

# ATLAS ATHENS COMMERCIAL RETAIL OUTPARCEL

2480 LEXINGTON ROAD, ATHENS, GA 30605



AT THE INTERSECTION OF COLLABORATION & COMMUNITY

**MARKS COMMERCIAL REALTY, INC.**  
1865 W. Broad Street, Suite A  
Athens, Georgia 30606



**PRESENTED BY:**

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# EXECUTIVE SUMMARY

2480 LEXINGTON ROAD | ATHENS, GA 30605



## Property Description

Marks Commercial Realty, Inc., is pleased to present a premier development opportunity located at 2480 Lexington Road, Athens, GA -- a 0.55-acre commercial outparcel positioned at the signalized entrance to the master-planned Atlas Athens mixed-use community. The site is fully entitled for up to 10,000 square feet of retail or commercial space, making it ideally suited for a developer seeking to construct a new, modern building and capitalize on Athens' growing demand for neighborhood-serving retail and office uses.

This offering uniquely blends three rare attributes: A high-visibility hard corner along of one Athens' primary commercial corridors; a built-in customer base from a 1,000+ resident master-planned community; and strong public investment and infrastructure momentum along Lexington Road.

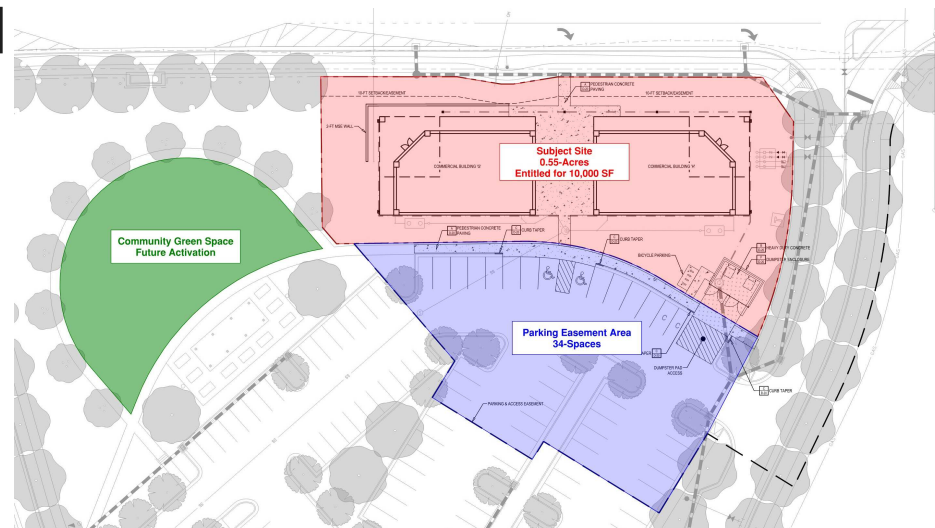
The property represents an outstanding opportunity for a vertical developer to establish a multi-tenant retail or commercial project in an area experiencing consistent growth, improved connectivity, and increasing residential density.

## Investment Highlights

- Fully entitled site for up to 10,000 SF retail development
- Front-door commercial outparcel for master-planned community
- Strong built-in residential base (1,000+ Residents)
- High visibility and traffic exposure (31,600 VPD)
- Growing submarket with infrastructure momentum
- Ideal for build-to-suite or speculative retail development
- Master Declaration for future management and oversight
- Access to public transportation
- Delivered condition to included stubbed utilities to property; common stormwater; completed parking lot
- Fee-simple pad

## Property Overview

Price:	\$400,000
Parcel Size:	0.55-Acres
Zoning/Entitlement:	Approved for up to 10k SF retail/commercial development
Planned Configuration:	Two retail buildings totaling 10k SF (conceptual)
Frontage:	+/- 141 feet on Lexington Road
Topography:	Gently Sloping, Development-Ready
Access:	Signalized Intersection + Right-In / Right Out Secondary Access
Parking:	Adjacent Surface Parking Provided Via Easement (34-Total Spaces)
Utilities:	All Major Utilities / Stormwater Stubbed & Accessible



