

Now Leasing

PHASE 3 - RETAIL / F&B

2375 WEST BROAD ST | ATHENS, GEORGIA



OPENS 2026 IN NEW PHASE - SUITE L



Property Overview

High-visibility retail/restaurant suites on Athens' primary westside corridor, surrounded by lifestyle and daily-needs shopping with close proximity to established high income neighborhoods like 5 Points and Normaltown. Exceptional connectivity to the UGA campus, and adjacency to Beechwood Shopping Center, this property sits within a vibrant, lifestyle-driven ecosystem. Active-lifestyle anchors (REI, Lululemon, Sephora, Kendra Scott 2026), fast-casual restaurants (YourPie, Willy's, Chicken Salad Chick, Another Broken Egg, First Watch, and Cafe Racer nextdoor, creating a compelling consumer gravity.

**5,000+ Hospital
Employees**

ST. MARY'S AND PIEDMONT HOSPITAL WITHIN
5 MINUTE DRIVE.

**12,083 UGA Employee's /
43,146 Students**

UNIVERSITY OF GEORGIA WITHIN A 5 MINUTE
DRIVE DOWN WEST BROAD STREET.



UNIVERSITY OF
GEORGIA

PHASE 1

Athens Georgia

Recession Shielded Economy

Multi Industry Expansion Growth

Booming Affluent UGA Student Population

Synergistic City & University Initiatives Economic Engine

Its (Athens) economy doesn't depend much on economic sectors likely to be more affected by recession, such as manufacturing and imports, but is built more around less vulnerable sectors like higher education and health care.

JEFF HUMPHREYS, DIRECTOR OF THE UGA TERRY COLLEGE OF BUSINESS SELIG CENTER FOR ECONOMIC GROWTH

NATIONAL BRANDS INVESTING IN ATHENS, GA



KENDRA SCOTT



SEPHORA

TRADER JOE'S



UNIVERSITY OF GEORGIA

\$7.6 Billion

IMPACT ON STATE OF GEORGIA

THE AFFLUENT STUDENT

MEDIAN INCOME \$129,800

UGA Student Family

5TH HIGHEST IN NATION

Median Student Family Income

The New York Times

LARGEST FRESHMAN CLASS IN HISTORY

29% GREEK MEMBERSHIP

87% IN-STATE Student Enrollment

DOWNTOWN

EAST BOUND

54,700 VPD

W. BROAD ST.

WEST BOUND

PHASE 3

PHASE 1

BRARCLIFF

GEORGIA SPA CO.

Broken Egg Cafe.

