

2ND GENERATION RESTAURANT

700 Baxter St, Athens, GA 30605



SUBLEASE | 1,781 SF

PROPERTY HIGHLIGHTS

- 1,781 SF second-generation restaurant end-cap space in thriving center with over 400,000 visitors per year
- Some FF & E available
- Convenient and accessible parking
- Excellent visibility along heavily travelled road into Athens
- Athens, GA is home to the University of Georgia, serving over 41,000 students
- Located within walking distance to several dorms with over 3,700 beds total
- Less than 1/4 mile to Milledge Avenue, which houses a majority of the campus Fraternities and Sororities

BRYAN DAVIS

P: 770.913.3996

E: bdavis@ackermanco.net

Ackerman Retail
A DIVISION OF ACKERMAN & CO

2ND GENERATION RESTAURANT

700 Baxter St, Athens, GA 30605



Ackerman Retail

BRYAN DAVIS

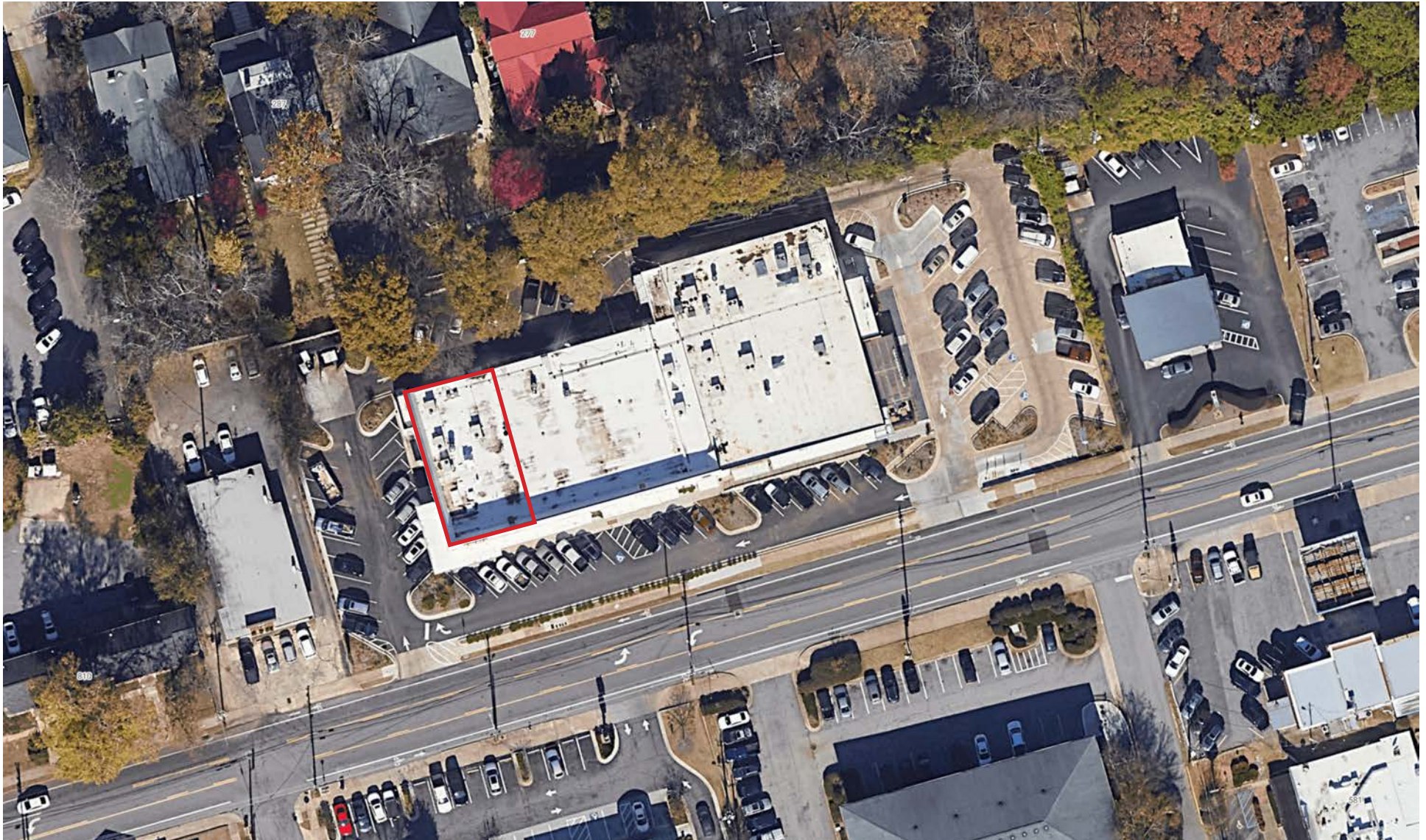
P: 770.913.3996

E: bdavis@ackermanco.net

©2024 Ackerman & Co. All rights reserved. While we have no reason to doubt the accuracy of the information provided from sources we deem reliable, we cannot guarantee it and therefore assume no liability for errors, omissions or changes to this content. Sources include CoStar, SitesUSA, ESRI, and Georgia DOT.

2ND GENERATION RESTAURANT

700 Baxter St, Athens, GA 30605



Ackerman Retail

BRYAN DAVIS

P: 770.913.3996

E: bdavis@ackermanco.net

©2024 Ackerman & Co. All rights reserved. While we have no reason to doubt the accuracy of the information provided from sources we deem reliable, we cannot guarantee it and therefore assume no liability for errors, omissions or changes to this content. Sources include CoStar, SitesUSA, ESRI, and Georgia DOT.

2ND GENERATION RESTAURANT

700 Baxter St, Athens, GA 30605

	1-MILE	3-MILE	5-MILE
POPULATION	18,156	71,616	119,525
HOUSEHOLDS	5,751	28,342	48,263
AVG HH INCOME	\$74,590	\$72,803	\$85,513



Ackerman Retail

BRYAN DAVIS

P: 770.913.3996

E: bdavis@ackermanco.net

©2024 Ackerman & Co. All rights reserved. While we have no reason to doubt the accuracy of the information provided from sources we deem reliable, we cannot guarantee it and therefore assume no liability for errors, omissions or changes to this content. Sources include CoStar, SitesUSA, ESRI, and Georgia DOT.