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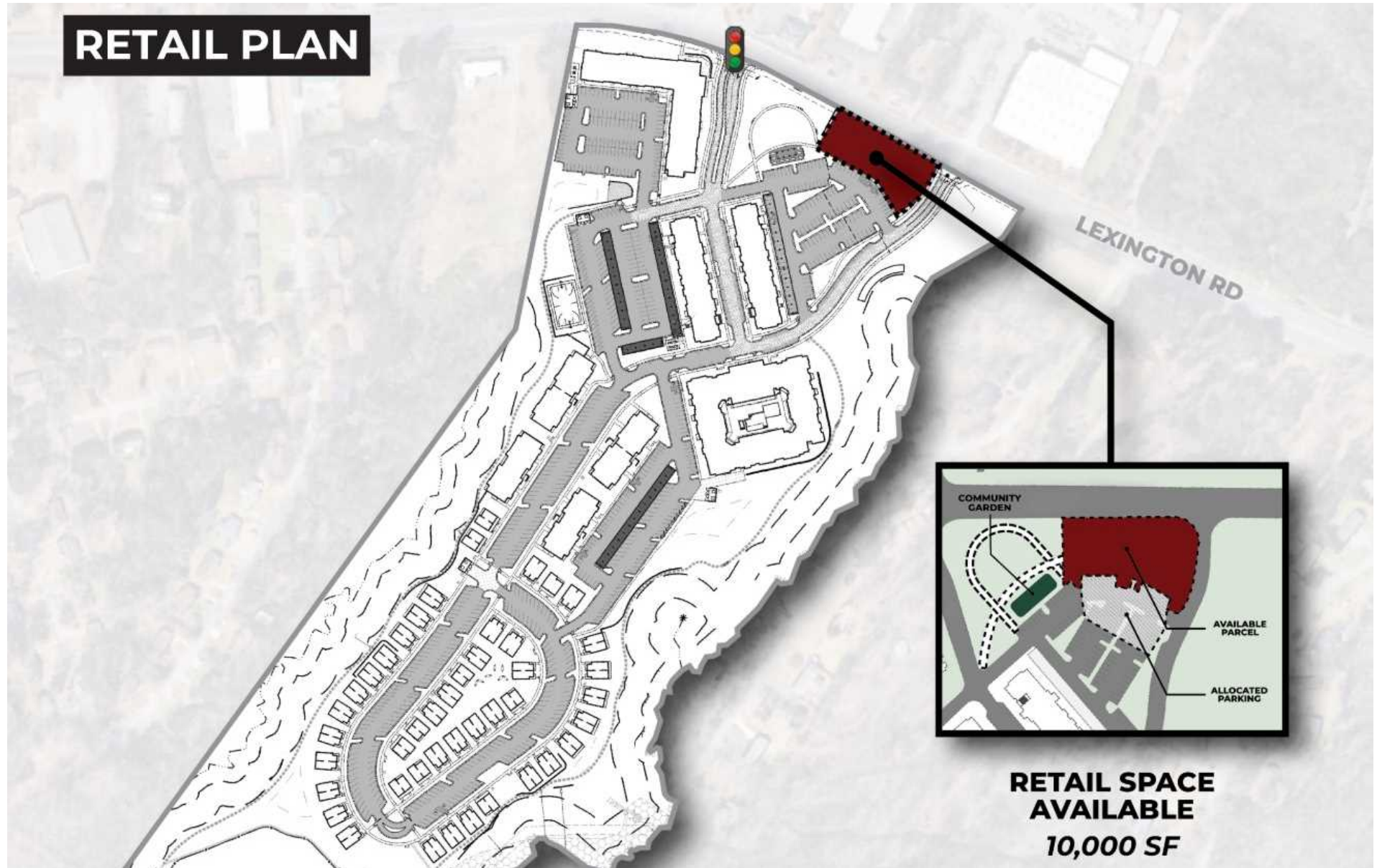


