



225 W. Clayton St. Athens, GA 30601

**FOR  
LEASE**

**TWO STORY COMMERCIAL SPACE**

**\$5800/MONTH plus Utilities**

**1,240 SF STREET LEVEL STOREFRONT**

**~1,000 SF 2ND STORY ADDITIONAL SPACE**



**ATLAS**  
REAL ESTATE ADVISORS



# EXECUTIVE OVERVIEW

225 W. Clayton St. is a two-story, stand-alone brick building in downtown Athens, steps away from well known businesses like The Georgia Theater, The Globe, 3 Ravens Tattoo, 5 Bar and Classic City Cycling.

The first floor features 1,240 SF of space with large storefront windows and covered entryway and is currently built out for retail use. The second floor offers an additional ~1,000 SF of retail/office space with bath, kitchenette and storage space.

This building would be ideal for use as retail store, gallery, studio space, or professional office.



**\$5,800/MONTH plus UTILITIES**

**HIGHLY VISIBLE LOCATION**

**2,480 SF RETAIL OVER TWO FLOORS**

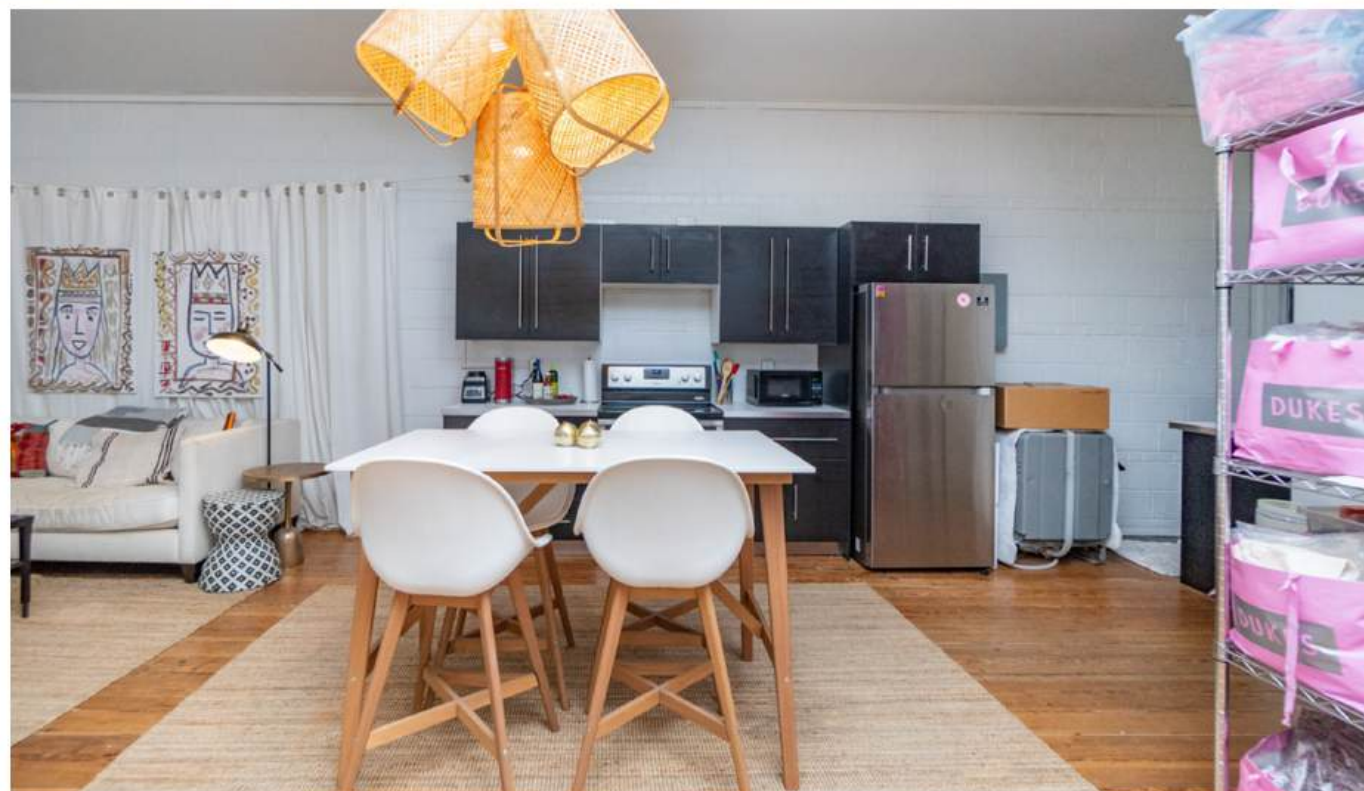
