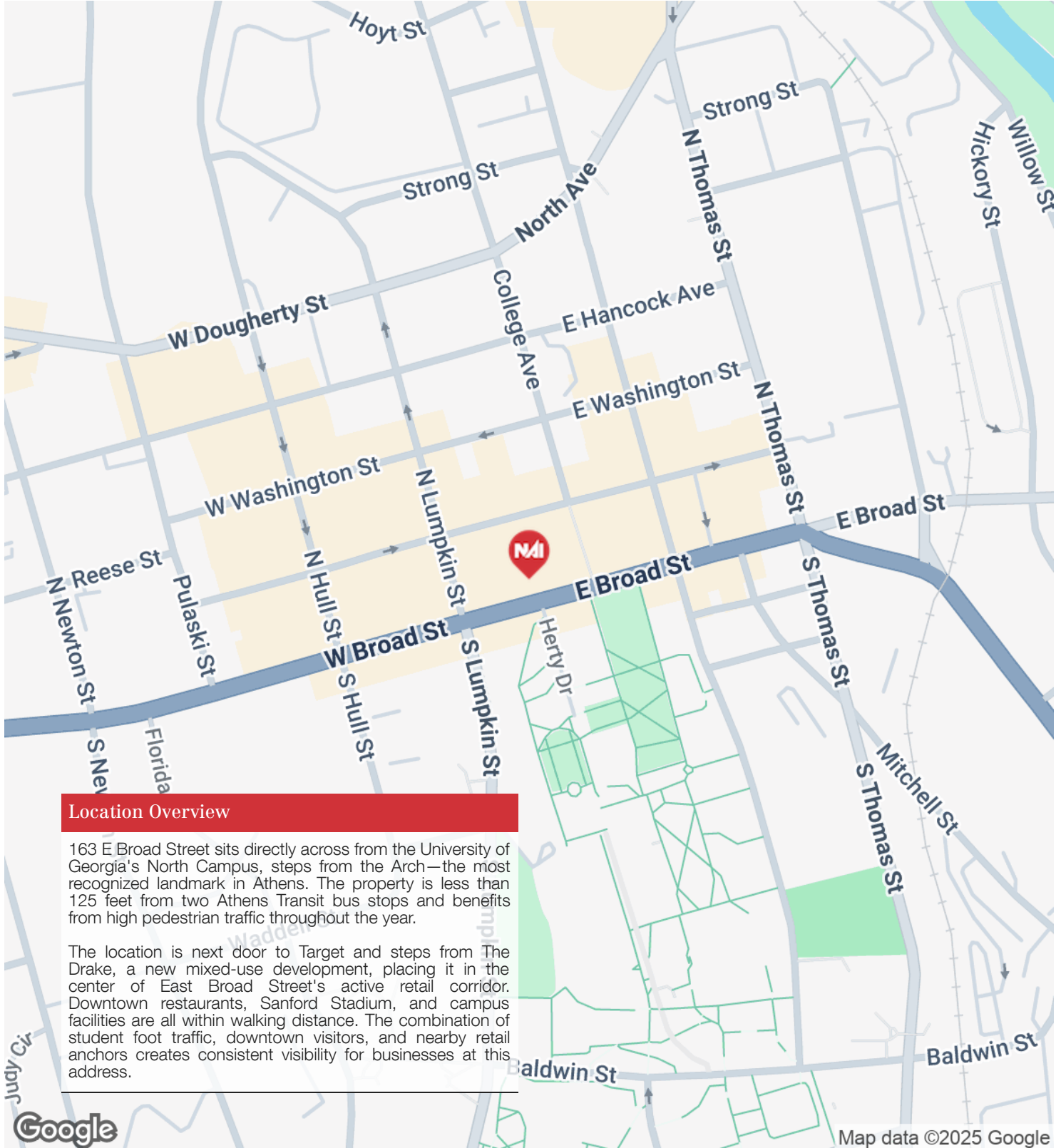
Year Built	1900
Square Footage	4,439 SF

Property Highlights

- Prime UGA Location – Directly across from North Campus and the Arch, with daily exposure to heavy student and pedestrian traffic on East Broad Street
- 4,439 SF of Flexible Space – Two-level layout accommodates retail, office, production, or mixed-use concepts with room for multiple configurations
- 22,300 Average Daily Traffic – Exceptional visibility and exposure on East Broad Street's main corridor
- Strong Retail Neighbors – Next to Target and one block from The Drake development, benefiting from established foot traffic and complementary businesses
- Historic Building with Character – 1900 construction with exposed brick exterior and large windows that capture authentic downtown Athens appeal
- January 1, 2026 Availability – Move-in ready for spring semester, the busiest time of year for Athens retail and services
- Excellent Transit Access – Less than 125 feet from two Athens Transit bus stops, providing easy access without requiring dedicated parking







