

Seven Hundred

BAXTER

700 BAXTER STREET
ATHENS, GEORGIA



POLIAS

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UNDERGOING RENOVATIONS
READY IN FEBRUARY 2022

SUITE 700



SQUARE FEET: 1596

ASKING PRICE PER SF: \$28 PSF NNN

TICAM RATE: \$4.47

TERM EXPECTED: 5-YEAR MINIMUM.
10-YEAR PREFERRED.

AVAILABILITY DATE: NOW

TI: 5-YEAR: \$10 PSF
10-YEAR: \$20 PSF

SIGNAGE RIGHTS: FACADE

SHELL CONDITION: WARM VANILLA SHELL -
SEE LANDLORD WORKLETTER

IN THE HEART OF ATHENS AT THE INTERSECTION OF ONE OF IT'S WEALTHIEST ZIP CODES AND 5,000+ UGA DORM RESIDENCES

700 Baxter Street is located just seconds away from the intersection of Baxter and Milledge in the heart of sorority/fraternity row in Athens, GA. Formerly a nondescript retail strip center, this location has undergone major renovations in order to bring new life to its old design.

A modern facade, updated spaces, outdoor seating, and new walkways bring 700 Baxter new life in a well established retail location.



PROVEN DESTINATION



DISTINCT INTOWN LOCATION



UNIVERSITY + AFFLUENT NEIGHBORHOOD CUSTOMER PROXIMITY

BUZZWORTHY TENANCY

Slutty Vegan

ATL BASED SKY-ROCKETING PLANT-BASED BURGER CONCEPT
2021 Restaurant Hospitality Power List

SURCHEROS

SUCCESSFUL ATL BASED TEX-MEX CONCEPT - 18+ LOCATIONS

PUSH PILATES

NEW CONCEPT INPIRED FROM AUSTIN PILATES SCENE

WILD SIDE SMOKE SHOP

STUDENT FOCUSED
LEGACY TENANT FOR PAST 8 YEARS



BOUTIQUE COFFEE CONCEPT FROM PETER DALE
founder of Condor Chocolate and The National

Newk's EATERY

GO-TO EATERY WITH A 17 YEAR TRACK RECORD, 100+ LOCATIONS IN 13 STATES

UNIVERSITY SPIRIT

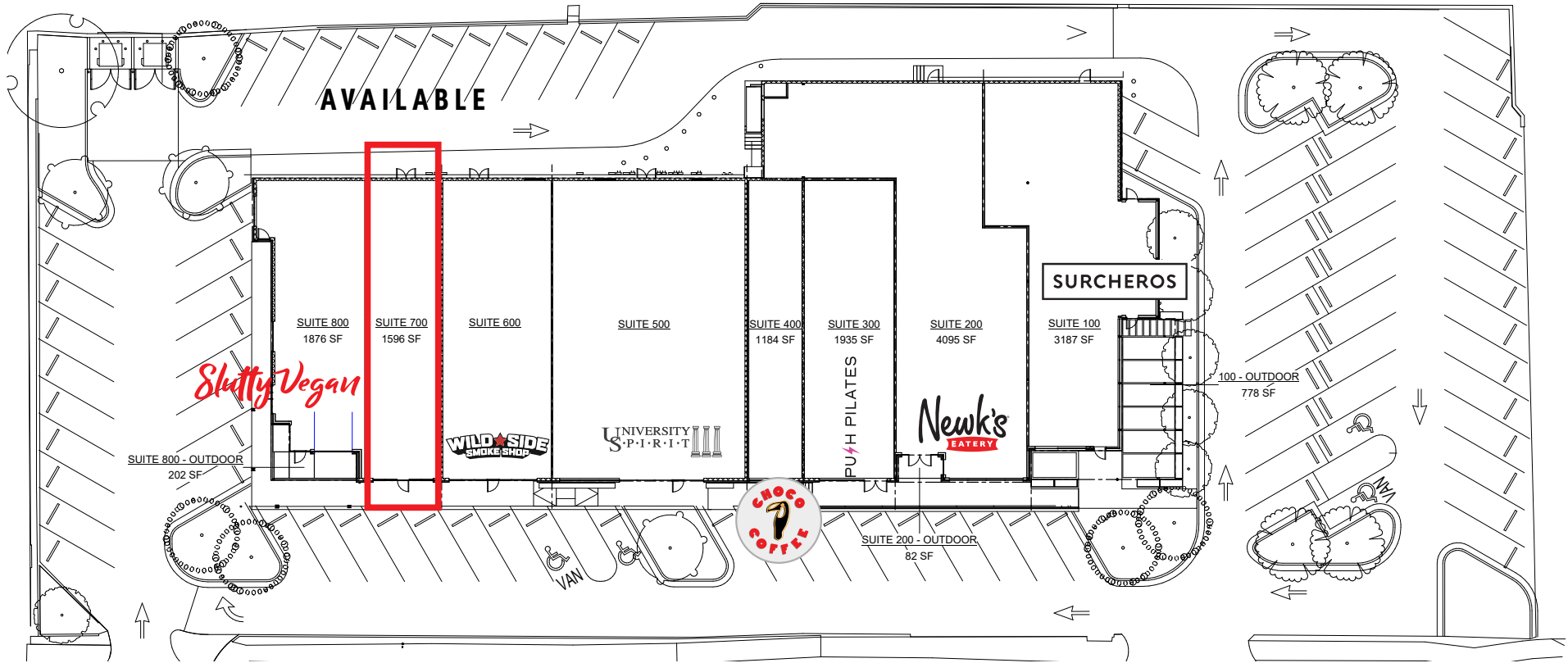
STUDENT FOCUSED
LEGACY TENANT FOR PAST 40 YEARS