# SITE PLAN

2480 LEXINGTON ROAD | ATHENS, GA 30605



## RETAIL PLAN



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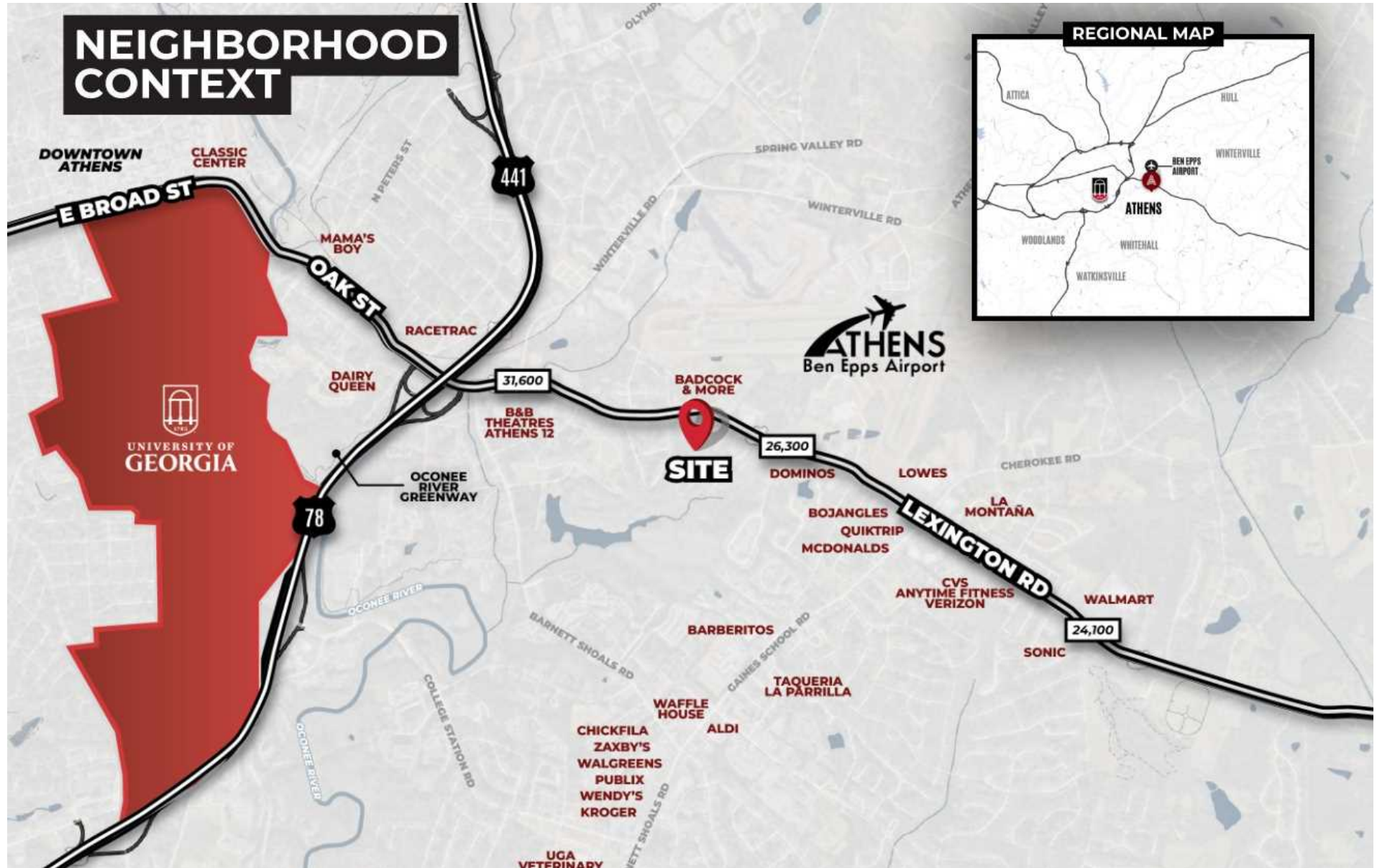
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# AERIAL MAP

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# AREA OVERVIEW

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## Location Overview

Athens is one of Georgia's most dynamic secondary markets, anchored by the University of Georgia and supported by a diverse economic ecosystem. The city blends the stability of an institutional anchor with the vibrancy of a growing college town, resulting in strong demand for retail, services, and experiential commercial environments.

Athens continues to experience steady growth in both population and development activity, driven by university expansion and continued in-migration

### Key Market Drivers

- Home to the University of Georgia (UGA), enrolling more than 43,000 students
- Population base of approximately 129,000 in Athens-Clarke County
- Young, educated demographic profile with strong rental demand
- Regional employment hub with healthcare, education, manufacturing, and research
- Strategic location approximately 75-miles from Atlanta via US-78 & DR-316



## East Athens & Lexington Road Corridor

Lexington Road functions as Athens' primary eastern gateway, connecting Downtown Athens, UGA, and the eastside communities through a heavily traveled commercial corridor.

### Corridor Highlights

- Designated commercial and reinvestment corridor in ACC planning documents
- High commuter traffic linking Athens to Colbert, Winterville, and eastern Oconee County
- Primary route serving Athens-Ben Epps Airport
- Increasing residential and mixed-use development along the corridor
- Ongoing infrastructure upgrades improving aesthetics and access. Traffic counts up to 31,600 vehicles per day

This location offers developers the rare blend of visibility, accessibility, and neighborhood integration – ideal for daily-needs retail, service uses, and walkable commercial environments.