**1,240 SF 1ST FLOOR STOREFRONT**

**~1,000 SF 2nd FLOOR**

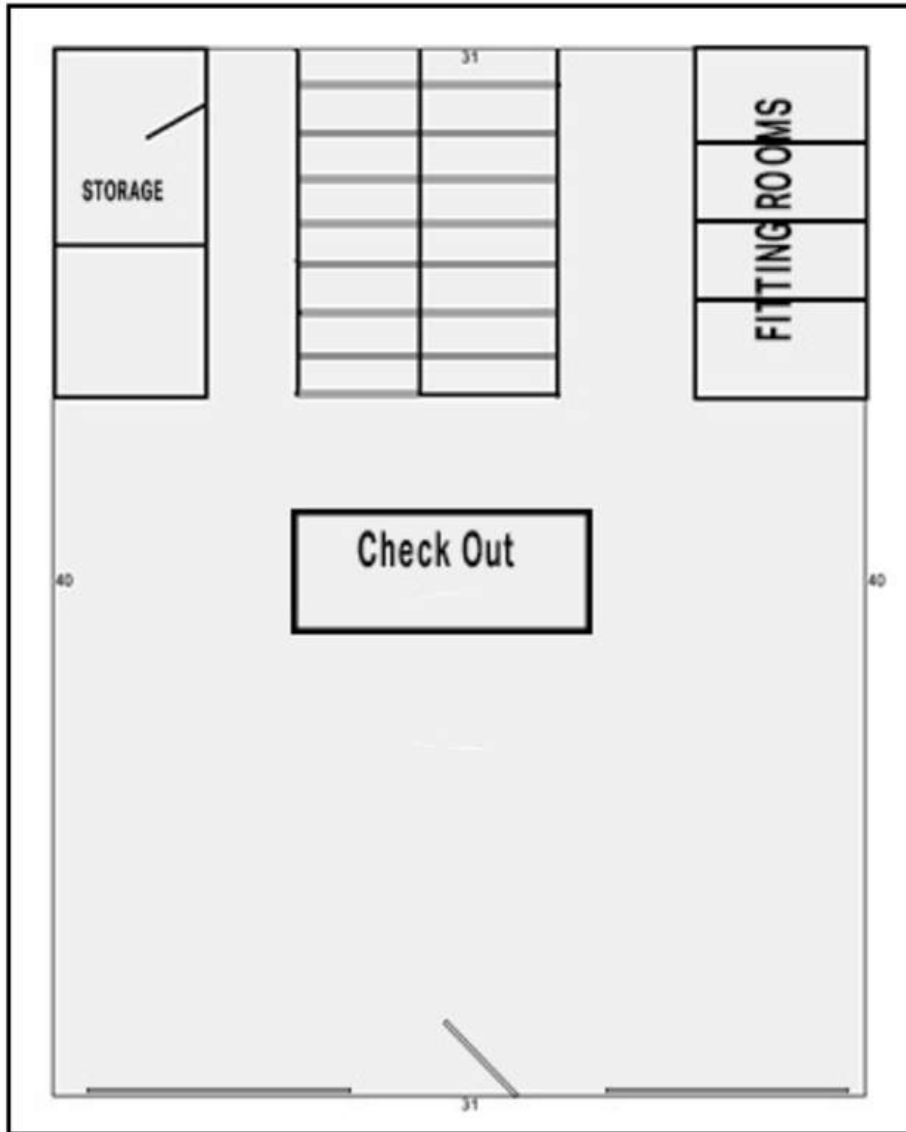




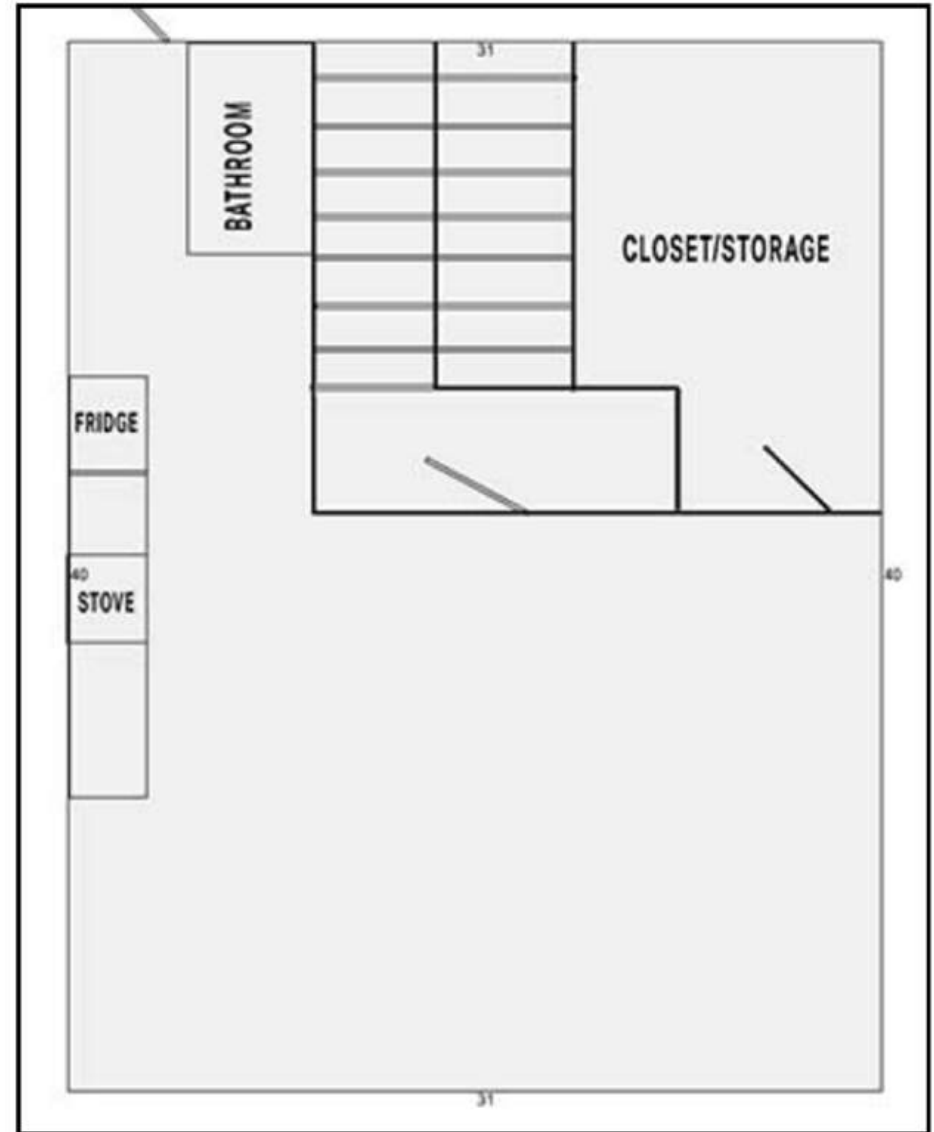




# FLOORPLAN



1ST FLOOR RETAIL

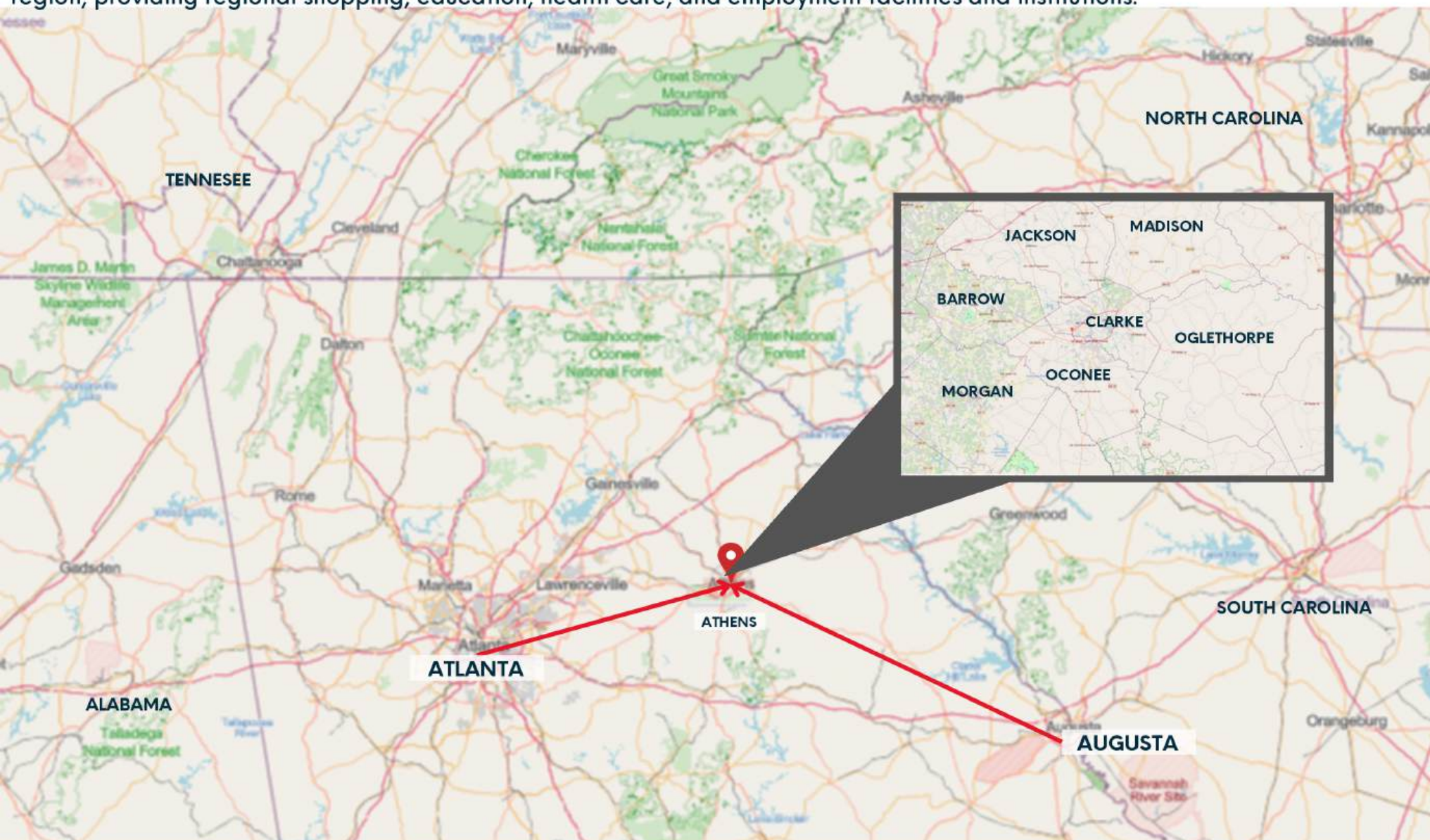


2ND FLOOR STUDIO/OFFICE/ADDITONAL SF



# PROPERTY LOCATION

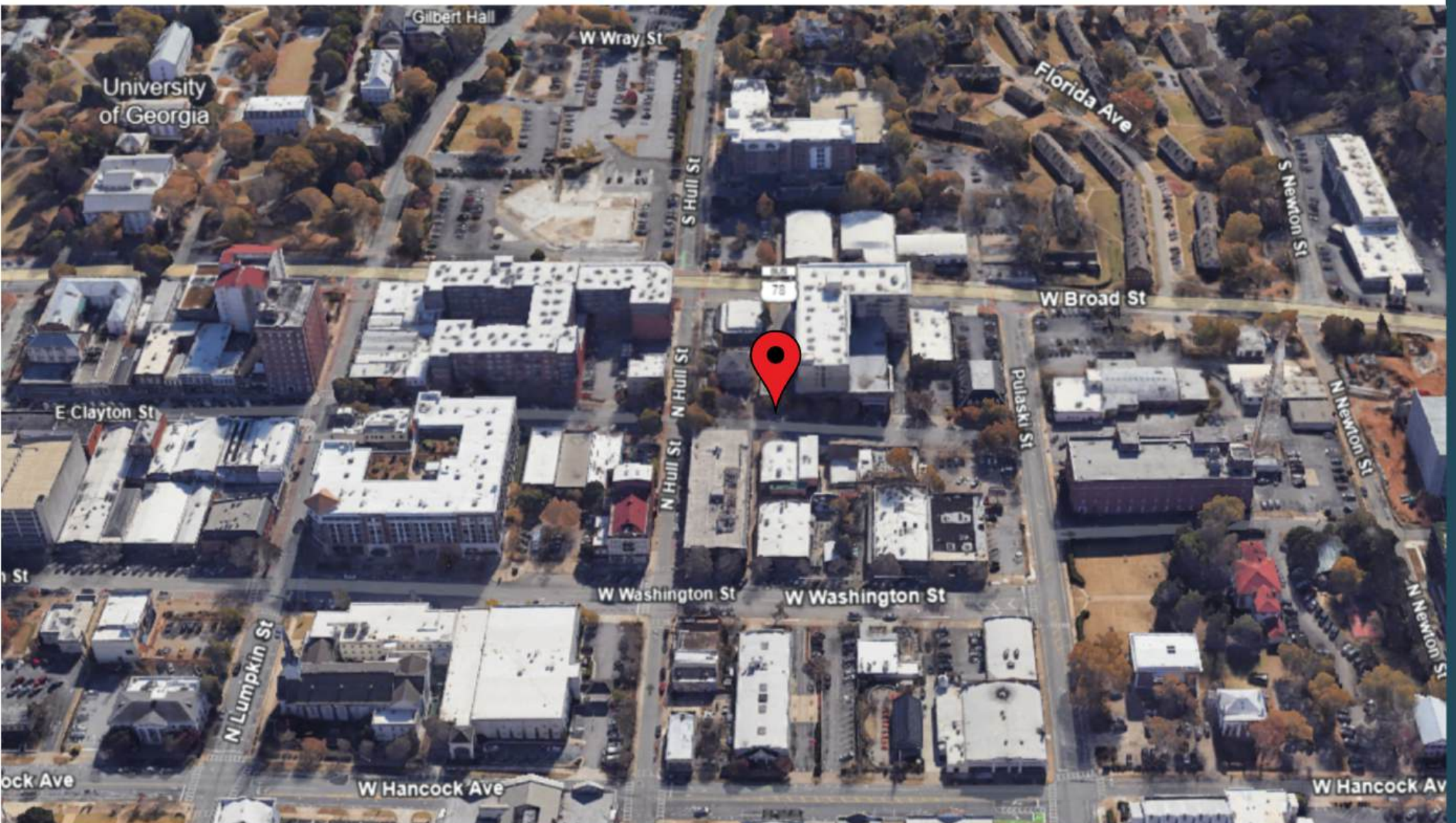
Athens-Clarke County is the hub of a four-county CBSA that includes Clarke, Madison, Oglethorpe, and Oconee Counties. It is the economic center of the ten-county northeast Georgia region, providing regional shopping, education, health care, and employment facilities and institutions. Atlanta is just 70 miles northwest of Athens, and Augusta is 115 miles away, traveling east. Athens-Clarke County is a consolidated city-county government. It is the economic center of the ten-county northeast Georgia region, providing regional shopping, education, health care, and employment facilities and institutions.