CLASSIC CITY BANK

CAFE RACER

ST. MARY'S

UNIVERSITY OF GEORGIA

SEPHORA

Michael's

lululemon

TJ-maxx HomeGoods

WROUCH FITNESS

ATHENS HEALTH & FITNESS

WEST BROAD MARKET

THE FRESH MARKET

REI COOP

Kroger

CAVA

gusto

STARBUCKS

ST. MARY'S

UNIVERSITY OF GEORGIA

SEPHORA

Michael's

lululemon

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WROUCH FITNESS

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WEST BROAD MARKET

THE FRESH MARKET

REI COOP

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STARBUCKS

EXISTING CENTER PHOTOS



RENDERINGS



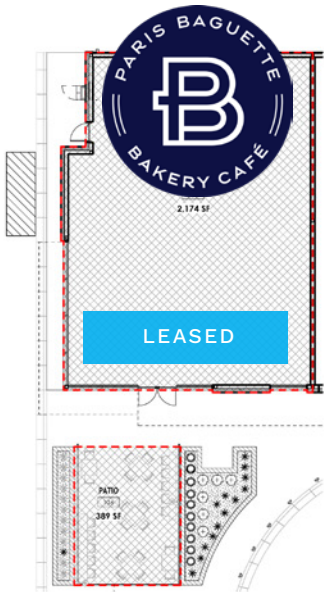
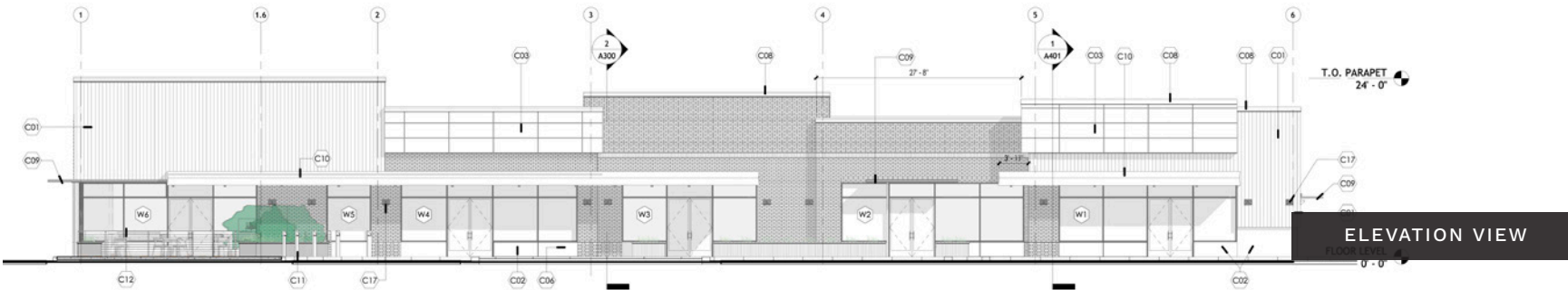
RENDERINGS



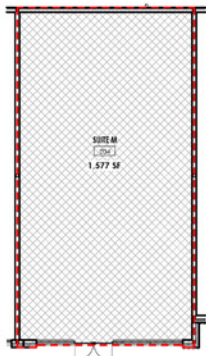
RENDERINGS



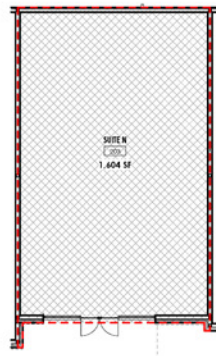
AVAILABLE SPACES



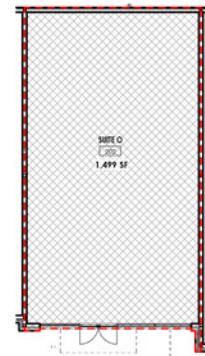
1 AREA PLAN - SUITE L
A100 150' x 110'



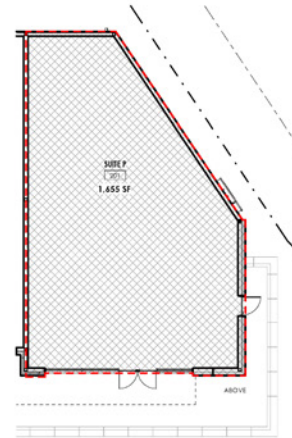
2 AREA PLAN - SUITE M
A100 150' x 110'



3 AREA PLAN - SUITE N
A100 150' x 110'



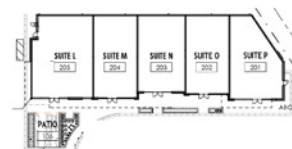
4 AREA PLAN - SUITE O
A100 150' x 110'



