

Jefferson Holding Company

549 Athens Street, Jefferson, GA

**RETAIL SPACE
AVAILABLE FOR LEASE**

Available 1,500 SF
Rate \$12 / SF
Type NNN
Term Negotiable

Retail space available at 549 Athens Street in Jefferson, GA, within a 4,500 SF center anchored by Chevron. Built in 1998 on a 1.08-acre lot, the property offers a 1,500 SF unit, ideal for retail use. Formerly a Domino's, the space is in-line with other tenants and features a strong parking ratio of 6.67/1,000 SF. Lease is \$12.00/SF/year NNN, with monthly rent at \$1,500 and CAM at \$329. Located in a visible, accessible corridor with nearby major retailers.

Features

- Anchored by Chevron
- SEC of Athens St and Gordon St
- Great visibility
- Strong demographics and traffic
- Rent = \$1,500 / month
- NNN = \$329 / month

Traffic Counts

- Athens Street 6,976 VPD
- Gordon Street 948 VPD

2025 Regis Online

Demographics

	1 Mile	3 Mile	5 Mile
Population	3,203	17,000	26,867
Households	1,128	5,682	9,007
Avg Household Income	\$112,207	\$123,520	\$116,512

2025 Regis Online



Information presented has been gathered from sources deemed reliable, but is not guaranteed by Majors Management, LLC, or its employees, and is subject to change, corrections, errors and omissions, or withdrawal without notice.

Leasing Information

770-338-2620
leasing@majorsmgmt.com



MajorsManagement.com

Majors Management, LLC

1255 Lakes Pkwy, #180
Lawrenceville, GA 30043



Interior (space to be cleared/cleaned)



Interior (space to be cleared/cleaned)



Interior (space to be cleared/cleaned)

