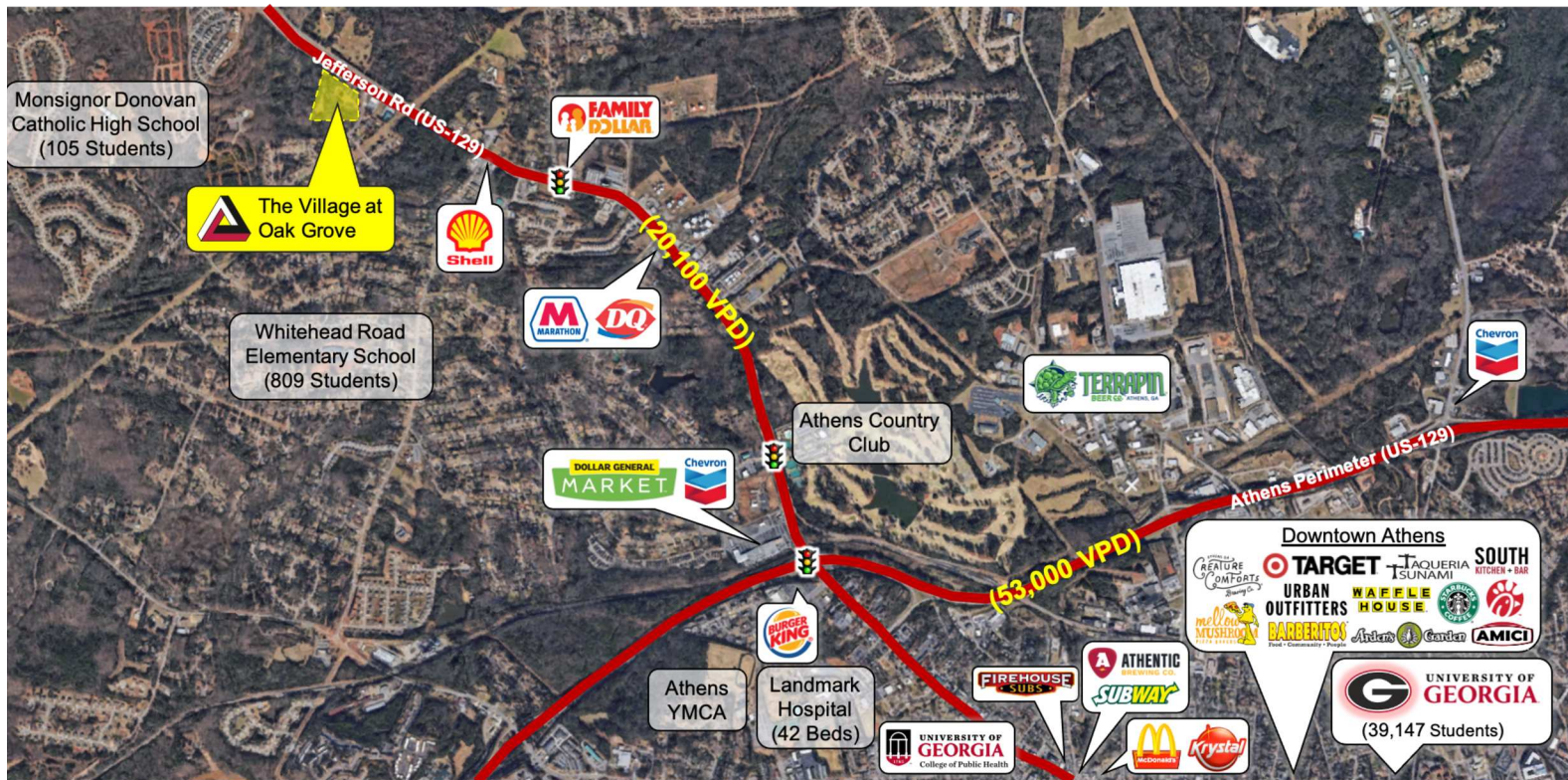
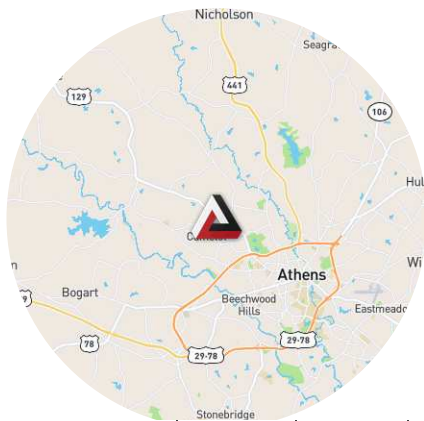




VILLAGE AT OAK GROVE - NEW PUBLIX ANCHORED DEVELOPMENT



5435 Jefferson Road, Athens GA 30606

- ▲ Now Under Construction.
- ▲ New Publix anchored shopping center - Opening Q1 2023.
- ▲ Adjacent to a 59-acre Mixed-Use Development with 300 Multi-Family Residential units, featuring amenities such as bike lanes, shared patios, and dedicated green space.
- ▲ Located on Jefferson Hwy, North of Athens Country Club, 4.5 mi from UGA Campus and just 17 mi to I-85.

2022 Demographics	1 Mile	3 Miles	5 Miles
Population	3,894	22,816	75,781
Households	1,372	8,483	29,307
Average HH Income	\$78,483	\$77,041	\$69,229
Daytime Population	1,577	8,617	67,599
	5 Min	10 Min	15 Min
Drivetime Population	8,935	41,761	110,817

Available Spaces

A1 - 1,250 SF **A2 - 2,500 SF** **B1 - 1,750 SF**
C1 - 1,800 SF **C2 - 1,800 SF** **D1 - 1,800 SF**
D2 - 1,800 SF

LEASING INFORMATION

Suite	Tenant	Size/SF	Suite	Tenant	Size/SF	Suite	Tenant	Size/SF
	Publix	-	B4/B5	Sugar Polish Nails	3,000 SF	OP1	At Lease	1.13 AC
A1	Available	1,250 SF	C1	Available	1,800 SF	OP2	In Negotiations	.81 AC
A2	Available	2,500 SF	C2	Available	1,800 SF	OP3	In Negotiations	.73 AC
B1	Available	1,750 SF	D1	Available	1,800 SF			
B2/B3	Carter's Wine and S...	3,500 SF	D2	Available	1,800 SF			