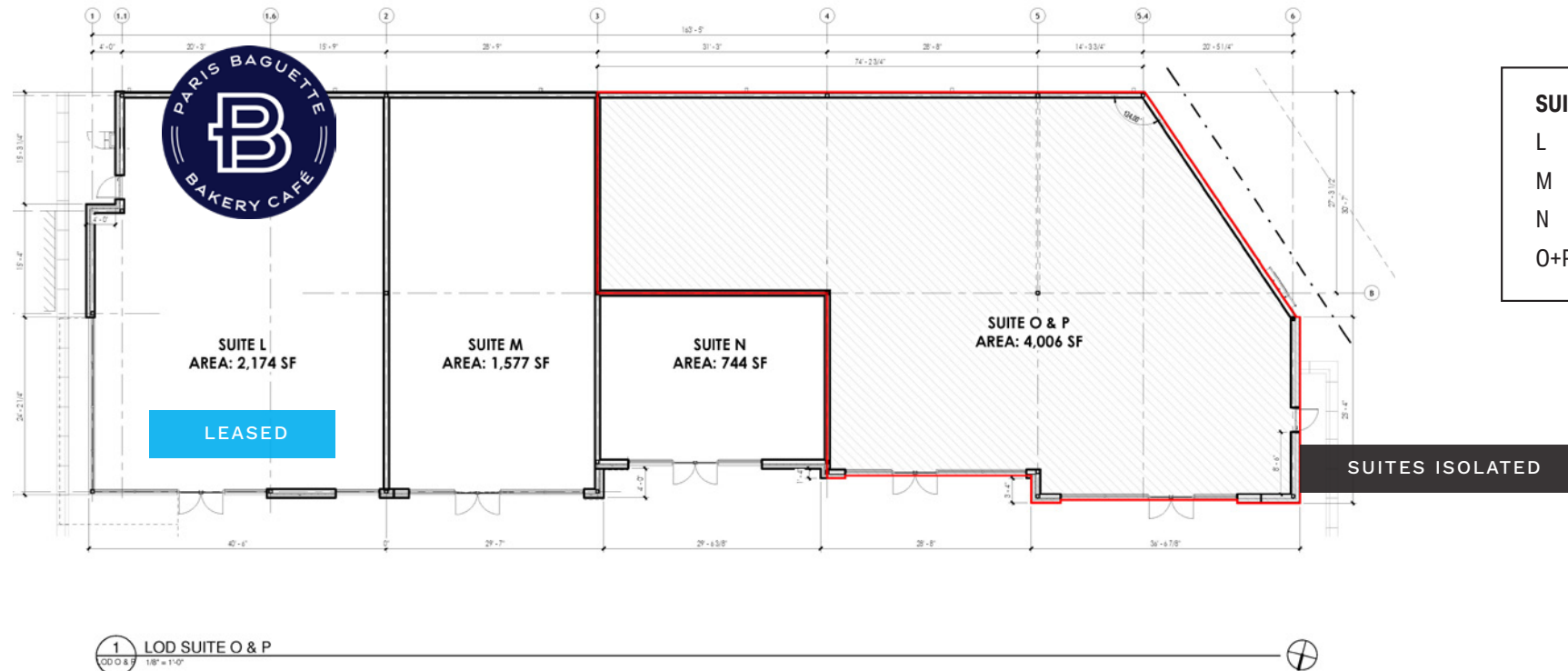
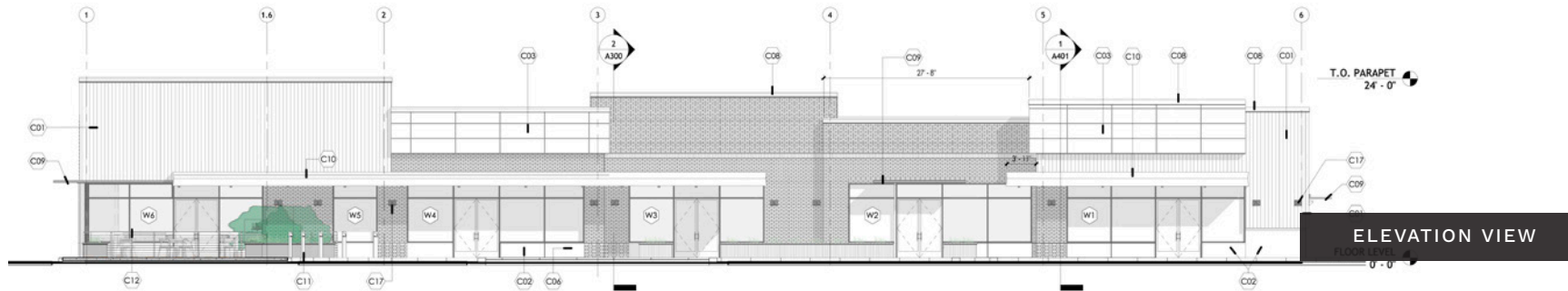
5 AREA PLAN - SUITE P
A100 150' x 110'

