

FOR LEASE



ATLAS
REAL ESTATE ADVISORS

220 E. CLAYTON ST. ATHENS, GA 30605
654 SF RETAIL STOREFRONT
FOR LEASE \$2700/MO

Rare opportunity to lease 654 SF retail storefront in the heart of Downtown Athens, Georgia.

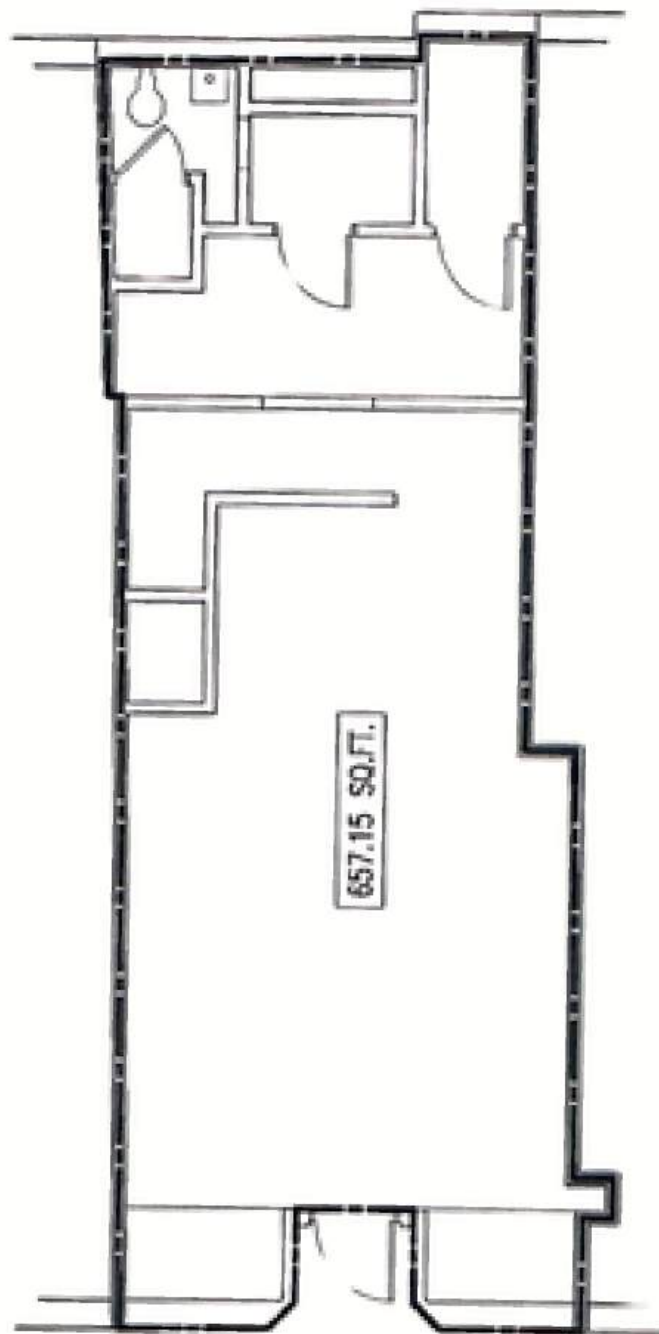
Positioned directly on East Clayton Street—the “Main Street” of downtown Athens—220 E. Clayton St. benefits from heavy pedestrian traffic, strong visibility, and proximity to some of downtown’s most recognized destinations, including Heery’s, Margo’s Metaphysical, Insomnia Cookies, Arden’s Garden, Eddie’s Calzone, Mellow Mushroom, and more.

Currently home to Archer Paper Goods, the storefront is charming and move-in ready, featuring wide-plank wood floors, shiplap walls, and track lighting—an ideal setting for a boutique, specialty retailer, or experiential concept. 220 E. Clayton Street also benefits from the East Clayton Street Improvements Project (completed in 2022), which enhanced streetscapes, pedestrian access, and overall curb appeal, and is just steps from College Square and the UGA Arch.