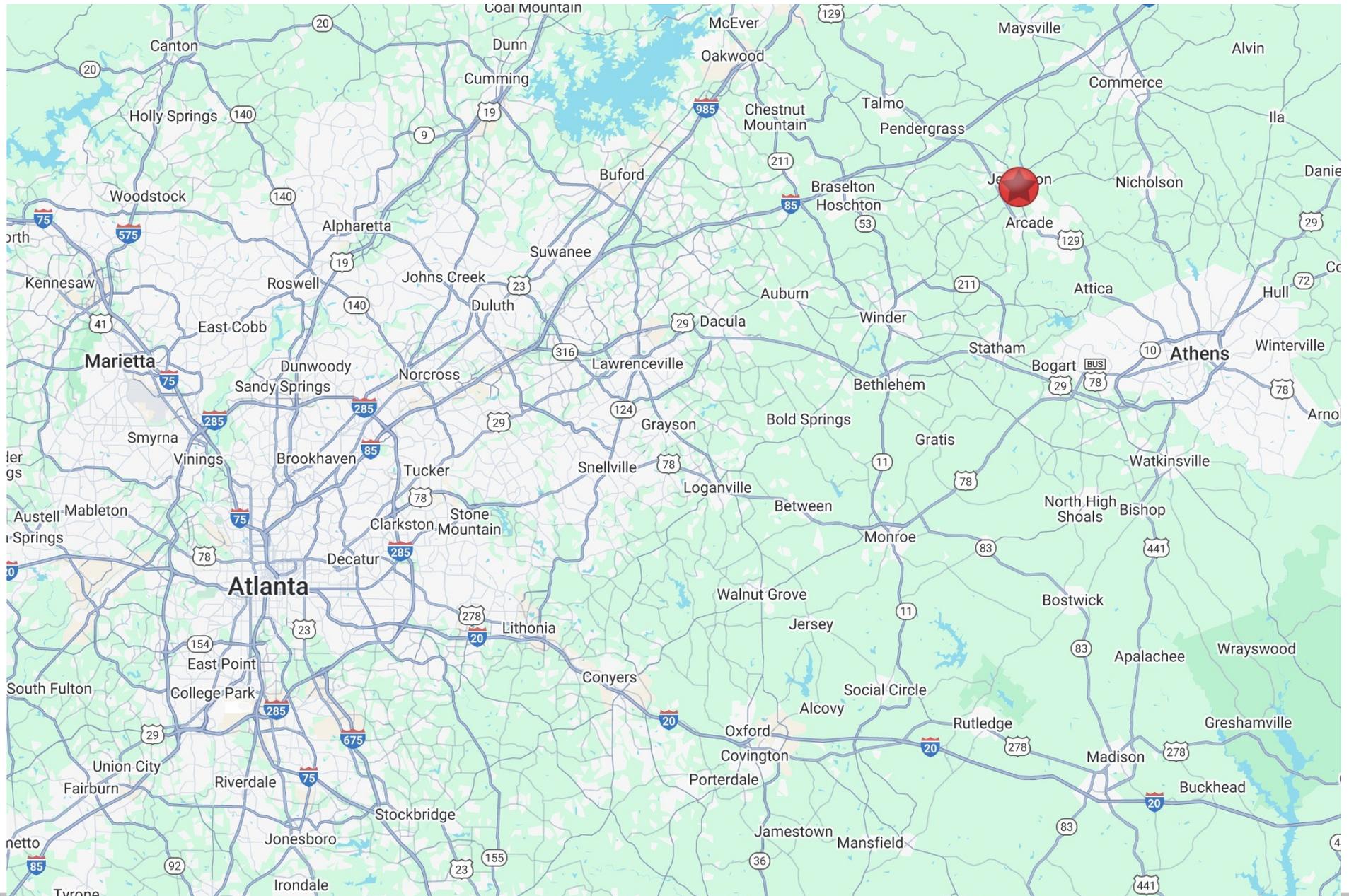


Exterior

Leasing Information
770-338-2620
leasing@majorsmgmt.com



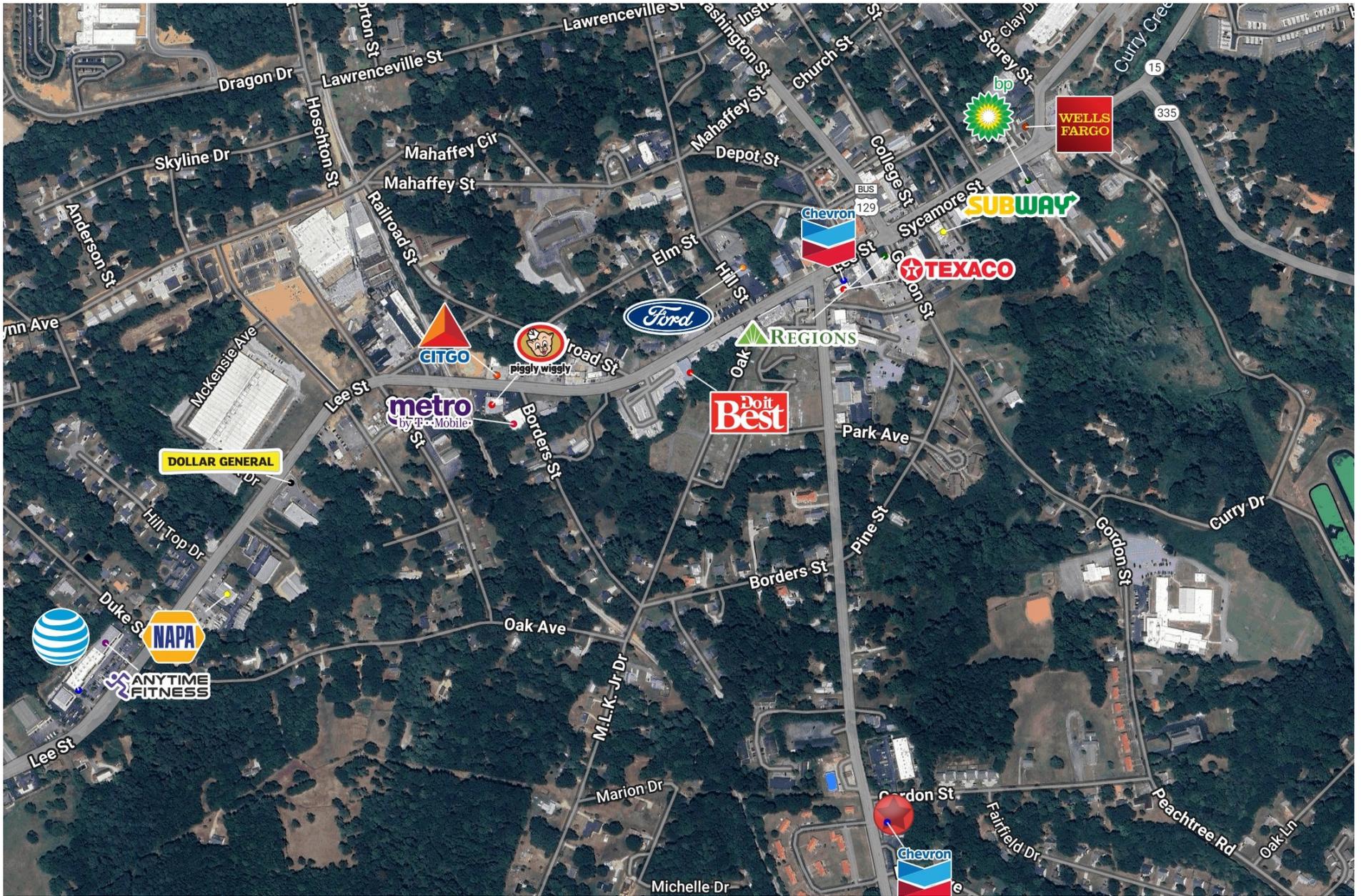
This information is deemed reliable, however, we make no guarantee, warranty or representation as to the completeness or accuracy thereof.



