

Prime Retail Center NOI \$408,802

Fully Leased, 6 Tenants NNN

Opened in 2024

11,560 SF

Steven Bush (404)-276-7441

665 US-29 N, Athens, Georgia 30601





Fast Growing area

- ▶ 2026 NOI of \$408,802.16
- ▶ Asking \$7,000,000
- ▶ 5.85 CAP
- ▶ Strong Tenant mix
- ▶ NNN Leases
- ▶ New Construction,
- ▶ Across from Kroger,
- ▶ Access to the light,
- ▶ Drive-thru for Firehouse Subs,
- ▶ Walkable to new residential developments.

Tenant	SF	Lease End	Rent	Note
	1,967	8/31/33	\$7,376.25 \$45 SF	10-year lease NNN, Annual Rent Bumps of 3% starting years 6 (9/1/28). Top 5 producer in Georgia.
	1,287	8/31/34	\$2,920.42 \$27.23 SF	10-year lease NNN, Rent bump 9/1/26 (\$3,753.75). Corporate Lease.
	1,965	8/31/30	\$5,240.00 \$32,00 SF	5-year lease NNN, Annual Rent Bumps of 2% starting 9/1/26 (\$5,344.80)
	1,830	8/31/30	\$4,880.00 \$32.00 SF	5-year lease NNN, Annual Rent Bumps of 2% starting 9/1/26 (\$4,977.60)
 Nail and Spa	1,965	6/31/30	\$5,731.25 \$35.00 SF	5-year lease NNN, Annual Rent Bumps of 3% starting 7/1/26 (\$5,903.19)
	2,546	7/31/30	\$7,425.83 \$35.00	5-year lease NNN, Annual Rent Bumps of 2% starting 8/1/26 (\$7,574.35). Store owned by Cellular Sales with 800

Athens-Clarke County Unified Government



- ▶ Metro Population 225,000 people and growing.
- ▶ 500,000 people within 45 minutes.
- ▶ Home of the University of Georgia,
 - ▶ 40,000 Students.
- ▶ Major Employers
 - ▶ [University of Georgia, 11,500;](#)
 - ▶ [Piedmont Athens Regional 3,300](#)
 - ▶ [Pilgrim's Poultry 1,350](#)
 - ▶ [Caterpillar 1,100](#)
- ▶ 70 miles from downtown Atlanta and Hartsfield Jackson Airport.



For more information contact

Steven Bush

(404) 276-7441

SBush1973@comcast.net



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