## Infrastructure & Public Investment

The corridor is currently benefiting from major ACC and GDOT investments that support long-term growth and enhanced accessibility.

These upgrades position the property to benefit from increased redevelopment activity and rising commercial demand in the coming years.

### Key Improvements

- TSPLOST-funded pedestrian and street enhancements
- Multi-use path connectivity along Lexington Road
- Improved lighting and landscaping
- Intersection upgrades and traffic flow improvements
- Enhanced access to Loop 10 and SR-316

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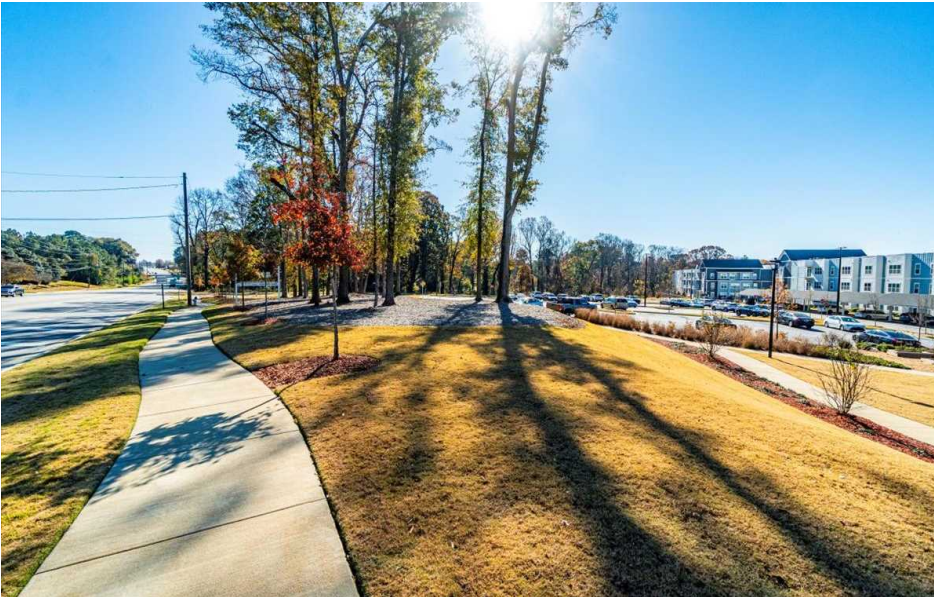
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# PROPERTY PHOTOS

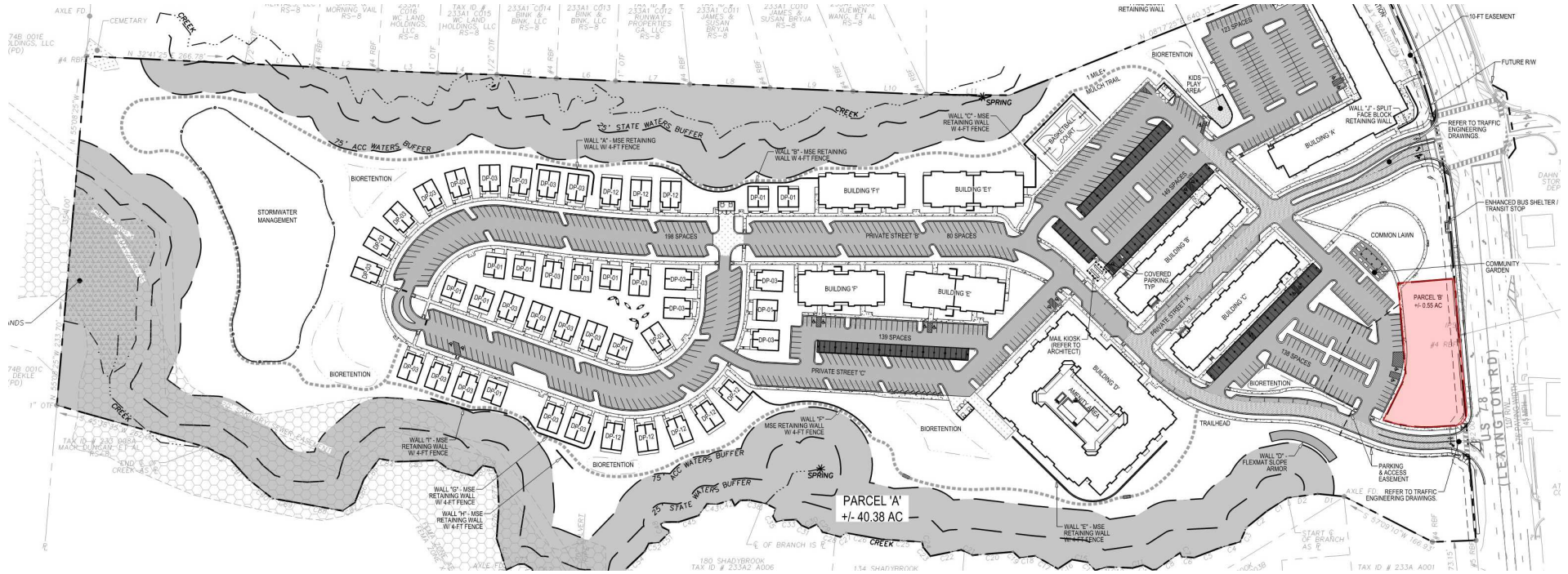
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# ATLAS ATHENS - MASTER PLANNED COMMUNITY

