

Now Leasing

FLEX SPACE

105 OLD EPPS BRIDGE RD. | ATHENS, GEORGIA

105

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



KENDRA
SCOTT



SEPHORA

TRADER JOE'S



UNIVERSITY OF
GEORGIA

\$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



5 MIN / 2.5 MILES

NORMALTOWN

DOWNTOWN

BEECHWOOD
ATHENS, GEORGIA

ATLANTA HWY.

OLD EPPS BRIDGE RD.

EPPS BRIDGE RD.

EPPS BRIDGE PKWY.

Location

5 Minutes **2.5 Miles**

Beechwood Shopping Center

Markets at Epps Bridge

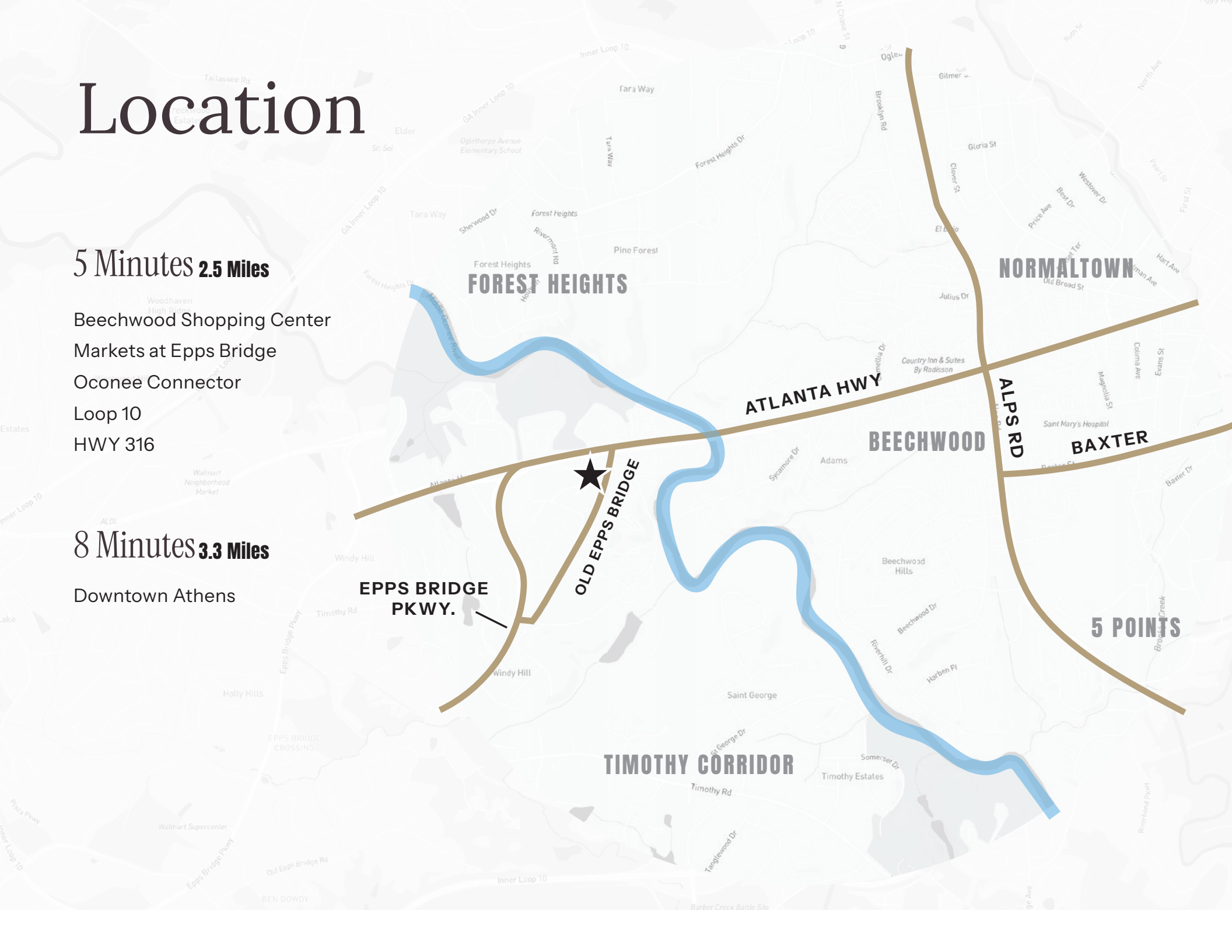
Oconee Connector

Loop 10

HWY 316

8 Minutes **3.3 Miles**

Downtown Athens



Project Details

LEASEABLE SPACE

6,239 SqFt
(including basement area)

