

OUTPARCEL AVAILABLE

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



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

- .64 acres available with prominent pylon signage, adjacent to Panda Express (Coming Soon)
- Off site master detention
- Surrounding land approved for multifamily for up to 735 bedrooms
- GA DOT Traffic Counts: US Hwy 29-21,700 AADT



DEMOGRAPHICS	5 MILES	7 MILES	10 MILES
Population Density	68,367	125,158	166,498
Number of Households	25,210	49,340	65,931
Daytime Population	96,730	141,834	180,296



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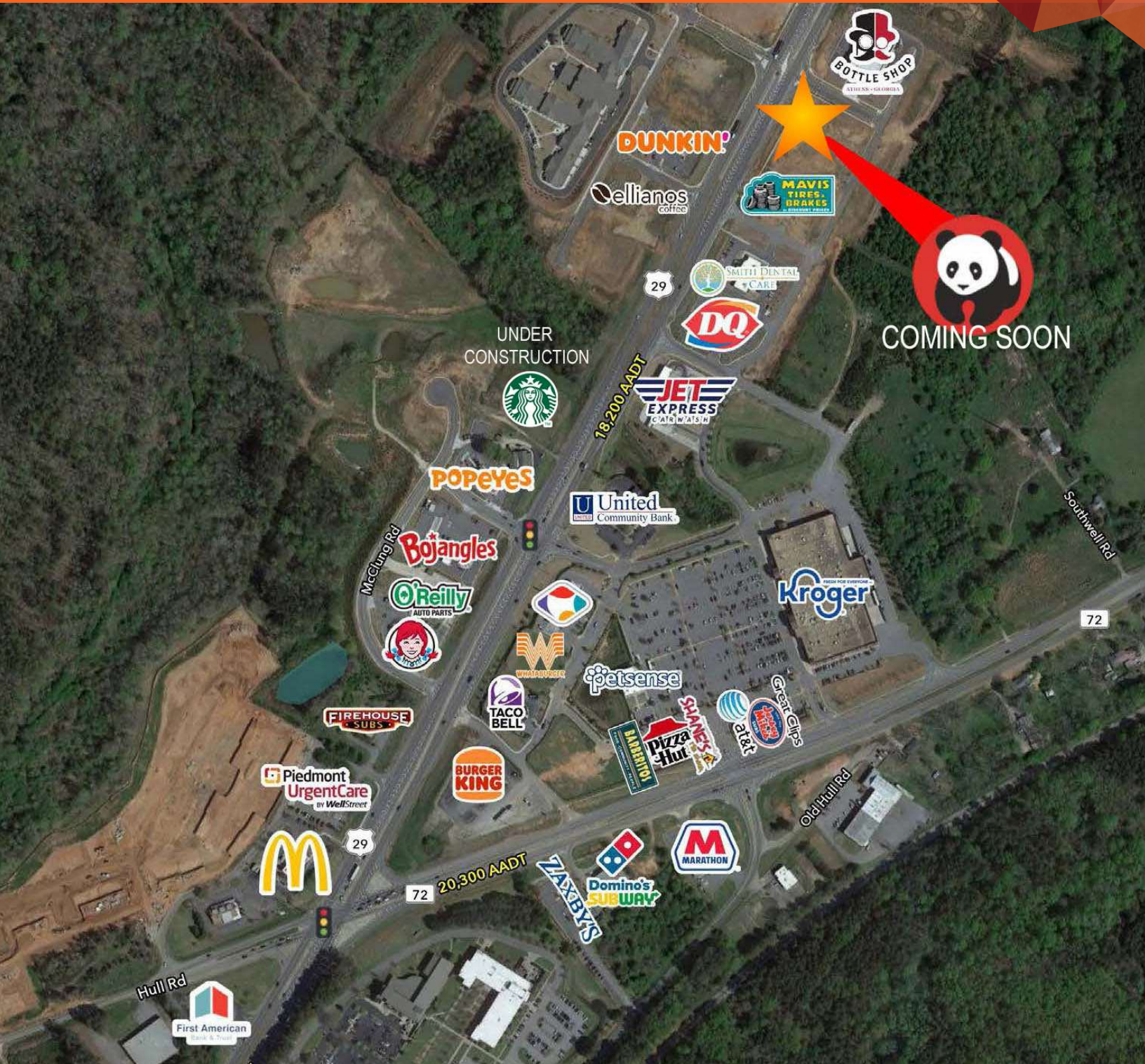
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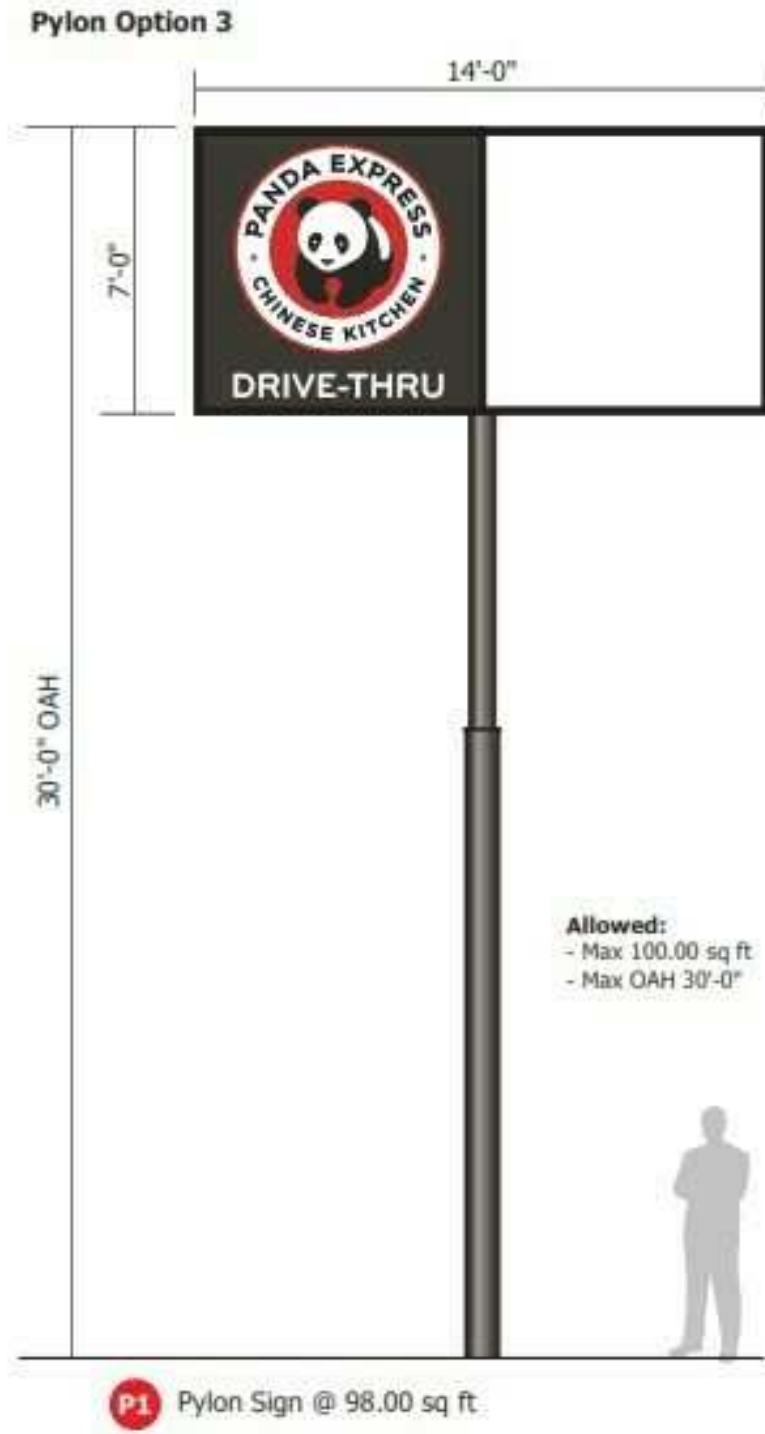
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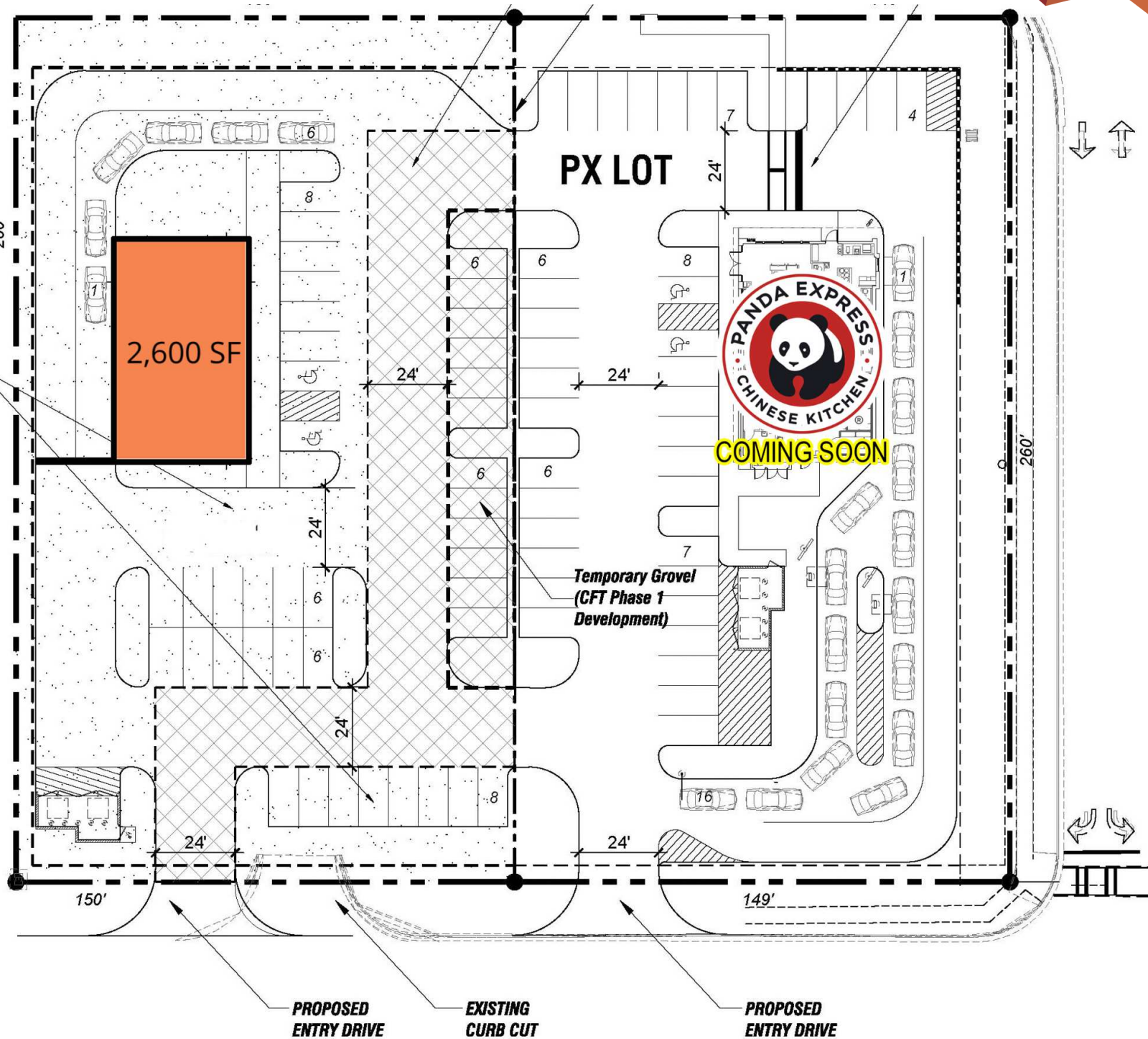
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