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2480 Lexington Road sits at the entrance to Atlas Athens, a 41-acres master-planned mixed-use development that accommodates over 1,000 residents.

## Overview

- Large-scale residential development designed for students and young professionals
- Modern housing product with on-site amenities and community greenspace
- Integrated pedestrian infrastructure promoting walkability
- Designed to function as a self-contained live-work-play environment

The subject property serves as the retail anchor for the community, positioned to capture daily foot traffic from residents while also benefiting from strong vehicular exposure along Lexington Road.

This adjacency creates a unique opportunity for a developer to deliver a neighborhood retail center supported by a built-in customer base.



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# TAPESTRY PROFILE

2480 LEXINGTON ROAD | ATHENS, GA 30605



## Tapestry Profile

Athens-Clarke County, GA | Geography: County



**54,247**

Households



**29.2** ↓

Median Age

26.3% lower than  
United States.



**\$58.2K** ↓

Median HH Income

28.8% lower than  
United States.



**\$310.9K** ↓

Median Home Value

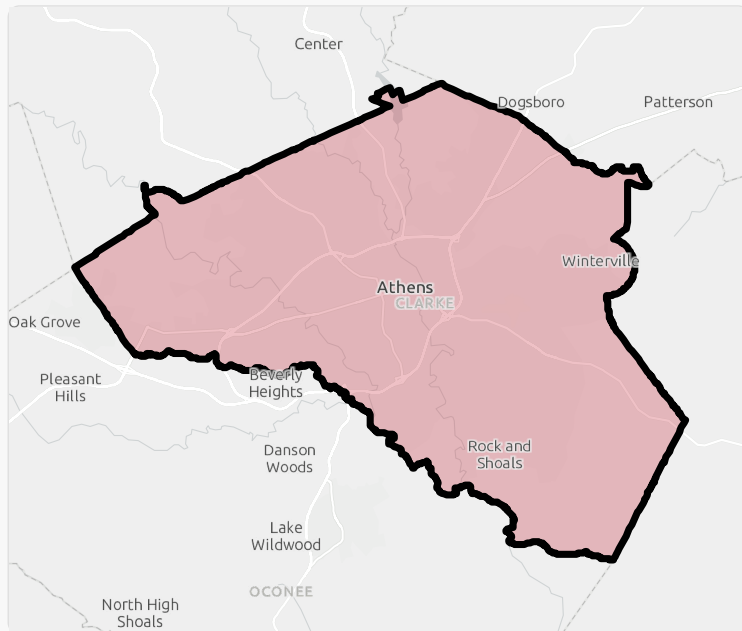
16.1% lower than  
United States.