SITE PLAN

Suite 700 (highlighted in red) is on the western side of the building, next to Slutty Vegan (opening Spring 2022), with easy access via either driveway coming in off Baxter. Though parking is available out front, Suite 700 is a few steps away from the designated parking alongside the building.

UNIT	TENANT	SF
100	SUCHEROS	3,187
200	NEWKS EATERY	4,095
300	PUSH PILATES	1,935
400	CHOCO COFFEE (CONDOR CHOC)	1,184
500	UNIVERSTY SPIRIT	-
600	WILD SIDE SMOKE SHOP	-
700	AVAILABLE	1,596
800	SLUTTY VEGAN	1,876



BAXTER STREET

DEVELOPMENT INSPIRATION BOARD

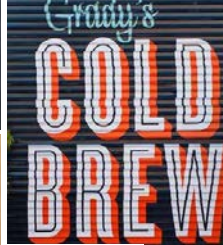


MERIT COFFEE CO.

METAL

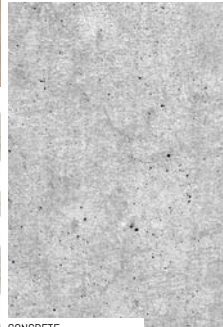


WOOD



PAINTED SIGNAGE

ENTRANCE



CONCRETE

MATERIAL CONCEPT

THE OVERALL FEEL OF BAXTER WILL THROW IT BACK TO OLD SCHOOL ELEMENTS LIKE BREEZE BLOCK, PAINTED BRICK, AND HAND PAINTED SIGNAGE. LIFE WILL BE BROUGHT TO THIS PROPERTY BY USING A BRAND COLOR TO PAINT SIGNAGE AND KEY FEATURES ON THE BUILDING.

THE OVERALL GOAL OF THE EXTERIOR WILL BE TO CATCH THE ATTENTION OF STUDENTS AND THEIR FAMILIES, GAME DAY AUDIENCES, AND LOCALS.

WE WANT THIS TO BE THE NEW HOT SPOT NEAR CAMPUS, COFFEE SHOP, TACO STAND, DRINK SPOT, AND POPULAR RETAIL.