# PROPERTY LOCATION

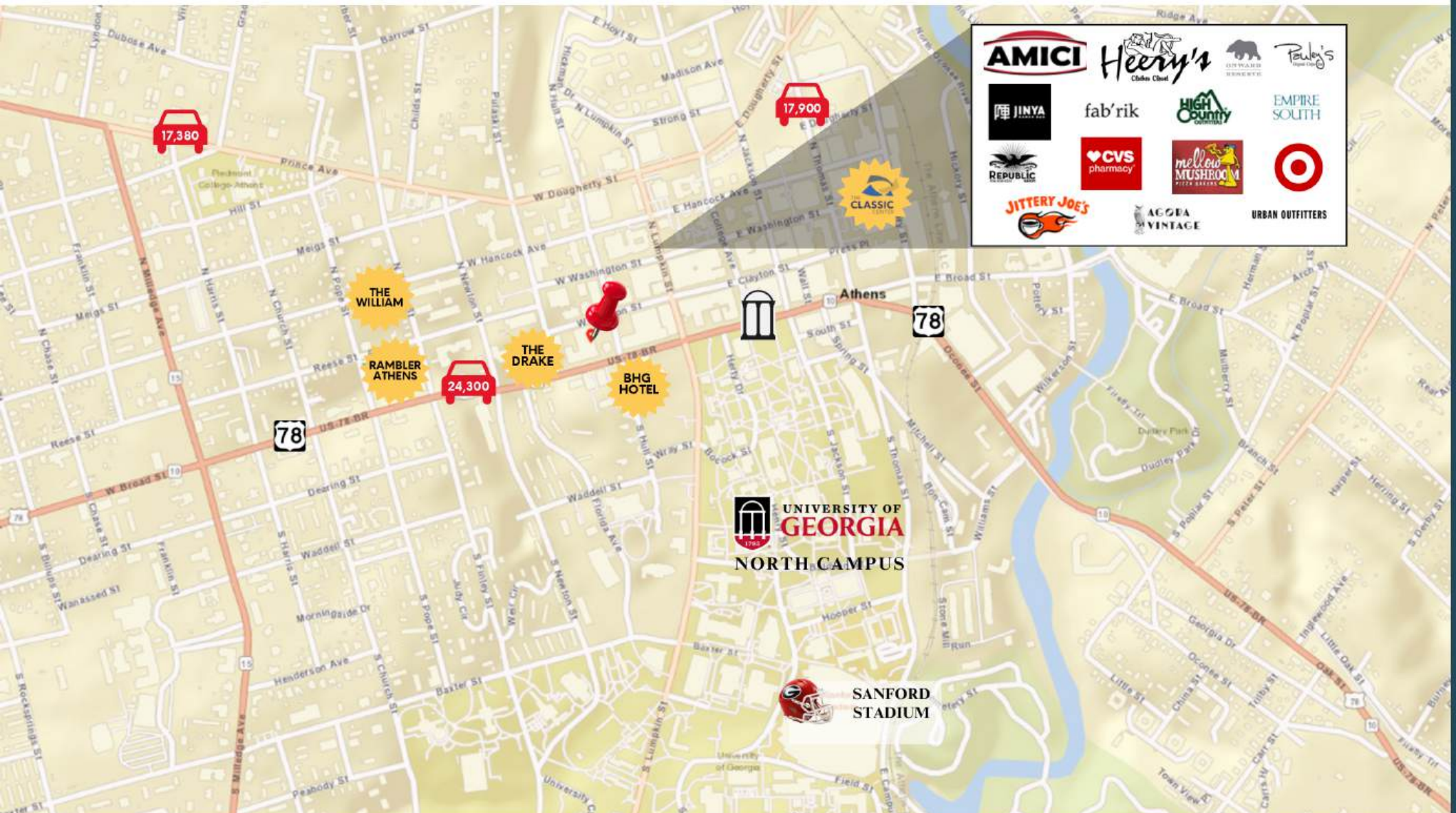
W. Clayton St. travels west from Pulaski Street crosses over Lumpkin St. becoming E. Clayton St., and ends at its intersection with Thomas St. in front of The Classic Center. Clayton St, is one of the main arteries of Downtown Athens and is along parade routes for popular events like The Wild Rumpus, Downtown Christmas Parade and UGA Homecoming Parade. 225 W. Clayton St. is steps away from UGA Main Campus and is surrounded by the countless shops, restaurants and professional offices that make up the downtown area.