Leasing Information



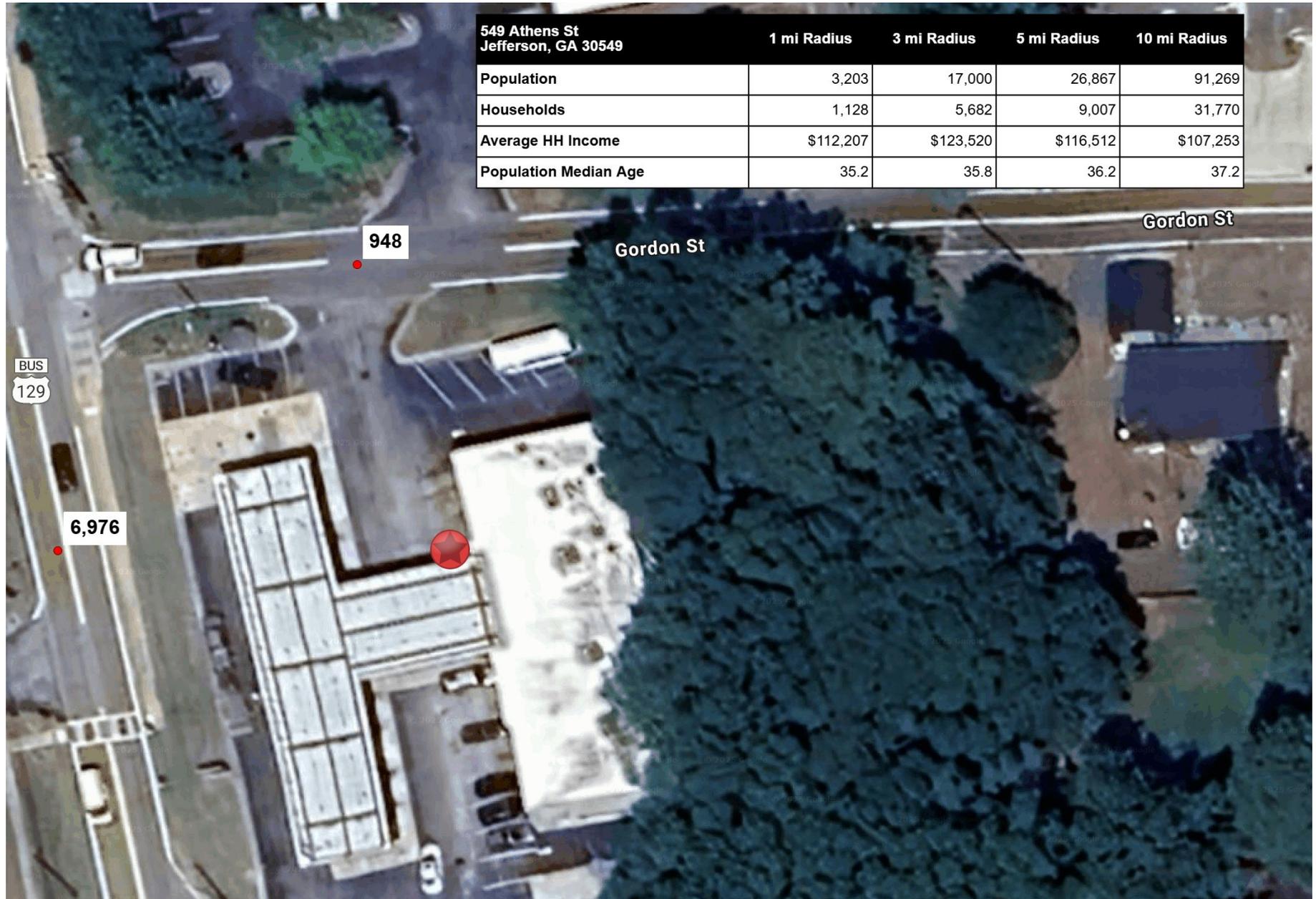
This information is deemed reliable, however, we make no guarantee, warranty or representation as to the completeness or accuracy thereof.



