



FOR LEASE

142 N. JACKSON STREET, ATHENS GA, 30601



PROPERTY SUMMARY

| | |
|--------------|-------------------|
| PRICE: | \$30/SF |
| LEASABLE SF: | 1,100 |
| TYPE: | MODIFIED GROSS |
| YEAR BUILT: | 1928 (RENOVATED) |
| OCCUPANCY: | OCCUPIED |
| USE: | STOREFRONT RETAIL |
| SIGNAGE: | TBD |
| ZONING: | C-D (COMMERCIAL) |
| ACCESS: | STREET LEVEL |
| PARKING: | METERED PUBLIC |

UNIVERSITY OF GEORGIA FACTS

STUDENT POPULATION: 43,888 (2025)
FULL TIME ENGAGEMENT: 95%

PROPERTY OVERVIEW

THIS BUILDING FEATURES ORIGINAL HARDWOOD FLOORS, EXPOSED BRICK, ANTIQUE TIN CEILINGS, & ART DECO LIGHTING. THE VERSATILE, FULLY BUILT-OUT RETAIL SPACE INCLUDES A GRAND GLASS STOREFRONT WITH DOUBLE FRENCH DOORS, AND A NEWLY RENOVATED EXTERIOR. THE PROPERTY IS GRANDFATHERED FOR BAR USE, MAKING IT IDEAL FOR A RETAIL STOREFRONT, COFFEE SHOP, GALLERY, OR HOSPITALITY VENTURE.

LOCATION OVERVIEW

LOCATED IN THE VIBRANT CENTER OF DOWNTOWN ATHENS, THIS 1,100 SF COMMERCIAL SPACE OFFERS AN EXCEPTIONAL OPPORTUNITY FOR RETAIL, RESTAURANT, OR OFFICE USE. SITUATED DIRECTLY ACROSS FROM THE UNIVERSITY OF GEORGIA CAMPUS, THE PROPERTY BENEFITS FROM HEAVY FOOT TRAFFIC AND HIGH VISIBILITY.



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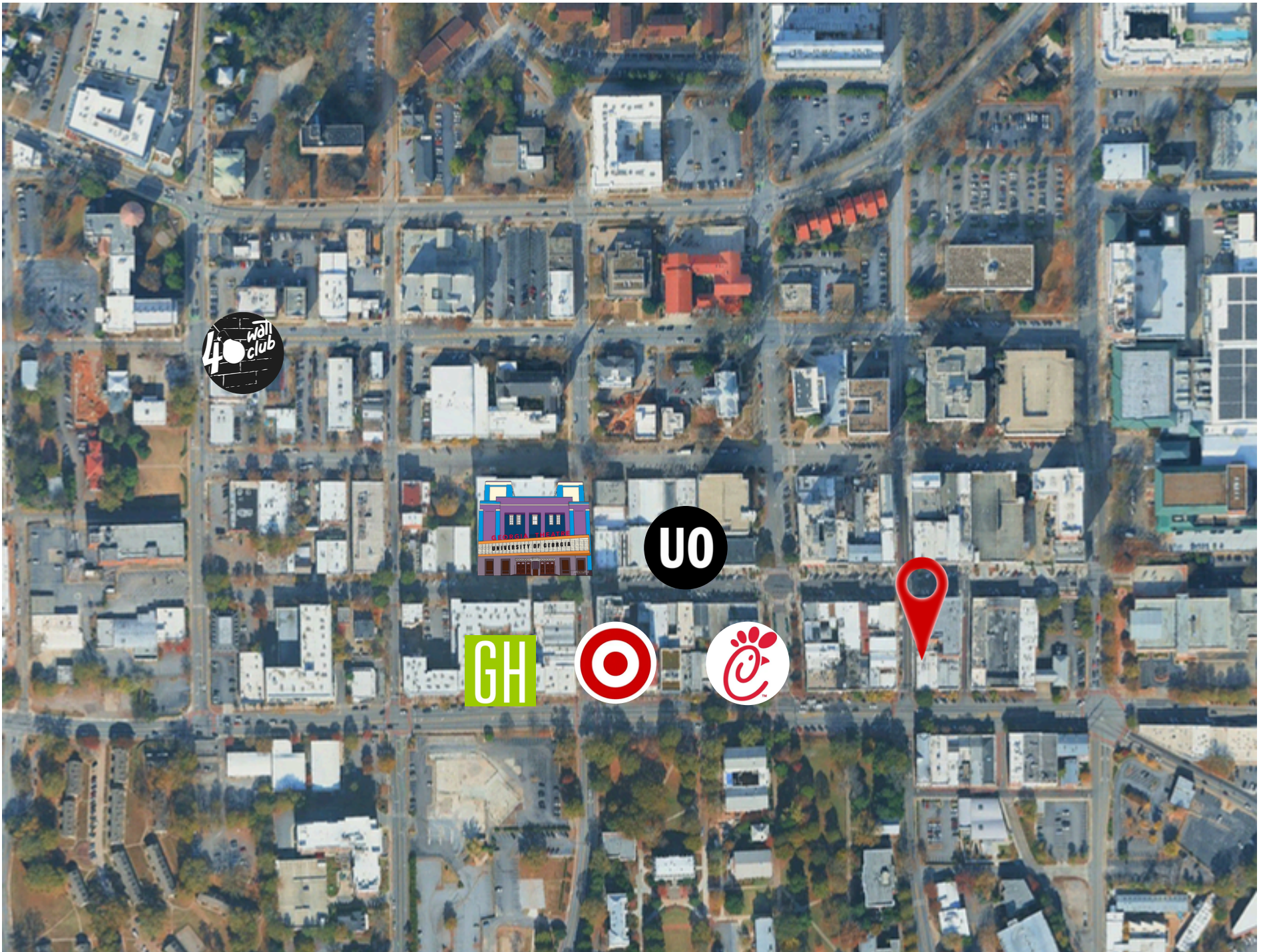


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ATHENS GA, 30601**



**URBAN
OUTFITTERS**



CHICK-FIL-A



GEORGIA THEATRE



GEORIGIA HEIGHTS



40 WATT CLUB



TARGET



INTERIOR

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DEMOGRAPHIC DATA

WITHIN 3 MILES OF THE PROPERTY

TOTAL POPULATION

144,877

EMPLOYED POPULATION

122,984

MEDIAN AGE

30.9

HOUSES OCCUPIED

55,870

**AVERAGE ANNUAL
HOUSEHOLD INCOME**

\$78,897


**CLASSIFIED AS
“HEAVY” DAYTIME
FOOT TRAFFIC**



STIRLING

REAL ESTATE ADVISORS



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