

GROUND LEASE

197 Alps Rd, Athens, GA 30606



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	2,500 SF
Available SF:	2,500 SF
Lot Size:	28,170 SF
Year Built:	1961
Zoning:	C-G

PROPERTY OVERVIEW

This property offers a flexible canvas for retail or street retail endeavors. Conventionally located on one of the busiest corners of a prime retail market in Athens, GA, the captivating storefront provides high visibility and beckons potential customers. With approximately 2,500 square feet, this property is poised to accommodate a variety of retail concepts. Whether establishing a new retail presence or expanding an existing venture, this property presents an exceptional opportunity to immerse in a thriving commercial environment and captivate the attention of a diverse consumer base.

PROPERTY HIGHLIGHTS

- Prime location on bustling Alps Rd
- Approximately 2,500 square feet of open-plan floor space
- Corner street frontage for high visibility
- Versatile layout, ideal for retail or street retail use

AUSTIN SUMNER PROPERTIES

706.353.1039
info@as-prop.com



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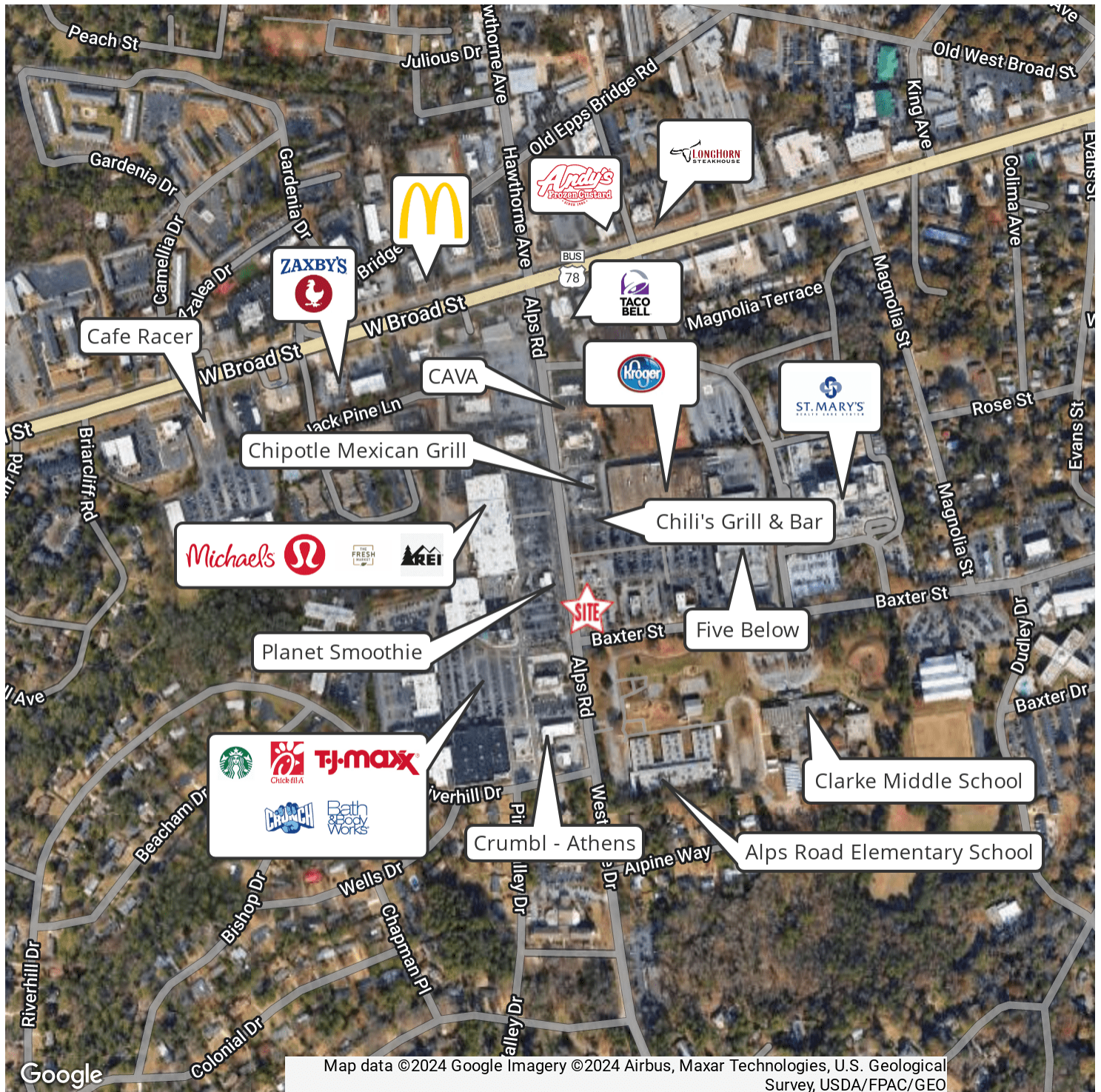
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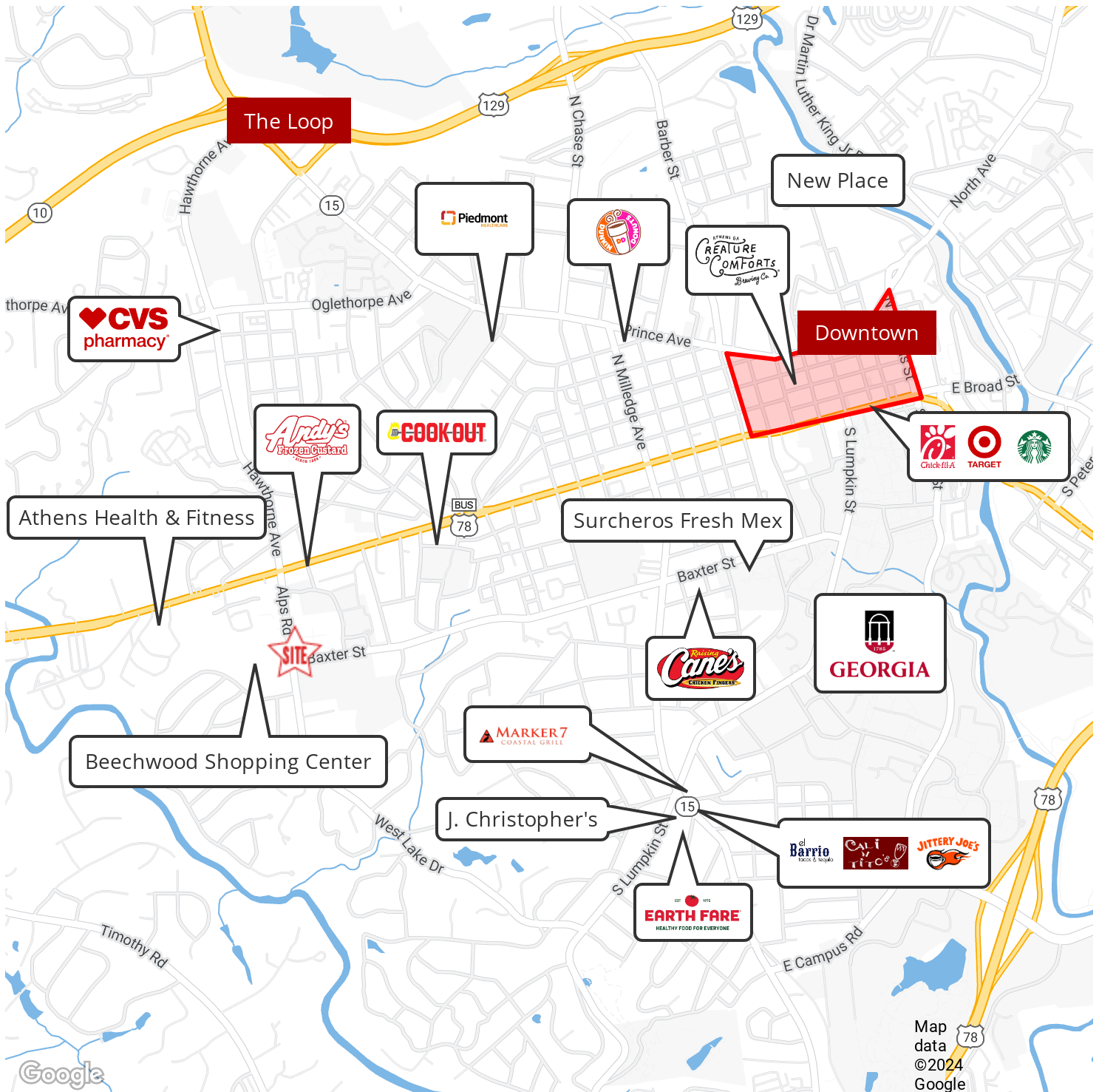
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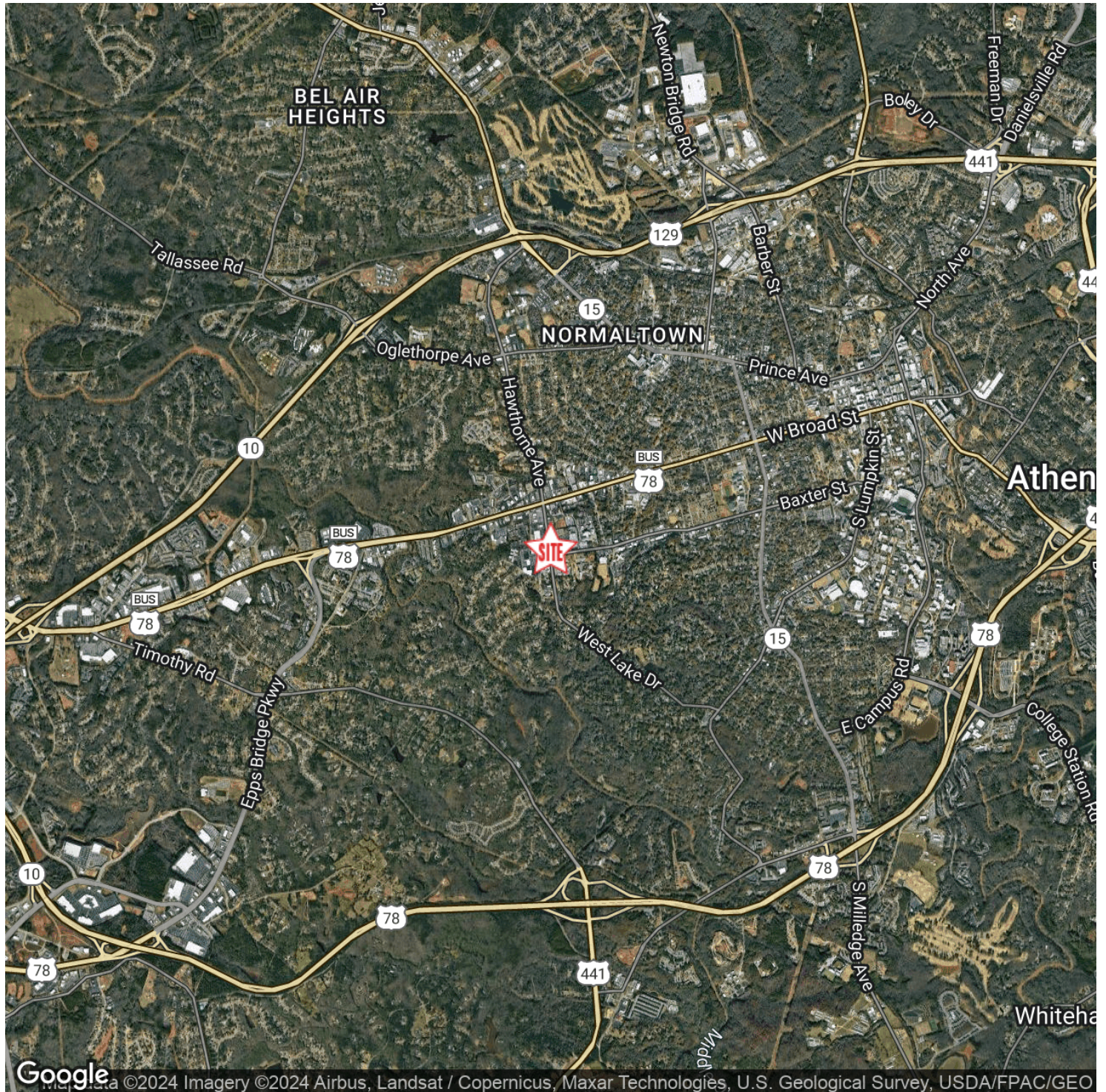
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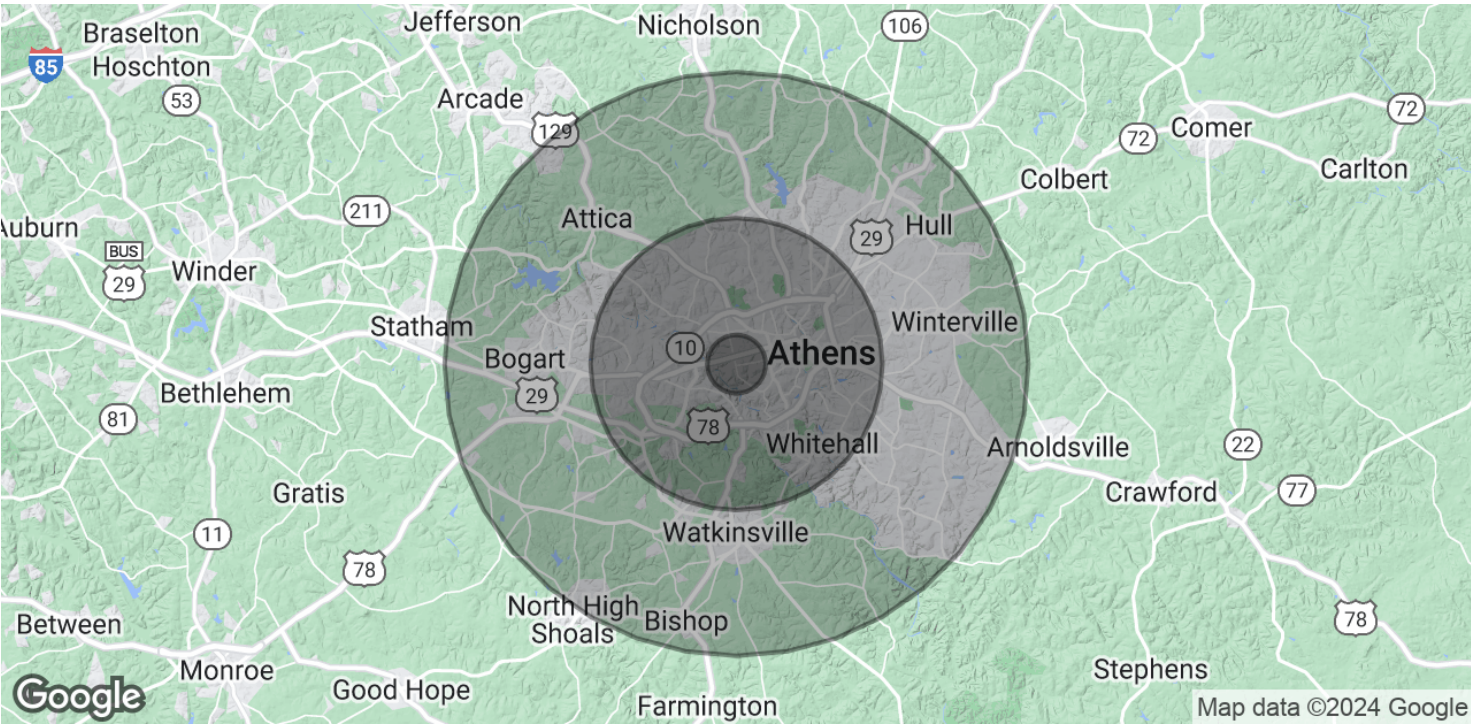
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	9,004	110,908	173,990
Average Age	33.5	32.0	34.5
Average Age (Male)	31.6	30.7	33.3
Average Age (Female)	35.5	33.9	36.2

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,641	46,365	71,680
# of Persons per HH	1.9	2.4	2.4
Average HH Income	\$62,653	\$65,391	\$71,326
Average House Value	\$226,325	\$194,901	\$200,478

* Demographic data derived from 2020 ACS - US Census