ZONING

C-G

PARKING

Surface Parking

SITE

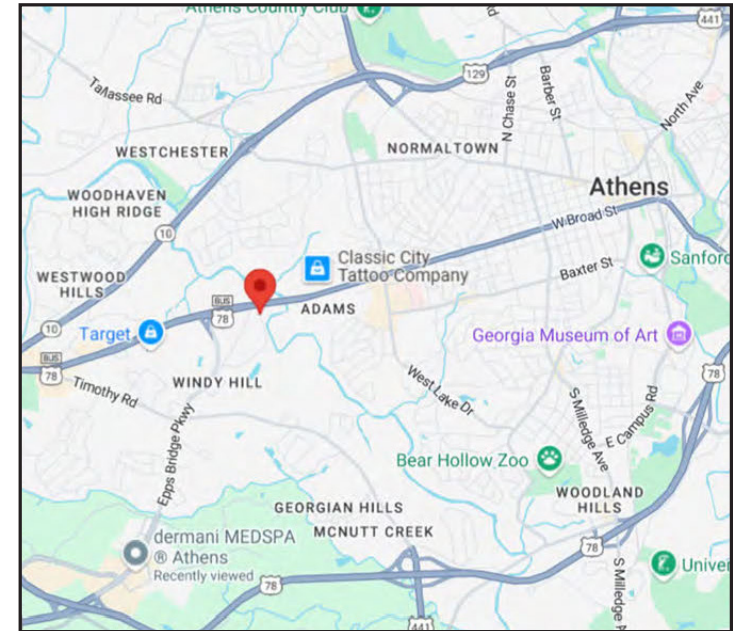
.37 Acres

FEATURES

1 Story with Basement

Surface Parking

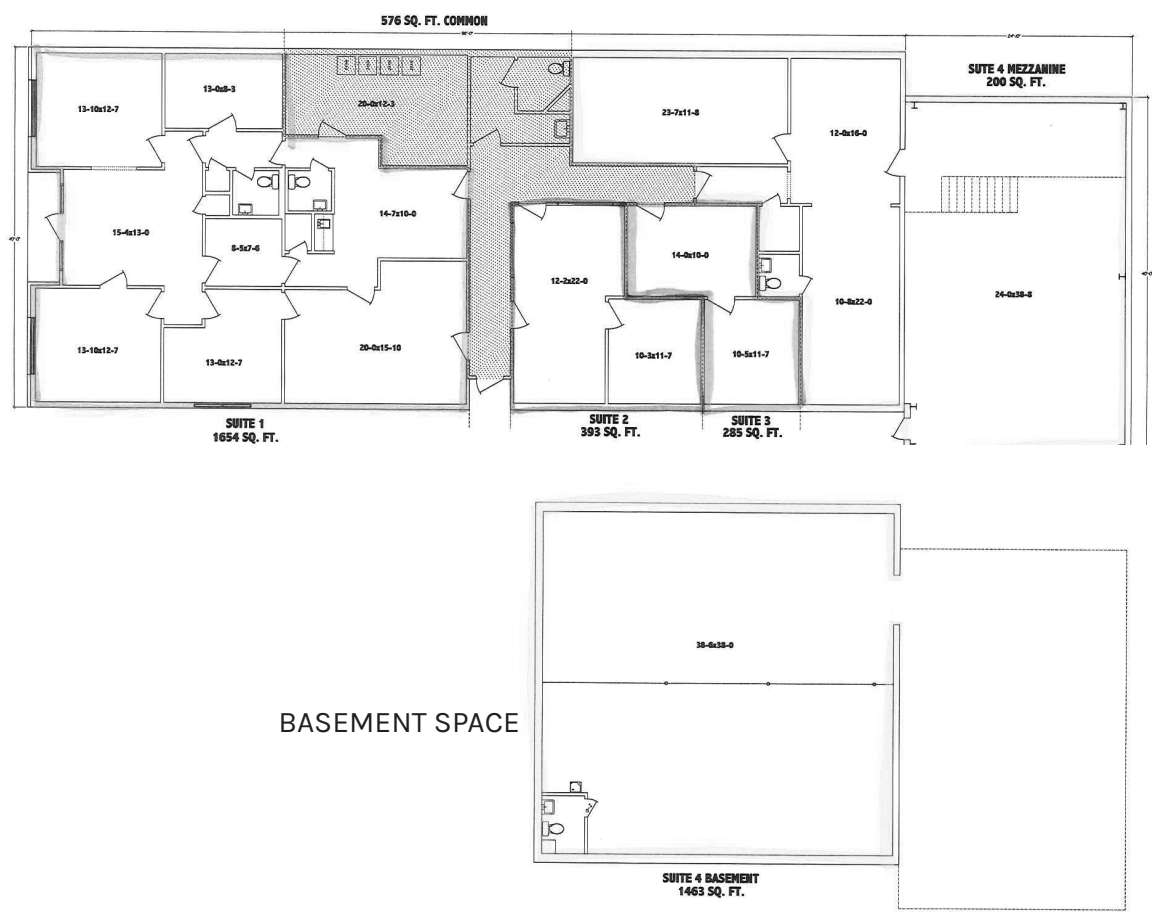
Garage bay door access