NO CBD, VAPE OR CONVENIENCE STORES



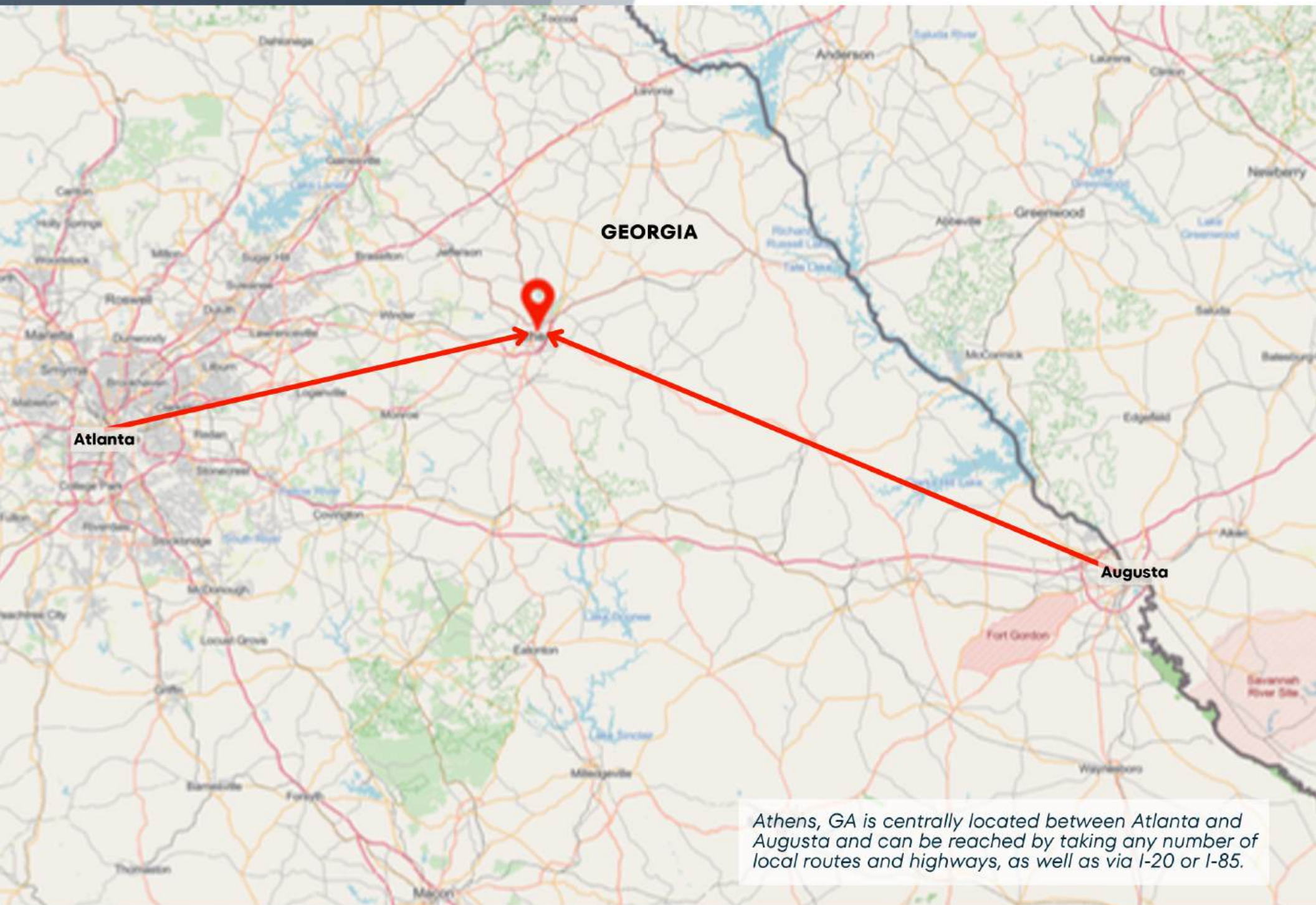
FLOOR PLAN





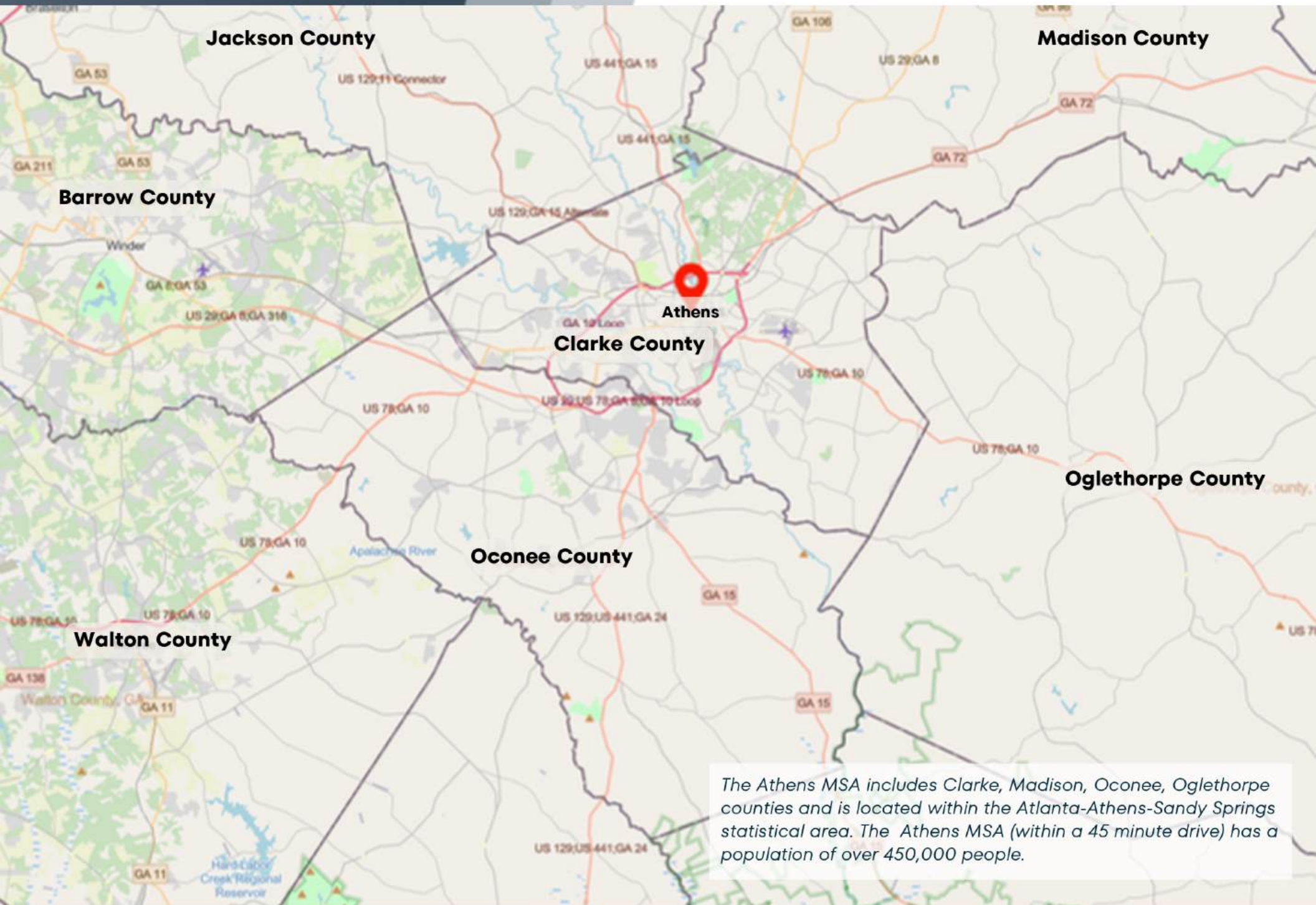


LOCATION



Athens, GA is centrally located between Atlanta and Augusta and can be reached by taking any number of local routes and highways, as well as via I-20 or I-85.