Location Overview

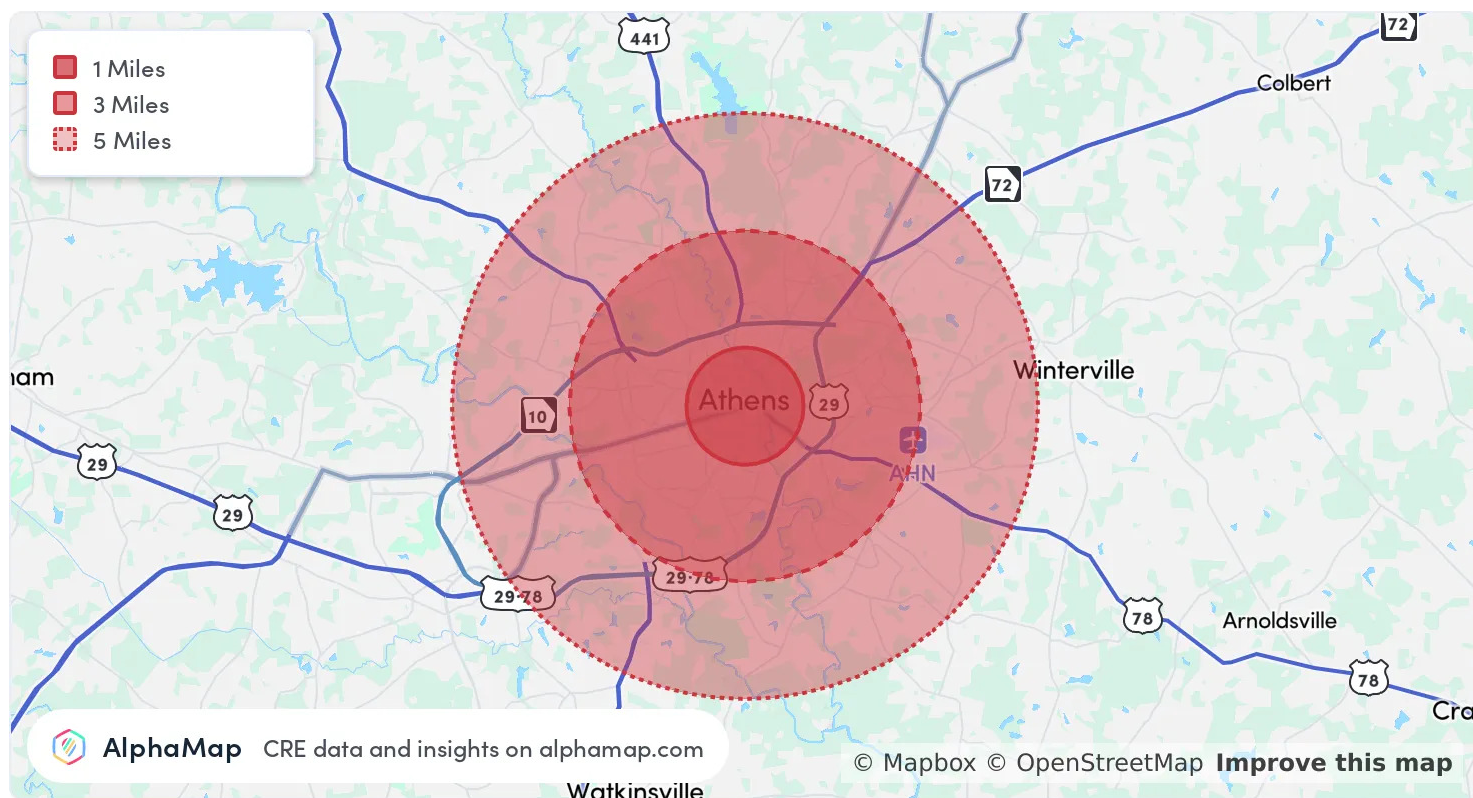
163 E Broad Street sits directly across from the University of Georgia's North Campus, steps from the Arch—the most recognized landmark in Athens. The property is less than 125 feet from two Athens Transit bus stops and benefits from high pedestrian traffic throughout the year.

The location is next door to Target and steps from The Drake, a new mixed-use development, placing it in the center of East Broad Street's active retail corridor. Downtown restaurants, Sanford Stadium, and campus facilities are all within walking distance. The combination of student foot traffic, downtown visitors, and nearby retail anchors creates consistent visibility for businesses at this address.

For Lease

4,439 SF | Negotiable

Area Analytics



Population	1 Mile	3 Miles	5 Miles
Total Population	19,556	68,185	119,149
Average Age	27	32	34
Average Age (Male)	27	31	34
Average Age (Female)	27	32	35
Household & Income	1 Mile	3 Miles	5 Miles
Total Households	6,577	26,665	47,446
Persons per HH	3	2.6	2.5
Average HH Income	\$48,181	\$64,800	\$76,438
Average House Value	\$370,371	\$349,267	\$333,374
Per Capita Income	\$16,060	\$24,923	\$30,575

Map and demographics data derived from AlphaMap