PAINTED BRICK

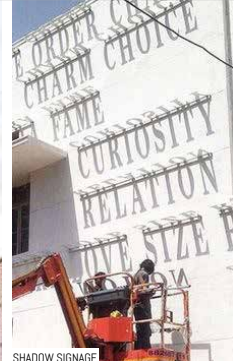
COLOR



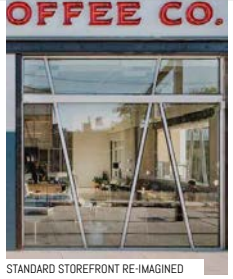
BREEZE BLOCK



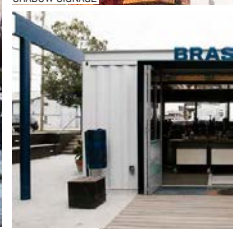
CREATING HEIGHT BY BUILDING A PARAPET WALL FOR MAIN SIGNAGE



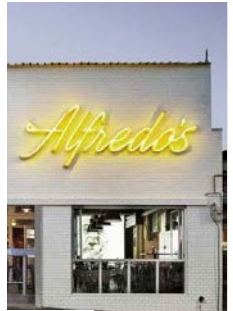
SHADOW SIGNAGE



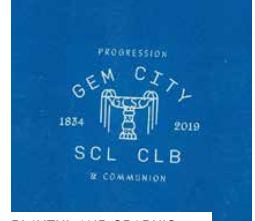
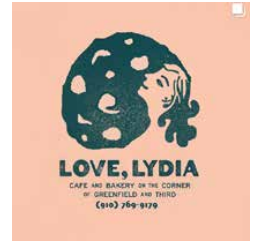
STANDARD STOREFRONT RE-IMAGINED



METAL ELEMENTS



NEON



PLAYFUL AND GRAPHIC



RETRO MARQUEE SIGN- RENT-ABLE SIGNAGE SPACE BELOW



BANQUETTE SEATING AT STOREFRONT



INSET ENTRANCE W/SEATING ON SIDES



BOLD LETTERS



NEON

BUILDING ELEVATIONS

AVAILABLE



AERIAL

← STADIUM

← DOWNTOWN



← UGA DORMS
5,000+ Student
Dorm Residents

5 POINTS

LUMPKIN ST.

BAXTER STREET
10,600 AADT

LUMPKIN ST.

MILLEDGE AVE.

WOODLAWN

SPRINGDALE

BEECHWOOD/ALPS

FORTSON

COLUMBUS AVE.