Leasing Information
 770-338-2620
leasing@majorsmgmt.com



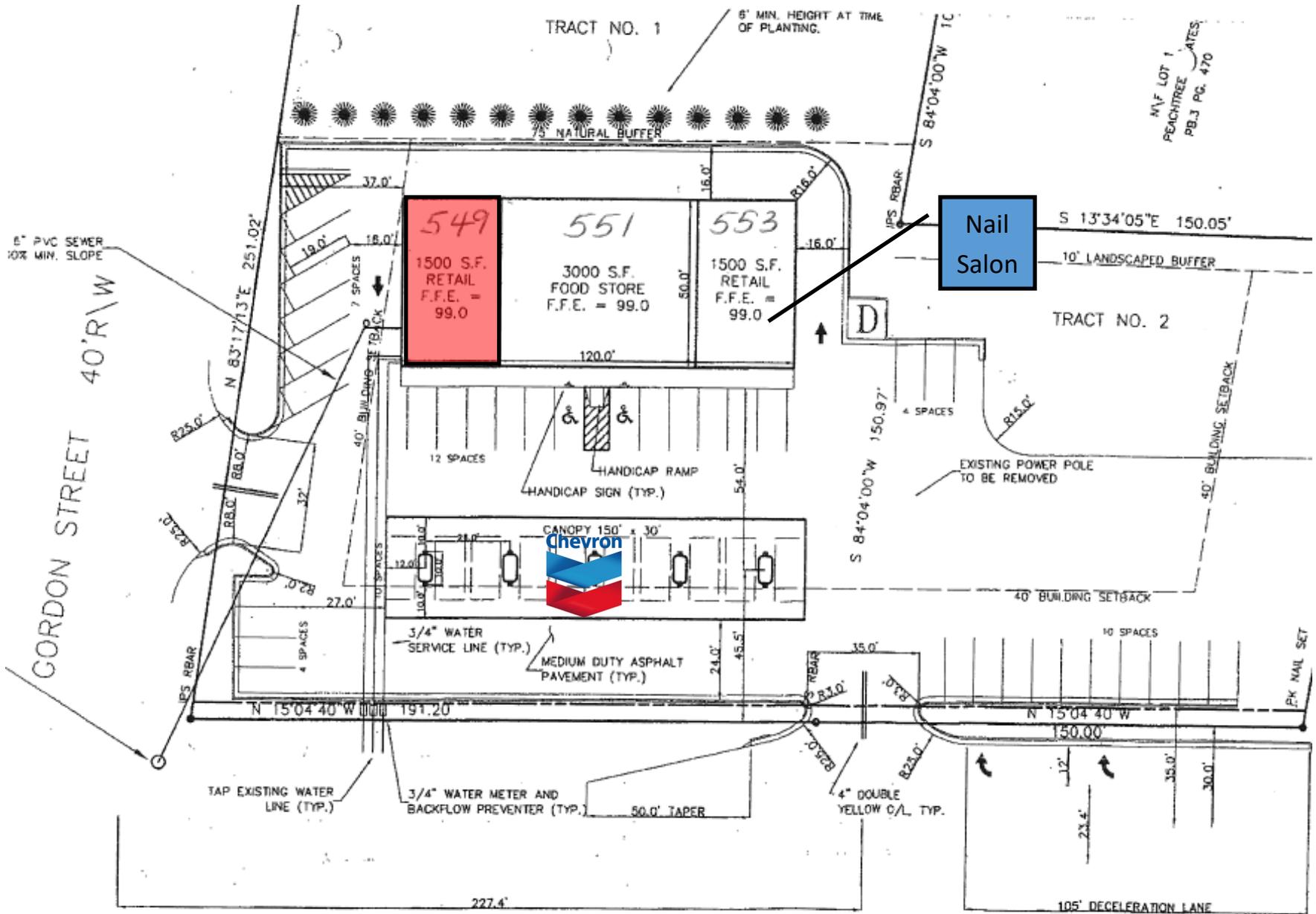
*This information is deemed reliable,
 however, we make no guarantee,
 warranty or representation as to the
 completeness or accuracy thereof.*