## TRAFFIC COUNTS & NEARBY RETAILERS

It would be hard to name every business in the downtown area, but suffice it to say that there are countless nationally franchised & locally owned shops, restaurants, hotels, and student housing developments within walking distance of 184 E. Clayton St. and as the population continues to grow-plenty more on the way. Just down the road, The Classic Center, northeast Georgia's premier award-winning convention center and performing arts theatre, is currently undergoing a major expansion and will soon be the new local hub for large-scale events, and home to Athens own pro hockey team-The Rock Nobsters!





# AREA HIGHLIGHTS



117,936

Total Population



27.3

Average Age



141,763

Daytime Population



275,000+

Gameday Population



4,502

Nearby Businesses

Within a 5 mile radius

Athens, Georgia has been named one of the "South's Best College Towns" by Southern Living Magazine, March 2022, and one of the "25 Best College Towns and Cities," Travel + Leisure, September 9, 2022. It is a vibrant college town filled with creative energy where you will find plenty to do and see. With gardens, museums, breweries, restaurants, and the live music that has made the town famous, there is something for everyone.

Over 200 bars, restaurants, and businesses line the streets downtown, taking advantage of the proximity to the university and the volume of tourists that visit the area on a near-constant basis. National brands like Chick Fil A, Mellow Mushroom, Target, Starbucks, and Urban Outfitters, all have a presence in downtown Athens along with local favorites like Condor Chocolates, Osteria Athena, Porterhouse Grill, and dozens more.

The University of Georgia's main campus is centrally located in downtown Athens, but its presence extends far beyond that. There are additional facilities and countless students living in the surrounding counties, many of whom travel to Athens to eat, drink, and shop on a regular basis. But it isn't just the 40,000 students that call Athens home that make an impact on local businesses. Move-in weekend, orientation, graduations and of course game days bring thousands of visitors to the Classic City, and those visitors spent close to \$340 million in 2021 (GA Dept of Economic Development).

The majority of residents in this area fall within two main consumer profiles: Dorms to Diplomas and College Towns (Esri location data). Meaning:

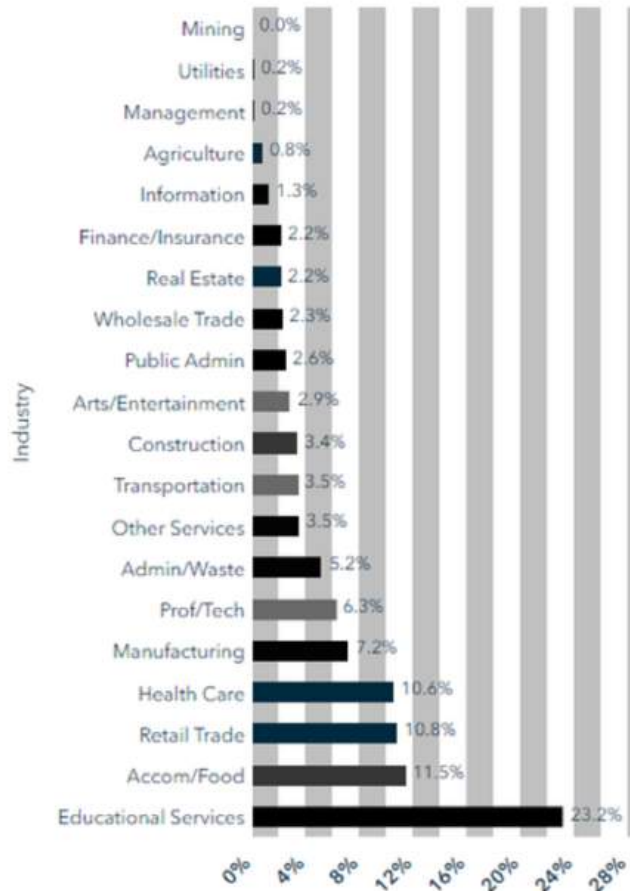
- They have Part-time jobs help to supplement their lifestyles.
- Are impulse buyers who experiment with different brands.
- Are heavily influenced by celebrity endorsements and trends.
- Dress to impress with the latest fashions of the season.
- Try to eat healthy, but often settle for fast food.
- Are always connected.



