

# OUTPARCEL AVAILABLE

US HWY 29 N & TALLEY ROAD, ATHENS, GA 30601

# GROUND LEASE



## LOCATION DESCRIPTION

Site is located in a portion of a development with a high volume Kroger ranked 13 out of 163 by Placer.ai in Georgia

## PROPERTY HIGHLIGHTS

- 0.9 acres available for ground lease with prominent pylon signage, adjacent to Panda Express
- Off site master detention
- Surrounding land approved for multifamily for up to 735 bedrooms
- 8" Water Main & 8" Gravity Sewer run along Site's rear boundary line
- Dive-thru allowed – stacks up to 6\* cars
- Up to 38 parking spaces + 2 ADA spaces
- GA DOT Traffic Counts: US Hwy 29-21,700 AADT



 DEMOGRAPHICS	5 MILES	7 MILES	10 MILES
Population Density	69,395	125,806	166,202
Number of Households	25,756	50,075	66,422
Daytime Population	96,230	141,435	180,136



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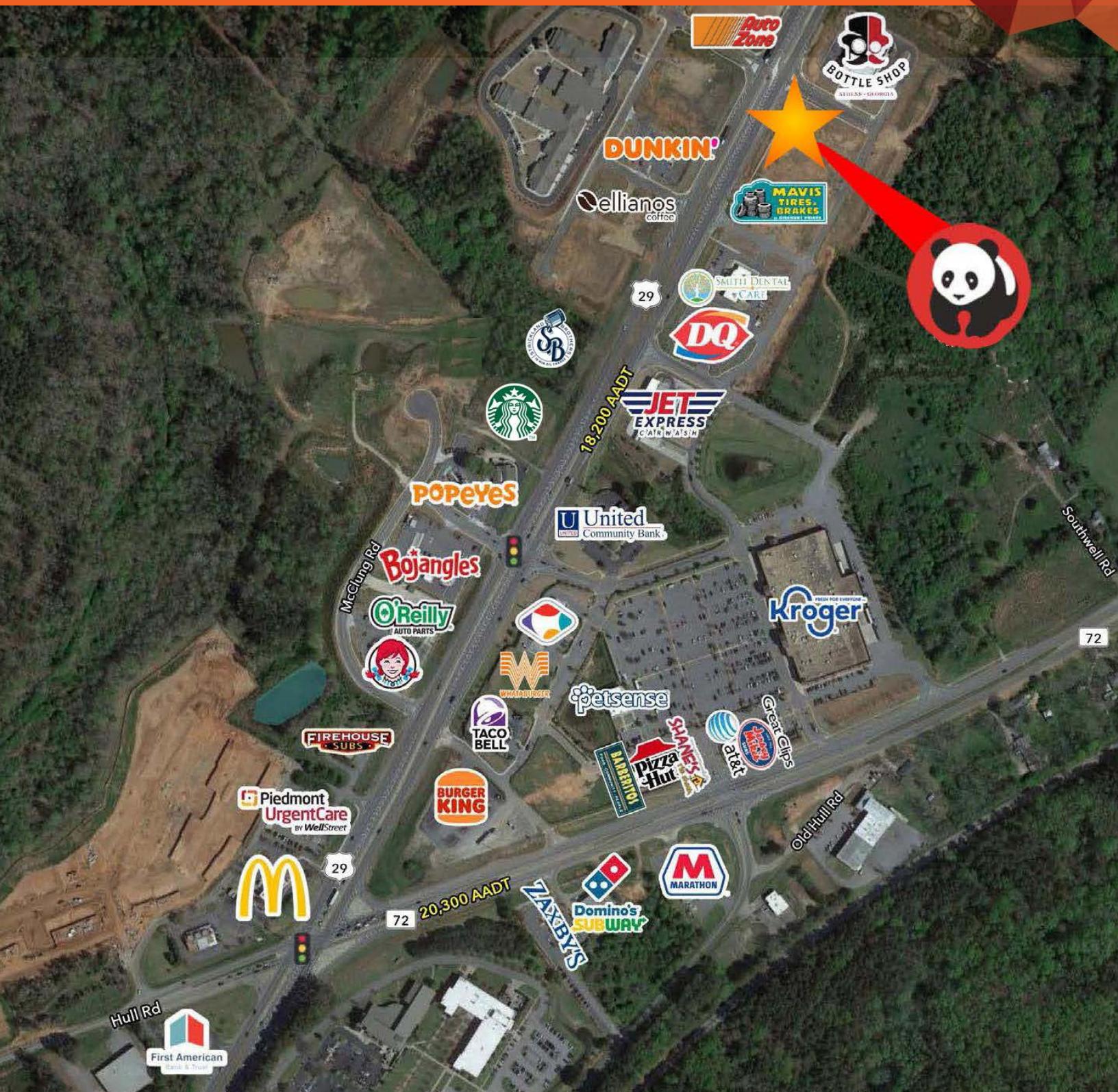
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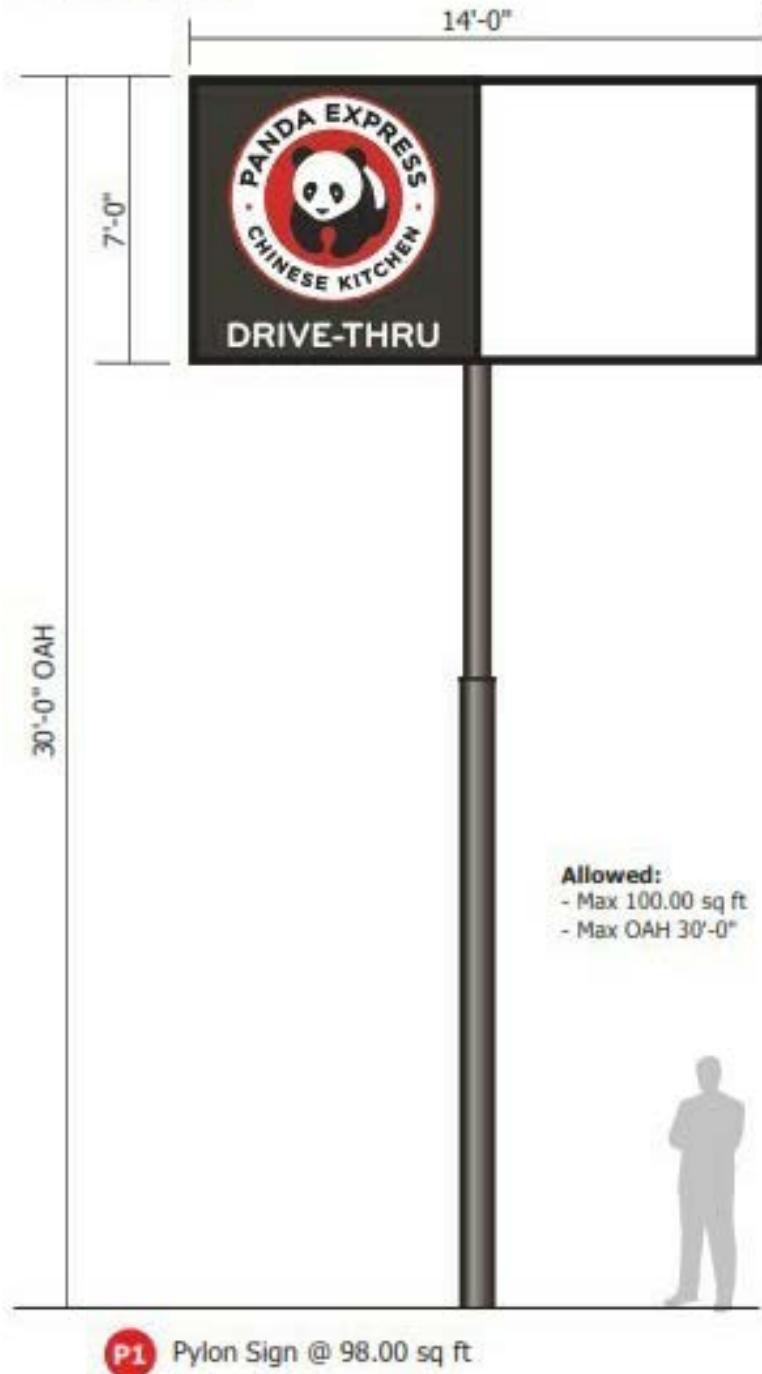
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**Pylon Option 3**



