



FOR LEASE
±8,840 SF

5105 JEFFERSON RD

Medical / Retail
Athens, GA
30607



OVERVIEW:

- » 8,840 SF
- » For lease
- » New construction
- » Customizable floor plans
- » Multi-tenant medical space
- » Flexible TI packages available
- » Monument signage
- » ±350 townhomes now in development directly across from site
- » Adjacent to brand new Publix and Holden at Oak Grove, a luxury apartment complex
- » Minutes from new medical school at University of Georgia
- » Located at the corner of signalized intersection
- » High visibility on Jefferson Rd (18,700 VPD)
- » Demographics within 10 miles of the site include a population of 190,570; an average household income of \$90,991; and a median age of 32.7

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MACRO
AERIAL