LOCATION

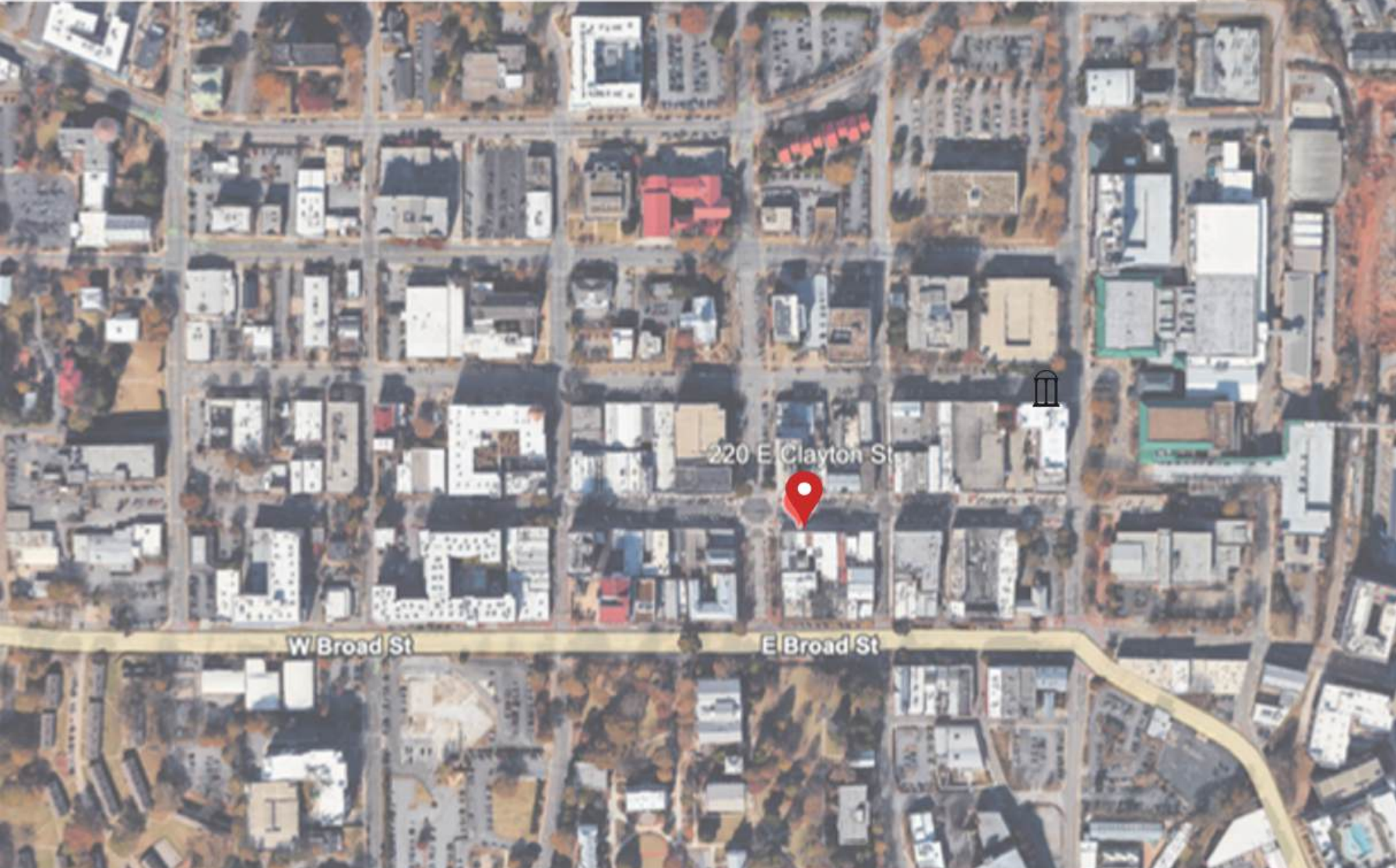


The Athens MSA includes Clarke, Madison, Oconee, Oglethorpe counties and is located within the Atlanta-Athens-Sandy Springs statistical area. The Athens MSA (within a 45 minute drive) has a population of over 450,000 people.

LOCATION

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, and Urban Outfitters, all have a presence in downtown Athens along with local favorites like Condor Chocolates, Osteria Athena, Porterhouse Grill, and dozens more.

● AADT-Annual Average Daily Traffic 2023 (2024 AADT 26,042)





AREA HIGHLIGHTS



117,936

Total Population



27.3

Average Age



141,763

Daytime Population



275,000+

Gameday Population



4,502

Nearby Businesses

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.

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.



LifeMode Group: Scholars and Patriots

Dorms to Diplomas

14C

Households: 630,300

Average Household Size: 2.22

Median Age: 21.6

Median Household Income: \$16,800

WHO ARE WE?

On their own for the first time, *Dorms to Diplomas* residents are just learning about finance and cooking. Frozen dinners and fast food are common options. Shopping trips are sporadic, and preferences for products are still being established. Many carry a balance on their credit card so they can buy what they want now. Although school and part-time work take up many hours of the day, the remainder is usually filled with socializing and having fun with friends. They are looking to learn life lessons inside and outside of the classroom. This is the first online generation, having had lifelong use of computers, the internet, and cell phones.