Current Floor Plans

6,239 SF Flex Space (including basement)

EXTERIOR BEFORE RENOVATION



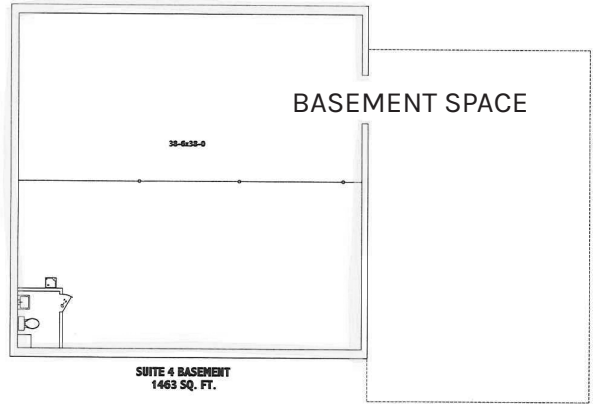
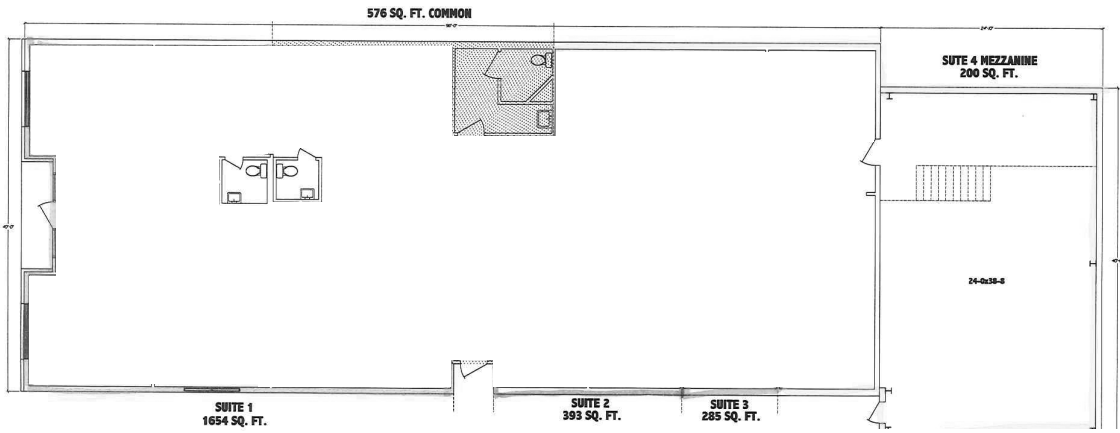
Interior Photos