# ECONOMIC DEVELOPMENT PROFILE

Ring of 5 miles

## Labor Force by Industry



## Workforce Overview



4,689

Total Businesses



86,802

Total Employees



19.9%

Services



16.4%

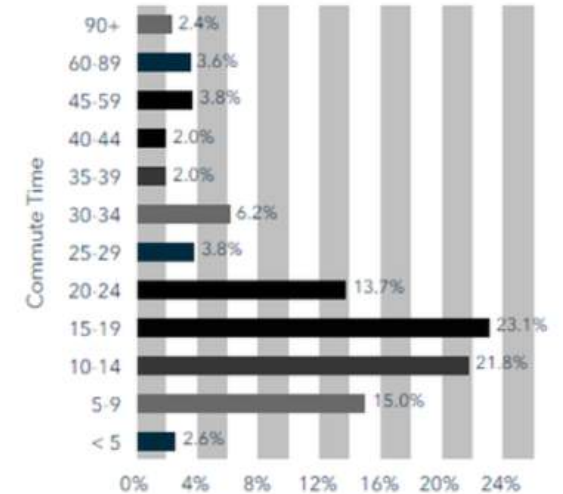
Blue Collar



63.7%

White Collar

## Commute Time: Minutes



## Transportation to Work



2.5%

Took Public Transportation



8.6%

Carpooled



5.2%

Walked to Work



1.2%

Bike to Work



70%

Drove Alone to Work

**Source:** This infographic contains data provided by Esri-Data Axle (2024), Esri (2024), ACS (2018-2022). © 2024 Esri



# COMMUNITY CHANGE SNAPSHOT

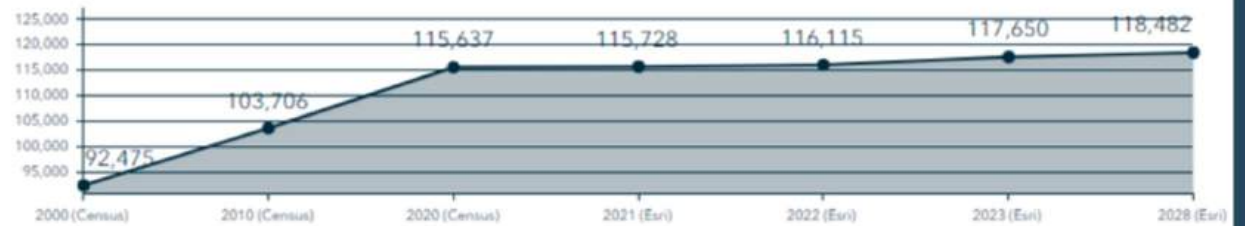
Diversity Index



Dots show comparison to

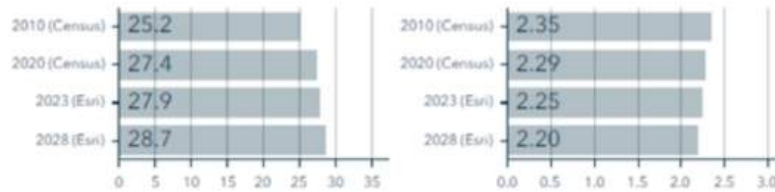
Clarke County

Total Population



Median Age

Average Household Size



NEARBY BUSINESS

POPULATION



80

2023 Health/Personal Care Retailers  
(NAICS456) Businesses



507

2023 Health/Personal Care Retailers  
(NAICS456) Employees



117,650

Population



140,464

2023 Total Daytime  
Population (Esri)

2000-2020 Compound Annual Growth Rate

Total Housing Units: Past, Present, Future



1.12%

Population  
(Census)



1.21%

Households  
(Census)



1.30%

Housing Units  
(Census)



49,784

2020 (Census)



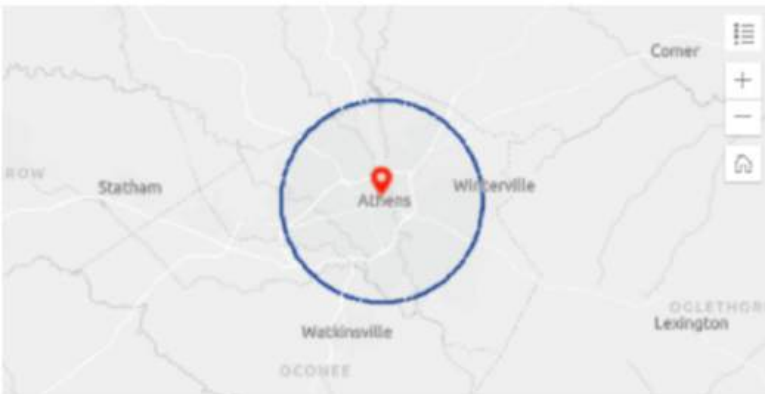
51,143

2023 (Esri)