SUITE	SF
L	2,174
M	1,577
N	1,604
O	1,499
P	1,655

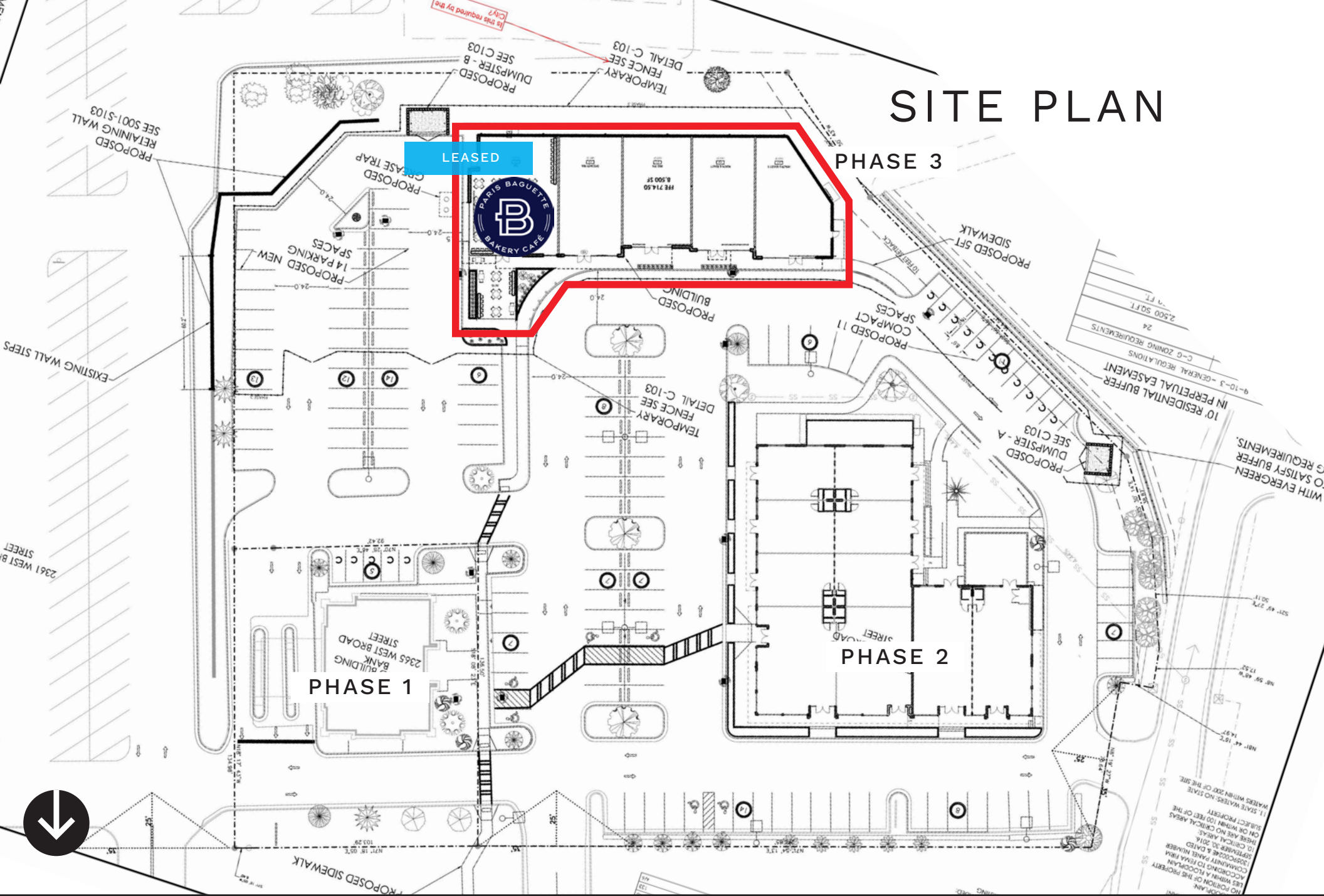
SUITES ISOLATED



ALTERNATE DEMISING PLAN



SITE PLAN



W. BROAD ST.

TRADE AREA DEMOGRAPHICS



Placer.ai

2023 BRIARCLIFF VISITORS

136.8K

2023 VISITS

↑198%

YOY GROWTH

77 MIN

AVG VISIT LENGTH

2023 BRIARCLIFF TRUE TRADE AREA

\$393,123

MEDIAN HOME VALUE

125,266

POPULATION

\$75,017

AVG HOUSEHOLD INCOME

POPULATION

1 MILE

9,305

3 MILE

59,652

5 MILE

107,168

MEDIAN HOUSE VALUE