Renovated Floor Plans

6,239 SF Flex Space (including basement)

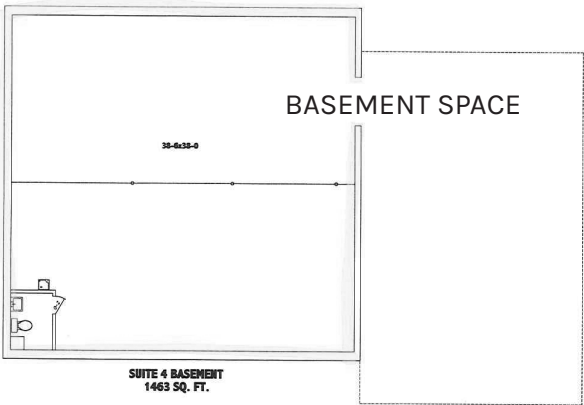
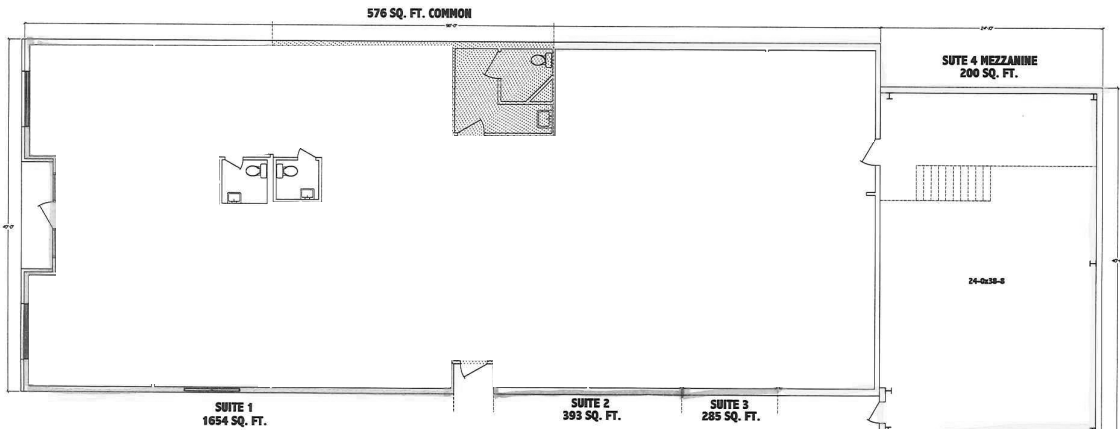
Showroom Interior Inspiration



Renovated Floor Plans

6,239 SF Flex Space (including basement)

Service Shop Inspiration





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.

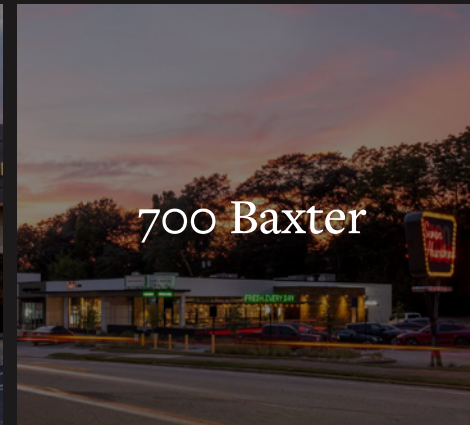
We reimagine the historical retail centers of the area with a new perspective on the brick and mortar customer experience. Our extended team consists of designers, land planners, property managers, and craftsmen allowing Polias to create uniquely 'Athens' destinations connecting its thriving customer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



2445 Broad Street



Banyan Tree



700 Baxter



Beechwood



West Broad Market



Jeni's Splendid
Ice Creams



296 West Broad



Briarcliff



Hancock House



Runway Cowork



295 West Clayton



Markets at
Epps Bridge

FOR LEASING INFO



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.