

Now Leasing

FLEX SPACE

105 OLD EPPS BRIDGE RD. | ATHENS, GEORGIA



RENOVATION RENDERING

Athens Georgia

Recession Shielded
Economy

Multi Industry
Expansion Growth

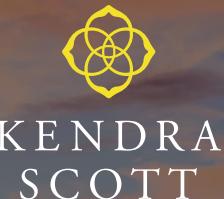
Booming Affluent UGA
Student Population

Synergistic City & University
Initiatives Economic Engine

Its (Athens) economy doesn't depend much on economic sectors likely to be more affected by recession, such as manufacturing and imports, but is built more around less vulnerable sectors like higher education and health care.

JEFF HUMPHREYS, DIRECTOR OF THE UGA TERRY COLLEGE OF BUSINESS SELIG CENTER FOR ECONOMIC GROWTH

NATIONAL BRANDS INVESTING IN ATHENS, GA



UNIVERSITY OF
GEORGIA

SEPHORA
TRADER JOE'S



\$7.6 Billion
IMPACT ON STATE OF GEORGIA

THE AFFLUENT STUDENT

MEDIAN INCOME \$129,800
UGA Student Family

5TH HIGHEST IN NATION
Median Student Family Income

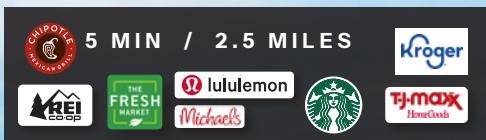
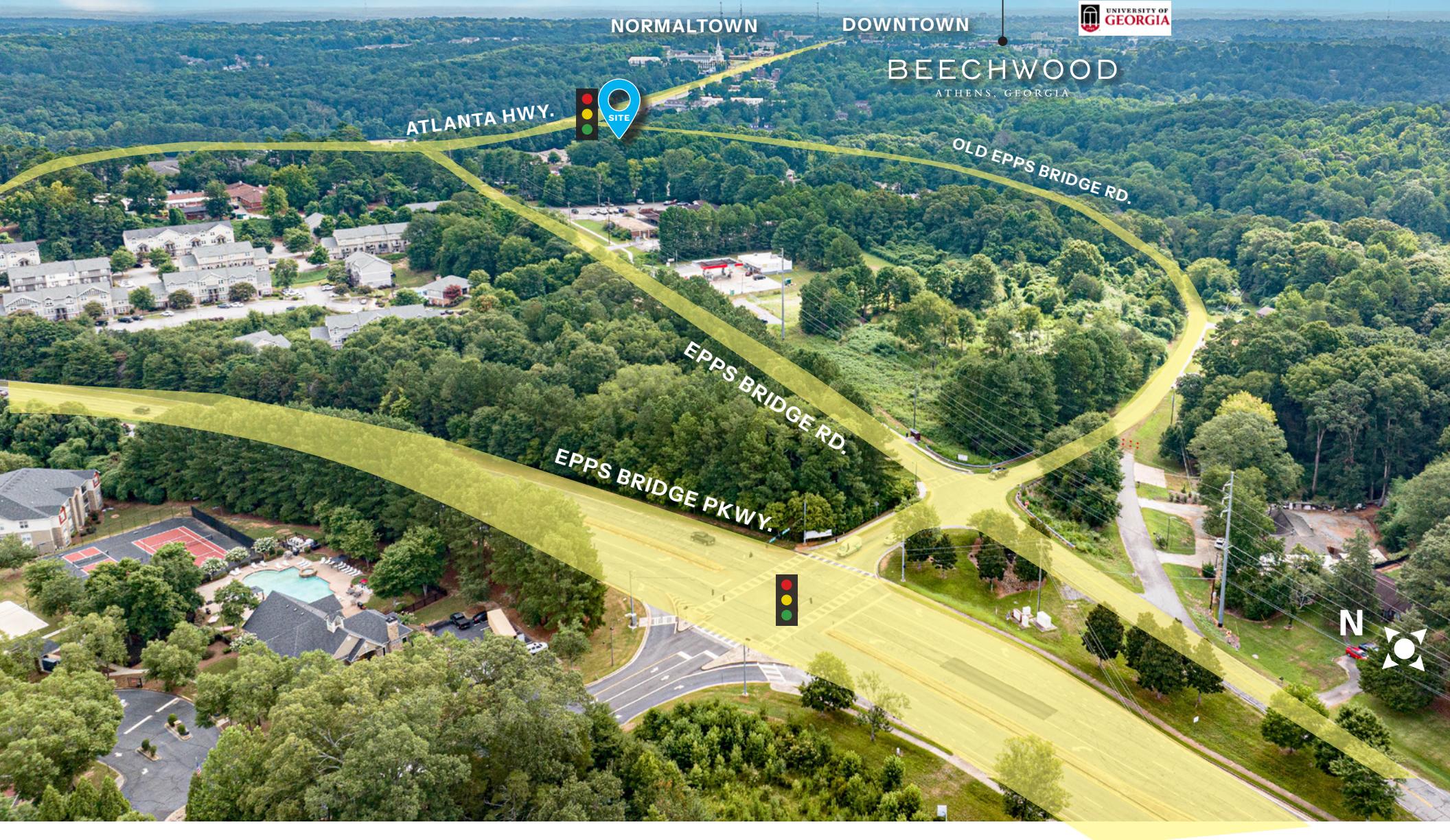
The New York Times