AERIAL



Athens-Ben Epps Airport - AHN

Athens

SANFORD STADIUM

Georgia Museum of Art

South Deck Parking Lot

← DOWNTOWN

 **UNIVERSITY OF GEORGIA**

University of Georgia

LUMPKIN STREET

Creswell Hall

Legion Field

← UGA DORMS
5,000+ Student Dorm Residents

5 POINTS →

Urgent Care

Domino's Pizza

Papa John's Pizza
Takeout • Delivery

Jimmy John's
Takeout • Delivery

Wingster
Takeout • Delivery

Four Fat Cows
Takeout

BAXTER STREET

Wild Side Smoke Shop
Tobacco shop

Raising Cane's
Chicken Fingers
Fast Food • \$

5 POINTS →

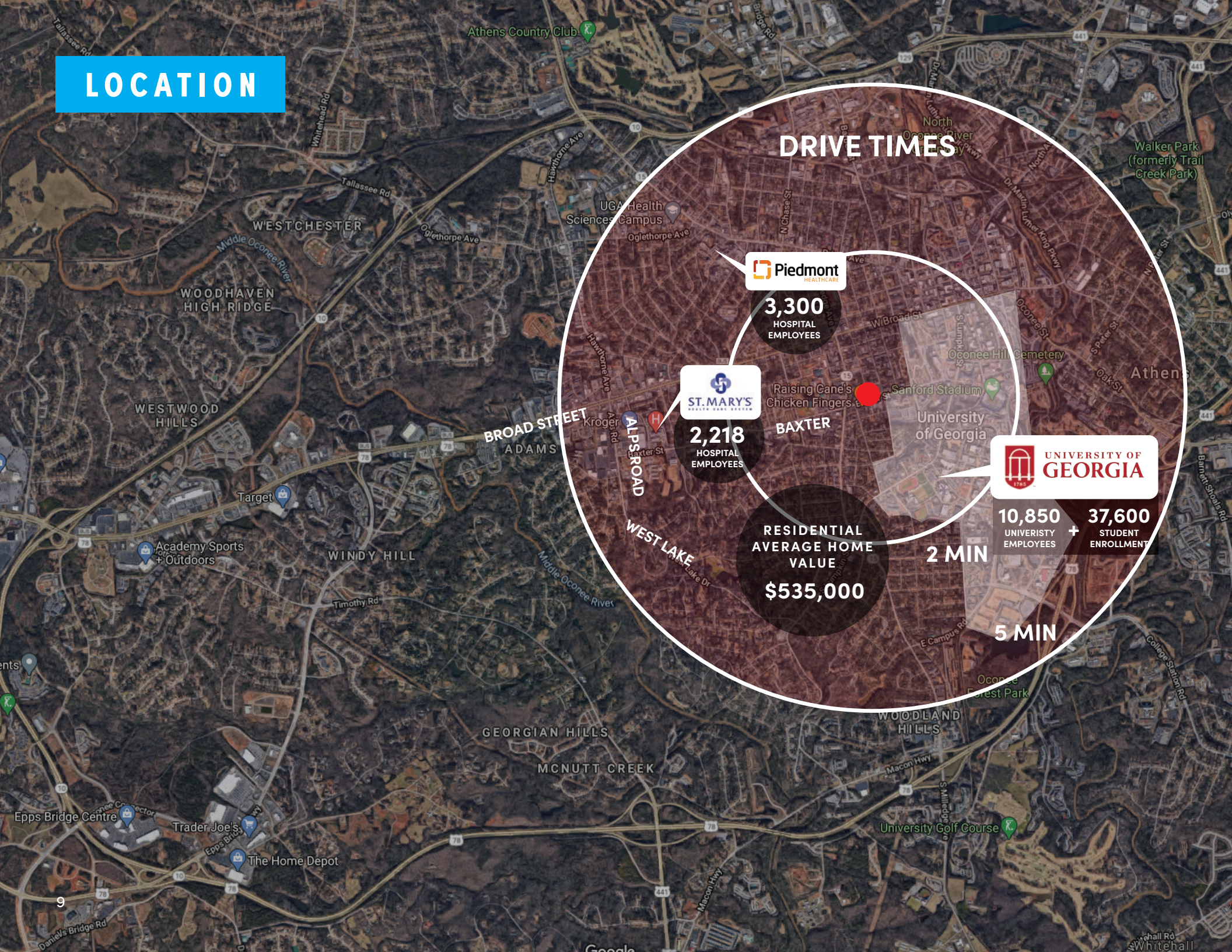
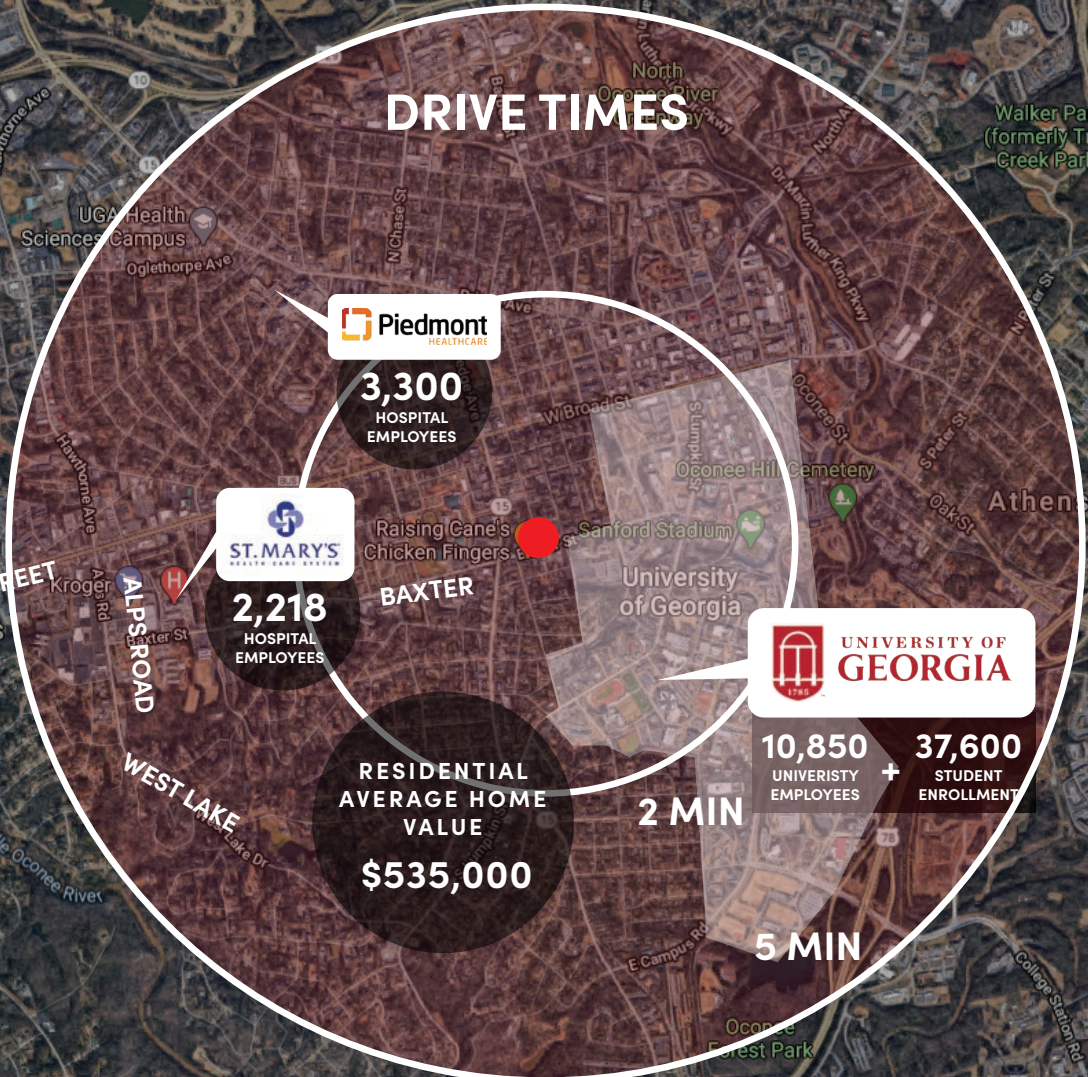
Bulldog Laundry