OUR NEIGHBORHOOD

- Mix of dorms, on-campus and off-campus housing cater to young renters.
- Off-campus householders are commonly students living alone or with roommates; average household size is 2.22.
- More than 80% of the housing is apartments; many older homes in town have been converted into multifamily living units.
- With limited parking on campus, many walk, bike, or carpool to class.
- Less than one in ten homes are owner occupied.

SOCIOECONOMIC TRAITS

- This is the youngest market with half of the population aged 20–24.
- Impulse buyers who experiment with different brands.
- Often purchase trendy clothes on a budget.
- Vehicles are just a means of transportation—economy and environmental impact are factors in purchases; used, imported subcompact cars are a popular choice.
- Socializing, having fun, and learning new things are valued.
- Always connected; their cell phone is never out of reach.





LifeMode Group: Scholars and Patriots

College Towns

14B

Households: 1,176,200

Average Household Size: 2.14

Median Age: 24.5

Median Household Income: \$32,200

WHO ARE WE?

About half the residents of College Towns are enrolled in college, while the rest work for a college or the services that support it. Students have busy schedules, but make time between studying and part-time jobs for socializing and sports. Students that are new to managing their own finances tend to make impulse buys and splurge on the latest fashions. This digitally engaged group uses computers and cell phones for all aspects of life including shopping, schoolwork, news, social media, and entertainment. College Towns residents are all about new experiences, and they seek out variety and adventure in their lives.

OUR NEIGHBORHOOD

- These are nonfamily households with many students living alone or with roommates for the first time.
- This segment is a mix of densely developed student housing and dorms with local residences.
- Off-campus, low-rent apartments comprise half of the housing stock.
- Over three-quarters of the households are renter occupied, with one in ten remaining vacant.
- One-third of homes are single family; mostly occupied by local residents who own their homes.
- This market is bike and pedestrian friendly.

SOCIOECONOMIC TRAITS

- Limited incomes result in thrifty purchases.
- Dress to impress with the latest fashions of the season.
- Strong preference for environmentally friendly products and vehicles that get good gas mileage.
- Heavily influenced by celebrity endorsements and trends in magazines.
- Most feel anything that can be done online is easier than in person.





UGA is one of the states largest employers,
with over 20,000 employees



UGA has a total enrollment of over
40,000 students annually



The university generates an economic
impact of \$291 Million annually



UGA students come from
over 55 different countries



Students contribute \$538 million to the
local community per year



Sanford Stadium is the 9th largest stadium in
the US packing in 90k fans on game day.

Between gamedays and move-in, conferences, and commencement, visitors to Athens spend \$350 million in Athens each year
(direct spending, domestic visitors only.)

ABOUT ATLAS

Atlas provides a full range of solutions, including brokerage, property management and investment services, allowing us to assist clients at any stage of the real estate life cycle. With over 75 years of industry experience across the globe in all asset classes, our team strives to deliver strategic insights and maximize returns for our clients.

BROKERAGE

Atlas represents buyers, sellers, landlords and tenants in commercial real estate transactions. From local business owners and investors to national franchises and corporate entities, Atlas brokers specialize in acquisitions, dispositions, site selection, leasing, and portfolio analysis.

Our team holds advanced certifications that exceed industry standards. Our marketing strategy and vast network of industry contacts make us well-positioned to deliver superior results for our clients in the commercial real estate brokerage space.

MANAGEMENT

Atlas provides commercial property management, asset management and project management services. Our team focus is providing oversight of and adding value to our clients investments. We work closely with owners to ensure that our management services are consistent with their goals and objectives.

We coordinate maintenance and repairs, 24/7 emergency service, rent collection, tenant communication, financial reporting, CAM reconciliation, budgeting, lease administration and more on behalf of our managed property owners.

INVESTMENT

Atlas principals are seasoned commercial real estate investors and have a history of successful projects across various asset types in both up and down market cycles.

Partnerships, joint ventures, and company-sponsored funds give accredited investor clients access to investments that are hand-selected by Atlas professionals.

If you want exposure to commercial real estate as a passive investment, partnering with Atlas is a solution designed for a more hands-off experience guided by industry experts.