LARGEST FRESHMAN
CLASS IN HISTORY

29% GREEK
MEMBERSHIP

87% IN-STATE
Student Enrollment

Aerial - NE

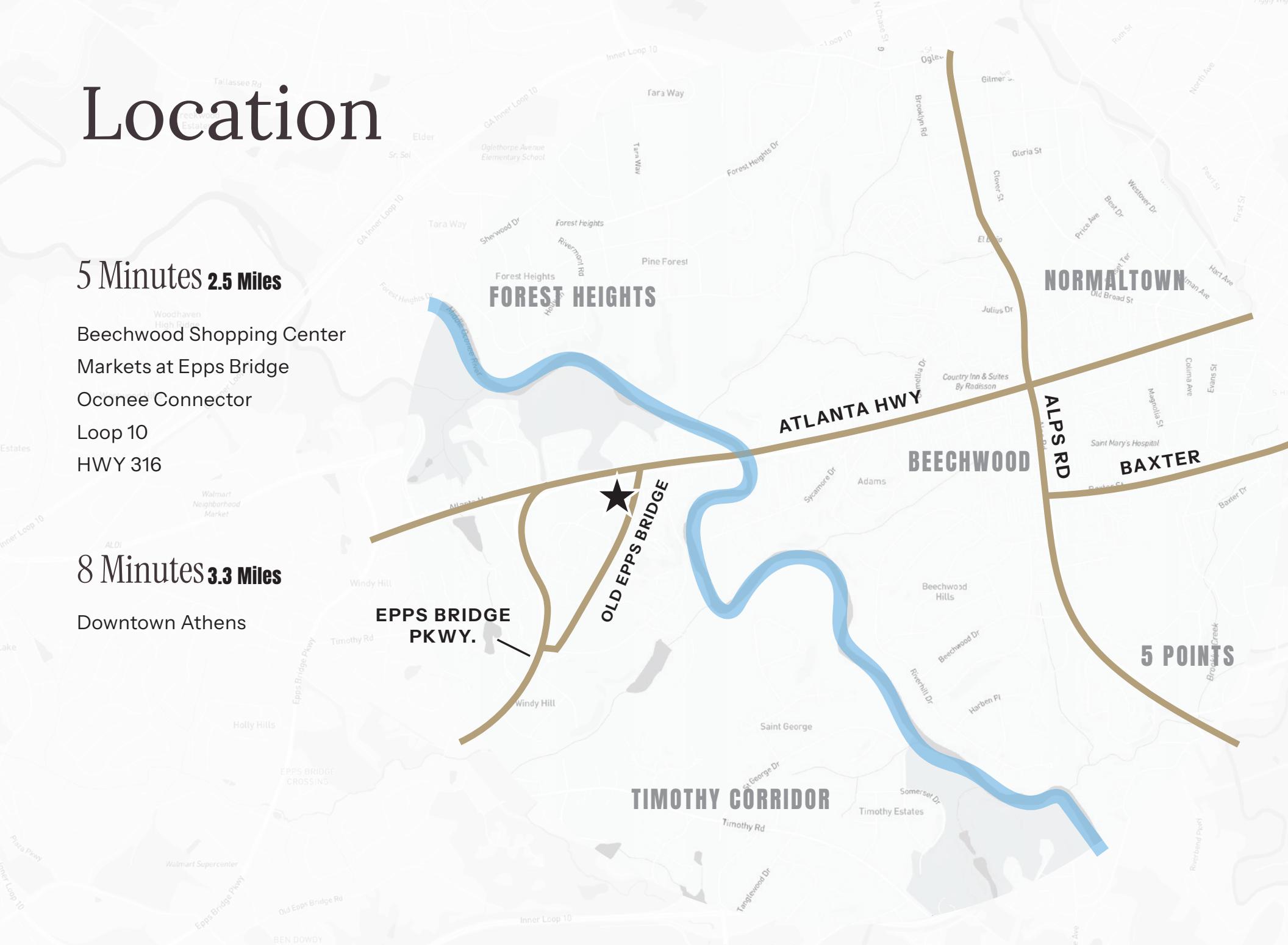


Location

5 Minutes 2.5 Miles

High Ridge
Beechwood Shopping Center
Markets at Epps Bridge
Oconee Connector
Loop 10
HWY 316

8 Minutes **3.3 Miles**