\$427,674

\$450,469

\$406,534

AVG HOUSEHOLD INCOME

\$66,608

\$84,786

\$78,395

WEST BROAD
STREET

54,700 VPD

ALPS
ROAD

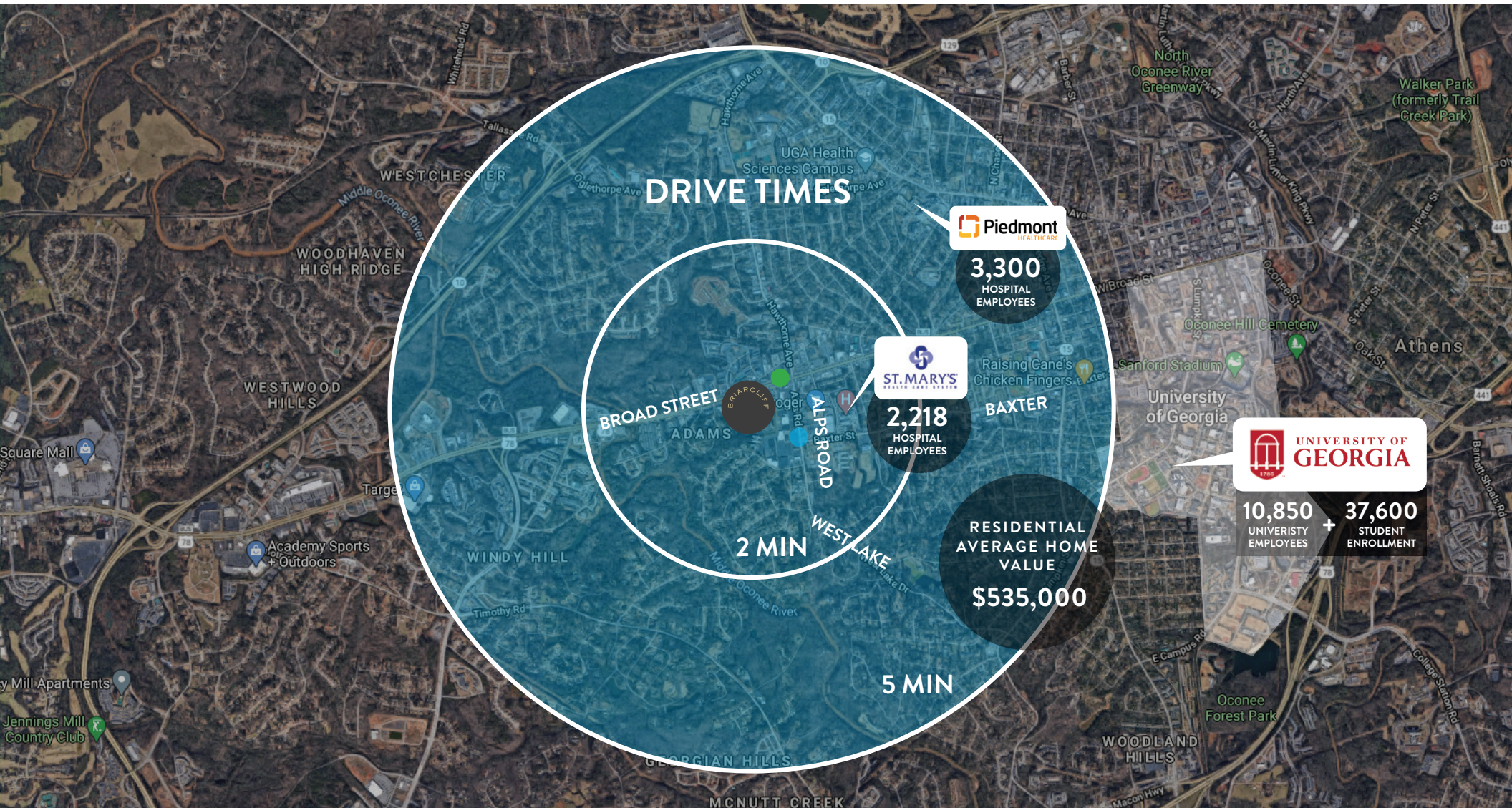
31,100 VPD

DRIVE TIMES & AREA MAP

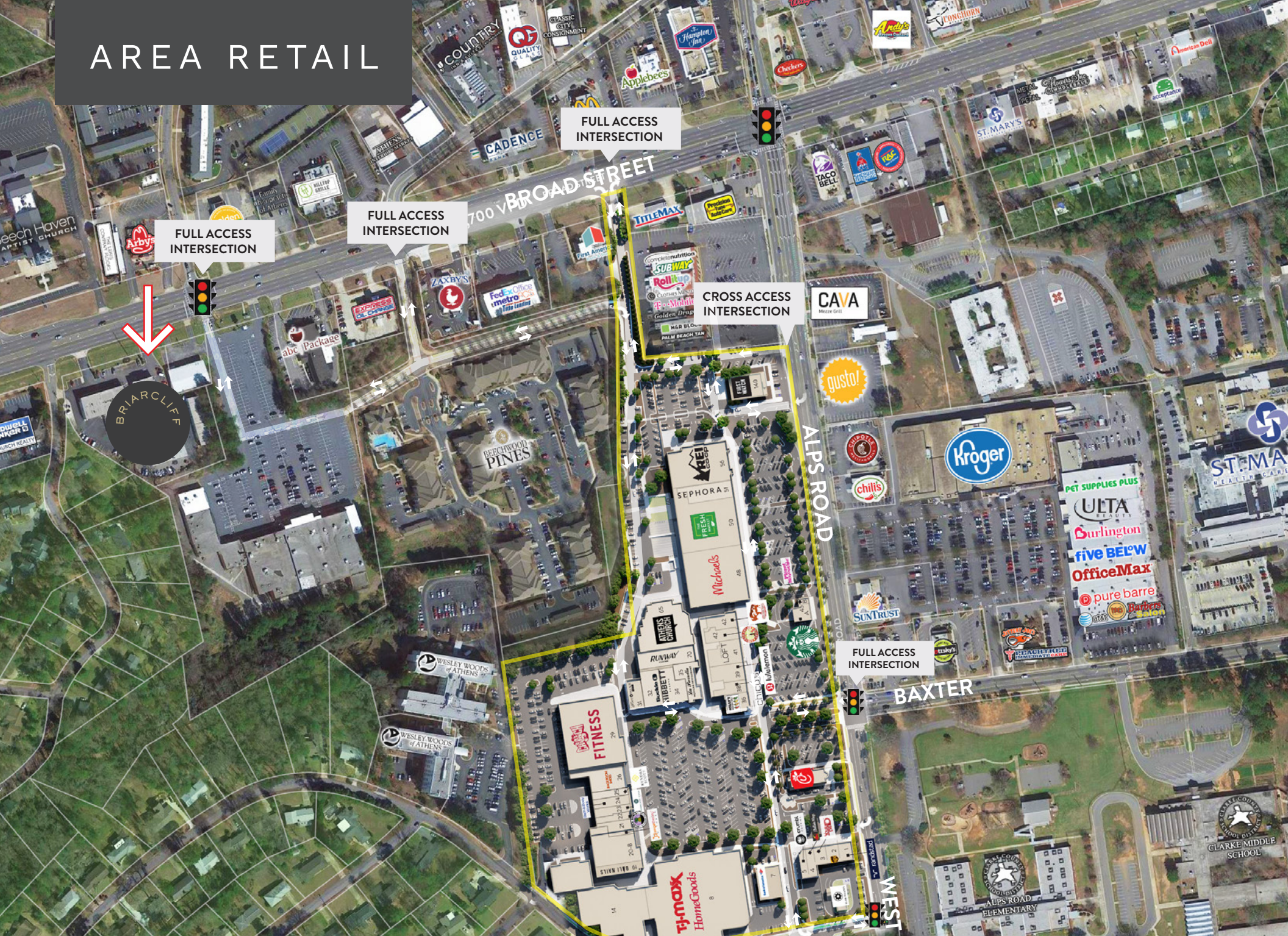
WEST BROAD STREET **54,700 VPD** ●
ALPS ROAD **31,100 VPD** ●

POPULATION
MEDIAN HOUSE VALUE
AVG HOUSEHOLD INCOME

1 MILE	3 MILE	5 MILE
9,305	59,652	107,168
\$427,674	\$450,469	\$406,534
\$66,608	\$84,786	\$78,395



AREA RETAIL



CONSTRUCTION



CENTER PHOTOS





FOR LEASING INFO



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The parties acknowledge that this document is for identification purposes only and does not constitute any covenant, representations, or warranty by Landlord that any existing or future conditions exists, or that, if they do exist, will continue to exist through out all or any part of the lease term, except to the extent such covenant, representation or warranty is expressly set forth in the Lease.