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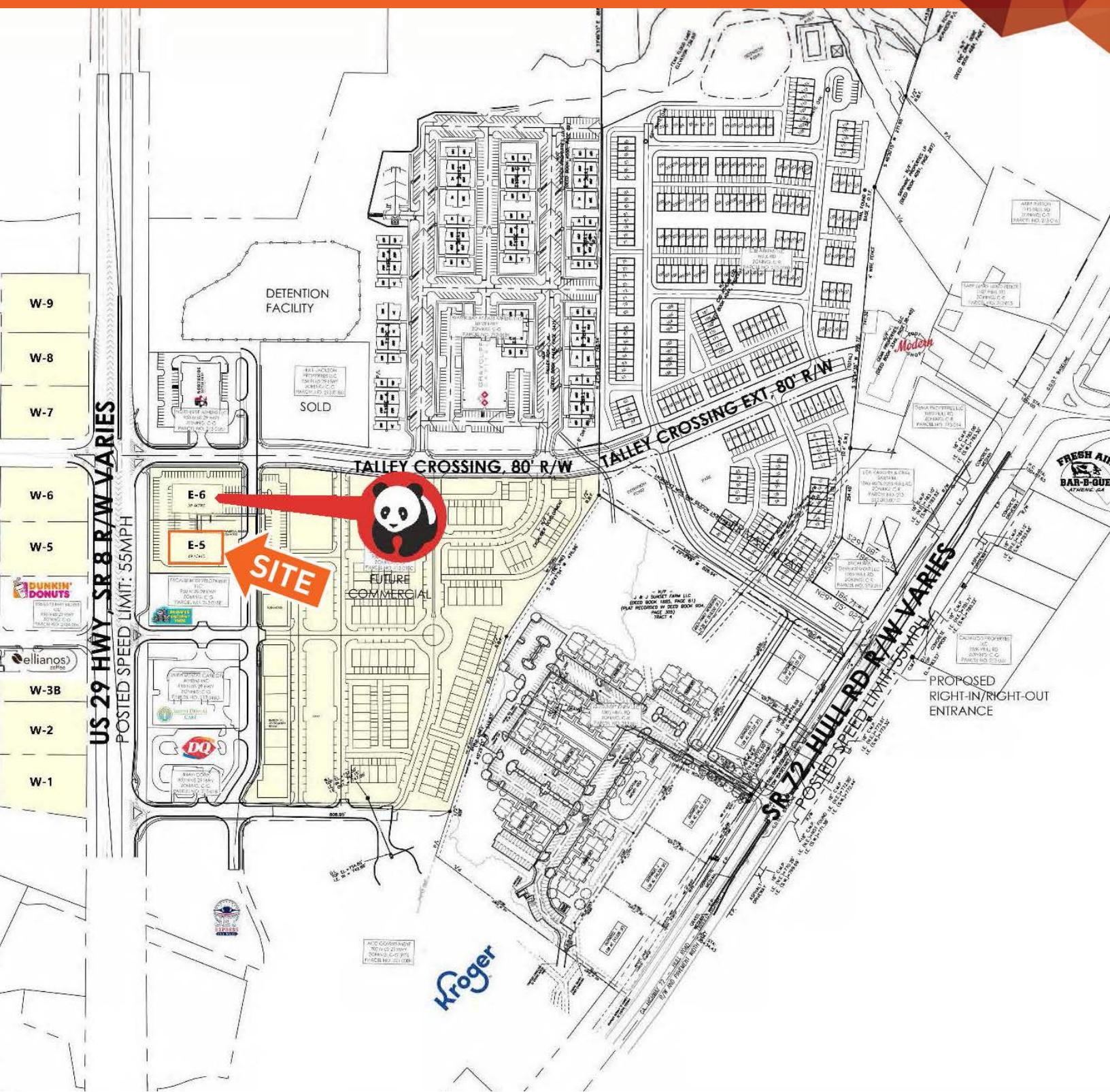