Project Details

LEASEABLE SPACE

6,239 SqFt
(including basement area)

ZONING

C-G

PARKING

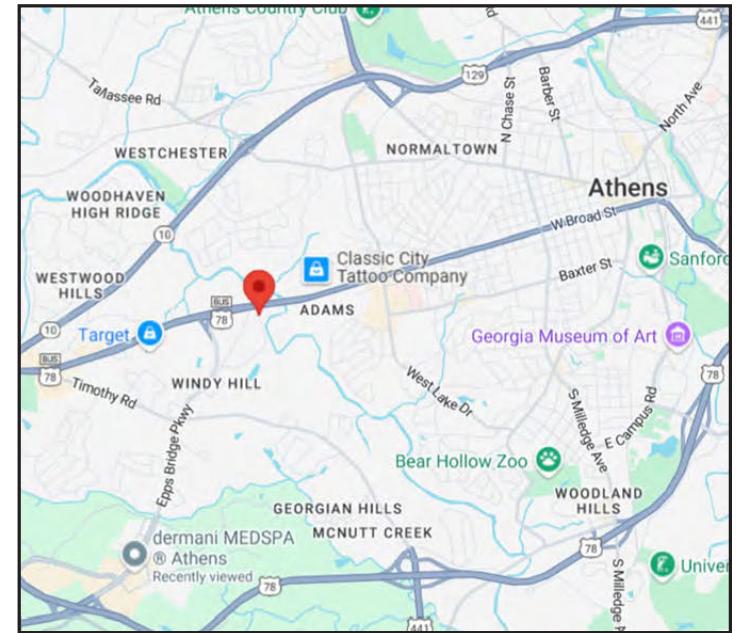
Surface Parking

SITE

.37 Acres

FEATURES

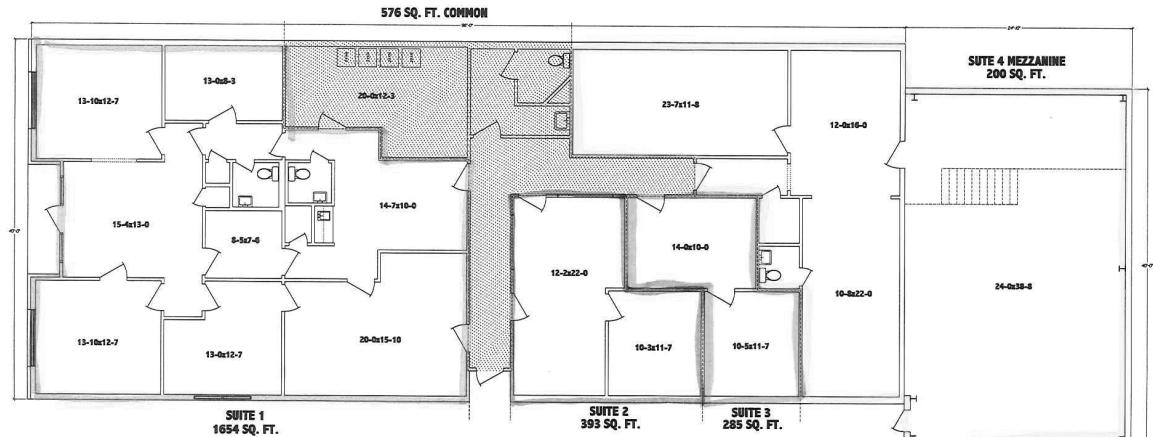
1 Story with Basement
Surface Parking
Garage bay door access