267

295

810

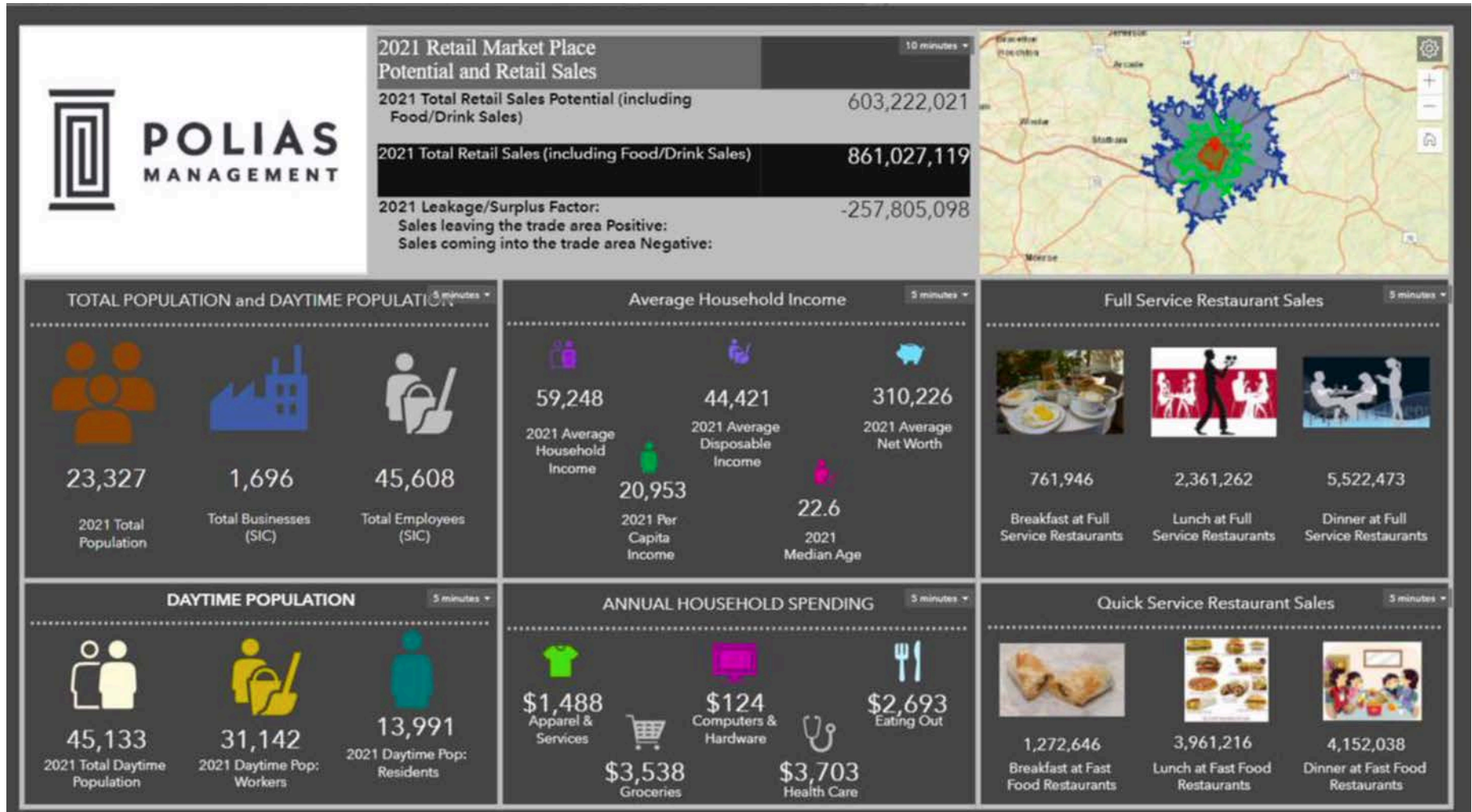
LOCATION



DEMOGRAPHICS

	5 minutes	10 minutes	15 minutes
Population Summary			
2021 Total Population	23,327	65,120	127,582
2026 Total Population	24,104	68,128	133,642
2021-2026 Annual Rate	0.66%	0.91%	0.93%
Household Summary			
2021 Households	7,882	25,290	49,518
2021 Average Household Size	1.93	2.19	2.37
2026 Households	8,291	26,680	52,127
2026 Average Household Size	1.92	2.18	2.36
2021-2026 Annual Rate	1.02%	1.08%	1.03%
Median Household Income			
2021 Average Household Income	\$59,248	\$58,876	\$66,359
2026 Average Household Income	\$69,677	\$68,686	\$76,762
Median Home Value			
2021	\$415,269	\$250,315	\$233,127
2026	\$448,698	\$295,508	\$270,318
2021 Population 25+ by Educational Attainment			
Total	8,403	31,098	70,482
Less than 9th Grade	2.6%	2.2%	3.9%
9th - 12th Grade, No Diploma	3.7%	5.8%	6.3%
High School Graduate	9.7%	13.6%	15.8%
GED/Alternative Credential	2.3%	3.3%	3.3%
Some College, No Degree	13.9%	16.1%	16.1%
Associate Degree	4.3%	6.4%	6.9%
Bachelor's Degree	27.7%	26.6%	23.6%
Graduate/Professional Degree	35.7%	26.0%	24.0%
Data for Businesses in Area			
Total Businesses	1,696	3,181	5,394
Total Employees	45,608	64,685	91,664

DEMOGRAPHICS



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Hundred*
700
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FOR LEASING INFO



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