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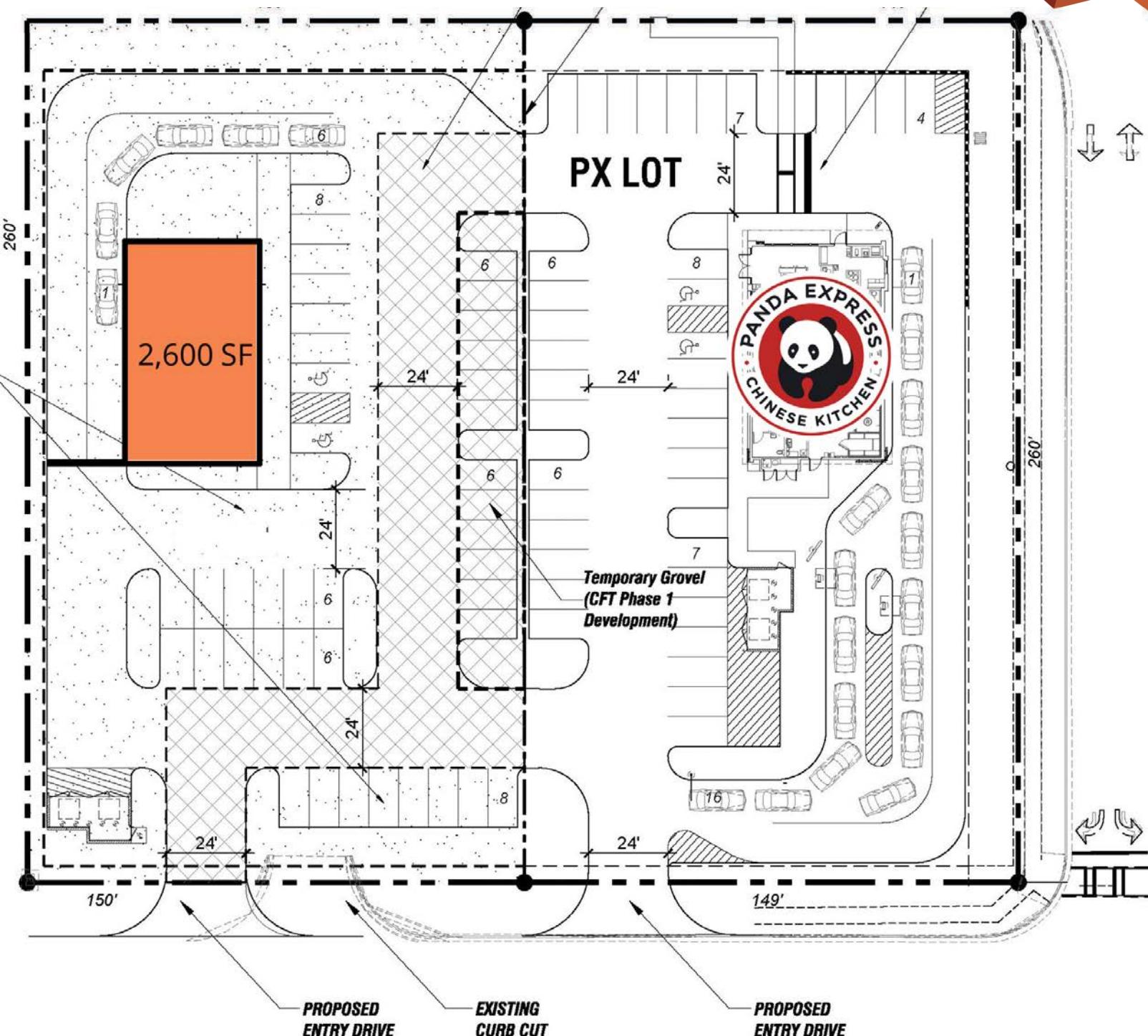
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