52,635

2028 (Esri)



Source: This infographic contains data provided by U.S. Census (2000, 2010, 2020), Esri (2024, 2029), Esri-Data Axle (2024). © 2024 Esri



# MARKET POTENTIAL



## Business Summary

225 W Clayton St, Athens, Georgia, 30601

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Rings: 1, 3, 5 mile radii

Data for all businesses in area	1 mile	3 miles	5 miles
Total Businesses:	1,363	3,409	4,689
Total Employees:	22,037	70,240	86,802
Total Residential Population	19,372	65,939	117,650
		106.52	73.78

Business by NAICS Codes	Businesses		Employees	
	Number	Percent	Number	5 miles
Agriculture, Forestry, Fishing & Hunting	11	0%	30	0%
Mining	2	0%	6	0%
Utilities	2	0%	31	0%
Construction	199	4%	1,259	1%
Manufacturing	110	2%	3,581	4%
Wholesale Trade	102	2%	2,373	3%
Retail Trade	564	12%	6,146	7%
Motor Vehicle & Parts Dealers	53	1%	683	1%
Furniture & Home Furnishings Stores	24	1%	163	0%
Electronics & Appliance Stores	13	0%	115	0%
Bldg Material & Garden Equipment & Supplies Dealers	33	1%	597	1%
Food & Beverage Stores	98	2%	1,372	2%
Health & Personal Care Stores	80	2%	507	1%
Gasoline Stations	30	1%	123	0%
Clothing & Clothing Accessories Stores	80	2%	455	1%
Sport Goods, Hobby, Book, & Music Stores	94	2%	830	1%
General Merchandise Stores	56	1%	1,302	2%
Miscellaneous Store Retailers	N/A	N/A	N/A	N/A
Nonstore Retailers	N/A	N/A	N/A	N/A
Transportation & Warehousing	67	1%	1,361	2%
Information	101	2%	1,559	2%
Finance & Insurance	190	4%	1,260	1%
Central Bank/Credit Intermediation & Related Activities	81	2%	621	1%
Securities, Commodity Contracts & Other Financial	45	1%	325	0%
Insurance Carriers & Related Activities; Funds, Trusts, Other	64	1%	313	0%
Real Estate, Rental & Leasing	280	6%	1,749	2%
Professional, Scientific, and Tech Services	414	9%	5,393	6%
Legal Services	90	2%	561	1%
Management of Companies & Enterprises	10	0%	113	0%
Administrative & Support & Waste Management & Remediation	166	4%	2,158	2%
Educational Services	259	6%	24,850	29%
Health Care & Social Assistance	662	14%	14,557	17%
Arts, Entertainment & Recreation	97	2%	1,143	1%
Accommodation & Food Services	427	9%	8,743	10%
Accommodation	39	1%	886	1%
Food Services & Drinking Places	388	8%	7,856	9%
Other Services (except Public Administration)	628	13%	5,416	6%
Automotive Repair & Maintenance	78	2%	464	1%
Public Administration	212	5%	4,601	5%
Unclassified Establishments	187	4%	407	0%
Total	4,689	100%	86,802	100%



# ABOUT ATLAS

Atlas Real Estate Advisors is one of the most successful independent commercial real estate agencies in the Athens area. From standard brokerage services and fee-based consultancy to facility and property management, we provide a wide range of services that may be adapted to the specific needs of each customer.

STEP 1

Our team shares over 75 years of expertise in every product class and has worked with private, public, and institutional customers locally, nationally, and abroad. Atlas members possess numerous credentials above and beyond those required, and Atlas is presently licensed in 11 states and counting, allowing us to better serve our clients no matter where they are. Together, we have a single goal: to improve the value of your assets above and beyond what was previously thought possible.

## SALES

We use in-depth industry expertise and a large network to optimize your visibility and produce the most value possible. We have represented individual property owners and publicly traded companies locally and across the US.

## LEASING

Atlas works closely with each client to reduce costs, minimize risks and exposure, and stabilize the portfolio. We ask the tough questions to determine the overall health of the portfolio and look for opportunities to enhance the value.

## MANAGEMENT

Atlas can create a management plan designed to maximize the value of your investment and tailored to your specific needs, whether you own a single storefront, a retail mall, or a commercial office park.



# ATLAS

## CONSULTING

A single commercial transaction can have many dependencies and contingencies. It is advantageous to have an advisor who can provide strategies and solutions working alongside you.



AtlasREA.com  
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