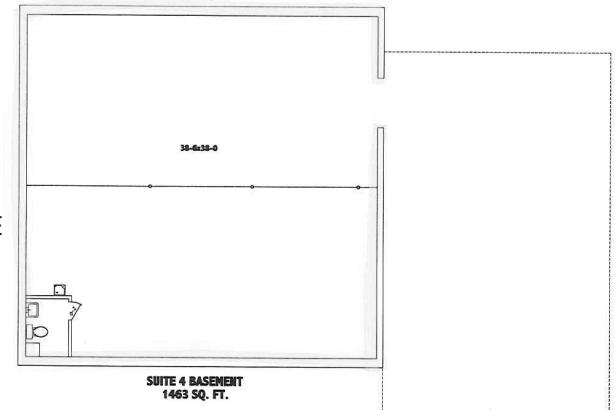
Current Floor Plans

6,239 SF Flex Space (including basement)

EXTERIOR BEFORE RENOVATION



BASEMENT SPACE



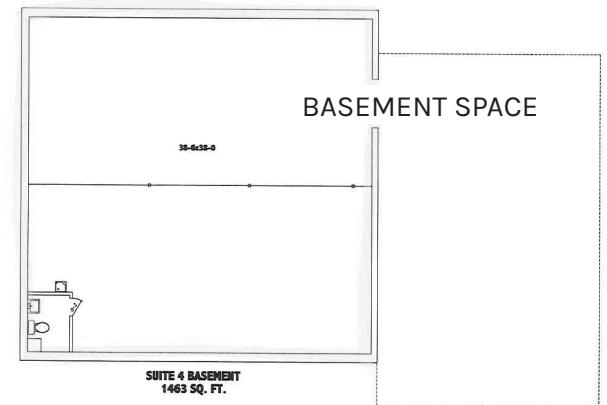
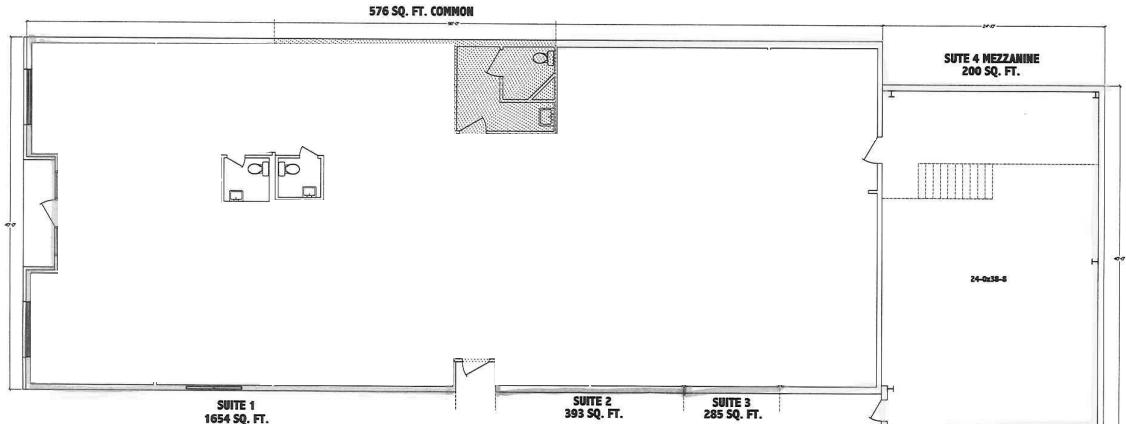
Interior Photos



Renovated Floor Plans

6,239 SF Flex Space (including basement)

