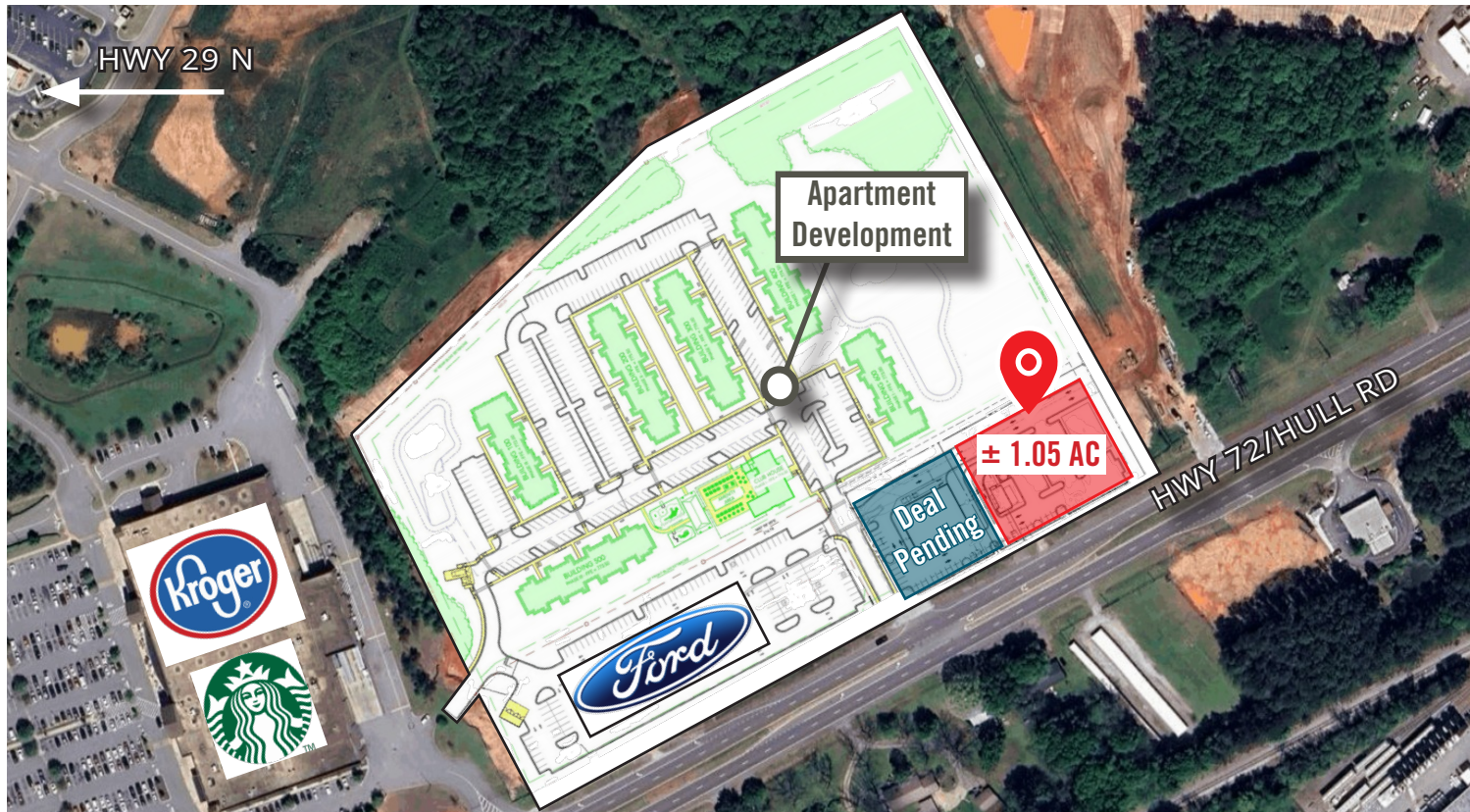


# HULL RD OUTPARCELS

1045 Hull Road, Athens, GA 3060

## RETAIL SPACE FOR LEASE



### PROPERTY OVERVIEW

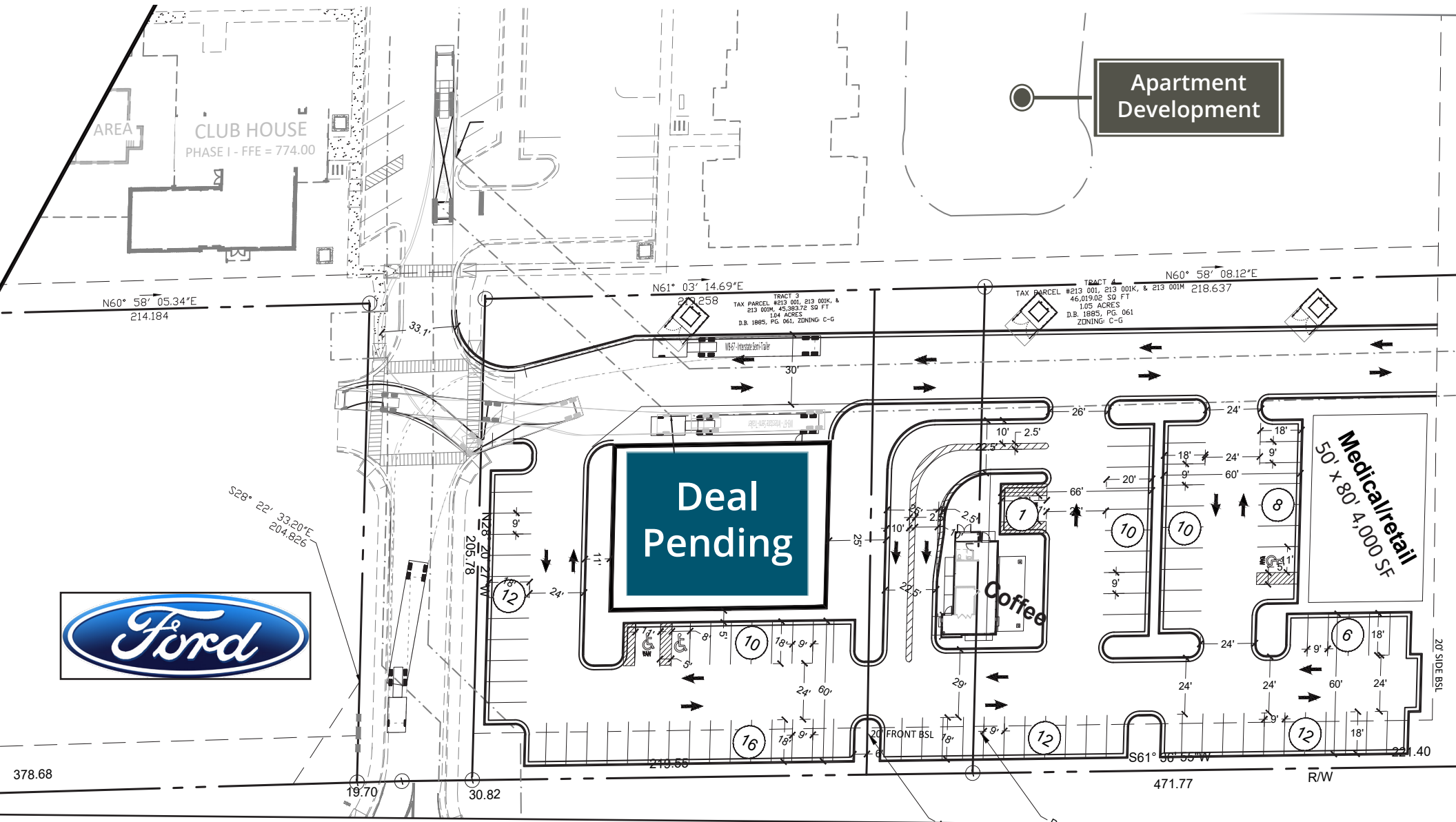
- » 1.05 Acre Retail Outparcel For BTS or Ground Lease in NE Athens
- » Outparcel to new apartment development
- » Cross Access with #4 Ranked Kroger in Georgia and surrounding retail

- » 61,736 Residents within 10-Min Drive
- » Combined daily traffic count of 46,700 vehicles per day
- » Area retailers include: Kroger, Petsense, Mavis Tire, Dunkin' Donuts, Starbucks, Whataburger, Piedmont Urgent Care, United Community Bank, AT&T

### DEMOGRAPHICS

	3 Miles	5 Miles	10 Miles
Population	13,895	19,218	166,812
Households	7,688	27,200	66,582
Daytime Pop.	13,061	54,092	107,559
Ave. HH Income	\$58,332	\$64,090	\$80,315





HWY 72/HULL RD