Leasing Information
 770-338-2620
 leasing@majorsmgmt.com



This information is deemed reliable, however, we make no guarantee, warranty or representation as to the completeness or accuracy thereof.



Leasing Information
 770-338-2620
 leasing@majorsmgmt.com



This information is deemed reliable, however, we make no guarantee, warranty or representation as to the completeness or accuracy thereof.

549 Athens St Jefferson, GA 30549	1 mi radius	3 mi radius	5 mi radius
Population			
2025 Estimated Population	3,203	17,000	26,867
2030 Projected Population	3,833	20,354	31,893
2020 Census Population	2,807	14,201	23,379
2010 Census Population	2,313	11,220	18,387
Projected Annual Growth 2025 to 2030	3.9%	3.9%	3.7%
Historical Annual Growth 2010 to 2025	2.6%	3.4%	3.1%
2025 Median Age	35.2	35.8	36.2
Households			
2025 Estimated Households	1,128	5,682	9,007
2030 Projected Households	1,383	6,942	10,903
2020 Census Households	983	4,780	7,853
2010 Census Households	837	3,931	6,419
Projected Annual Growth 2025 to 2030	4.5%	4.4%	4.2%
Historical Annual Growth 2010 to 2025	2.3%	3.0%	2.7%
Race and Ethnicity			
2025 Estimated White	67.5%	78.2%	79.1%
2025 Estimated Black or African American	21.3%	11.5%	10.5%
2025 Estimated Asian or Pacific Islander	2.2%	2.4%	2.5%
2025 Estimated American Indian or Native Alaskan	0.4%	0.3%	0.3%
2025 Estimated Other Races	8.6%	7.7%	7.7%
2025 Estimated Hispanic	10.1%	9.2%	9.0%
Income			
2025 Estimated Average Household Income	\$112,207	\$123,520	\$116,512
2025 Estimated Median Household Income	\$82,605	\$99,303	\$94,675
2025 Estimated Per Capita Income	\$39,520	\$41,323	\$39,100

Leasing Information
770-338-2620
leasing@majorsmgmt.com



This information is deemed reliable, however, we make no guarantee, warranty or representation as to the completeness or accuracy thereof.