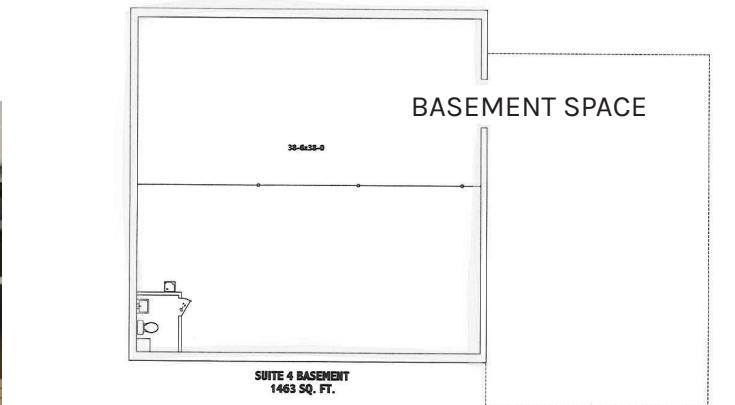
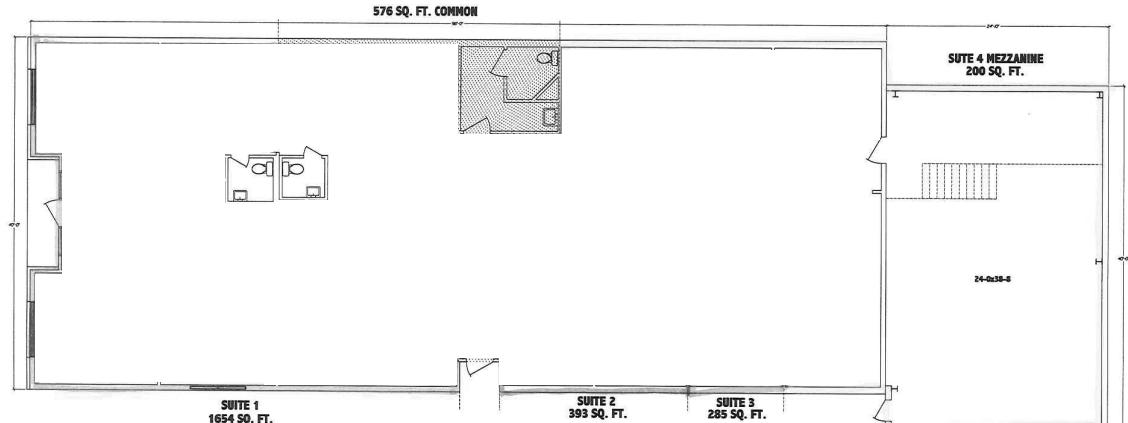
Showroom Interior Inspiration



Renovated Floor Plans

6,239 SF Flex Space (including basement)

Service Shop Inspiration





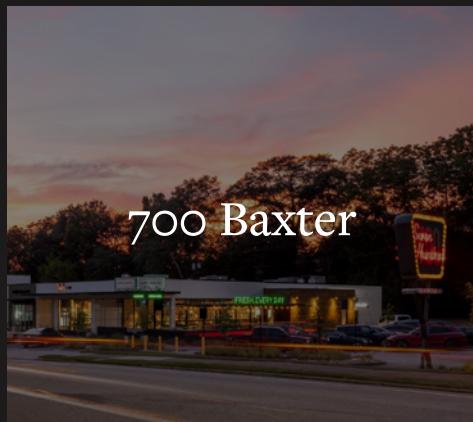
POLIAS



ABOUT THE DEVELOPER

Polias is a boutique commercial real estate group representing a curated portfolio of the best restaurants, shops, and offices in the Athens area.

We reimagine the historical retail centers of the area with a new perspective on the brick and mortar customer experience. Our extended team consists of designers, land planners, property managers, and craftsmen allowing Polias to create uniquely 'Athens' destinations connecting its thriving customer demographic with top tier local, regional and national brands.



FOR LEASING INFO



POLIAS

PAUL TAYLOR SMITH
706-521-4066
leasing@polias.co
polias.co

The parties acknowledge that this document is for identification purposes only and does not constitute any covenant, representations, or warranty by Landlord that any existing or future conditions exists, or that, if they do exist, will continue to exist through out all or any part of the lease term, except to the extent such covenant, representation or warranty is expressly set forth in the Lease.