**5.3**

Home Value to  
Income Ratio

Median home value  
divided by median  
household income



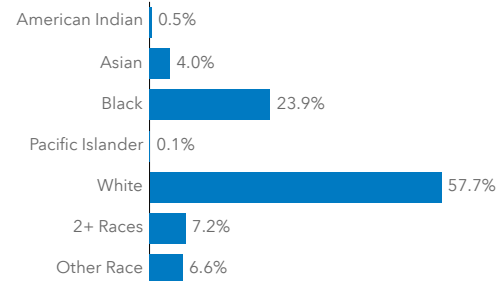
**Diversity Index**

**68.3**

0

100

### Population by Race



## Tapestry

Top 5 segments by household count

B1 Dorms to Diplomas > 8,673 | 16.0%

B2 College Towns > 7,306 | 13.5%

D1 Emerging Hub > 6,269 | 11.6%

K6 City Greens > 4,217 | 7.8%

C3 Metro Fusion > 3,970 | 7.3%

Other 23.8K | 43.9%

**Dorms to Diplomas** accounts for 16% of households in the area which is **15.5% higher** than the U.S.

[Source:](#) This infographic contains data provided by Esri (2025). © 2025 Esri

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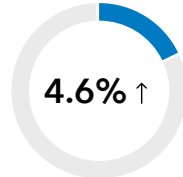
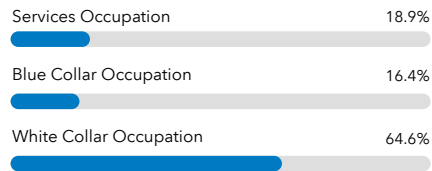
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Tapestry Profile | Athens-Clarke County, GA | Geography: County

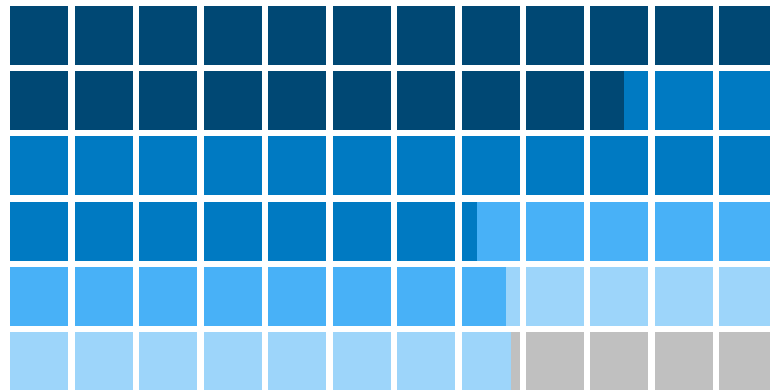


## Occupation Type



Unemployment Rate  
This is 7% higher than Georgia.

## Educational Attainment



Graduate Degree	(19,673)	Bachelor's Degree	(19,778)
Some College/No Degree	(11,388)	High School Diploma	(11,029)
No High School Diploma	(3,765)		

## Population by Occupation

Occupation	Employed	Percent	U.S. Percent	Location Quotient
<b>Total</b>	<b>66,212</b>	<b>100.0%</b>	<b>100.0%</b>	<b>-</b>
<b>White Collar</b>	<b>42,782</b>	<b>64.6%</b>	<b>62.5%</b>	<b>1.03</b>
Management	6,203	9.4%	11.8%	0.79
Business/Financial	3,093	4.7%	6.4%	0.72
Computer/Mathematical	1,989	3.0%	4.0%	0.75
Architecture/Engineering	784	1.2%	2.3%	0.51
Life/Physical/Social Sciences	2,820	4.3%	1.3%	3.32
Community/Social Service	1,237	1.9%	1.8%	1.03
Legal	634	1.0%	1.2%	0.82
Education/Training/Library	9,443	14.3%	6.3%	2.25
Arts/Design/Entertainment	2,400	3.6%	2.1%	1.69
Healthcare Practitioner	3,772	5.7%	6.7%	0.85
Sales and Sales Related	5,247	7.9%	8.4%	0.94
Office/Administrative Support	5,160	7.8%	10.1%	0.78
<b>Blue Collar</b>	<b>10,884</b>	<b>16.4%</b>	<b>21.0%</b>	<b>0.78</b>
Farming/Fishing/Forestry	156	0.2%	0.5%	0.49
Construction/Extraction	1,135	1.7%	4.9%	0.35
Installation/Maintenance/Repair	1,683	2.5%	2.9%	0.87
Production	2,984	4.5%	5.0%	0.90
Transportation/Material Moving	4,926	7.4%	7.7%	0.97
<b>Services</b>	<b>12,546</b>	<b>18.9%</b>	<b>16.5%</b>	<b>1.15</b>
Healthcare Support	1,907	2.9%	3.5%	0.81
Protective Service	741	1.1%	2.1%	0.54
Food Preparation/Serving	5,914	8.9%	5.1%	1.75
Building Maintenance	2,326	3.5%	3.4%	1.04
Personal Care/Service	1,658	2.5%	2.4%	1.03

Data Note: Location Quotients compare the industry/occupation share of a local area's employment relative to that same share nationally. A value lower/greater than 1 indicates that the local area is less/more specialized in that industry or occupation category than the US as a whole.

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