

An architectural rendering of a modern commercial development in Athens, Georgia. The scene shows a two-story brick building with large glass windows and doors. A sign above one of the entrances reads "BISTRO" in large, bold letters, with "LIVE FOOD & WINE BAR" in smaller text below it. To the left, another sign features the word "Bagel" in a stylized font. The building has a flat roof with a series of dark, horizontal slats or louvers. In the foreground, a wide, paved sidewalk runs along the building. Several stylized human figures are walking on the sidewalk, giving a sense of scale and activity. To the right of the sidewalk, there are several large, rectangular planters filled with greenery. The overall lighting is soft, suggesting a late afternoon or early morning setting. The text "ATHENS, GEORGIA" is written in a clean, sans-serif font above the main title "KROGER MARKETPLACE", which is in a larger, serif font. The text is white and stands out against the dark blue overlay on the left side of the image.

ATHENS, GEORGIA
KROGER MARKETPLACE

SOUTHEASTERN DEVELOPMENT

PROPERTY DETAILS

Address			2301 College Station Rd Athens, GA 30605		
Estimated Completion Date			2027		
Available Square Footage			17,079 sf		
Asking Rent			\$42.00/SF		
Anchor			Kroger Marketplace		
Daily Traffic Counts			College Station Road: 15,600 AADT Barnett Shoals Road: 14,100 AADT		
Demographics		HHI	Population		
3 Miles		\$74,577	53,739		
5 Miles		\$84,545	98,417		
10 Miles		\$96,290	180,773		

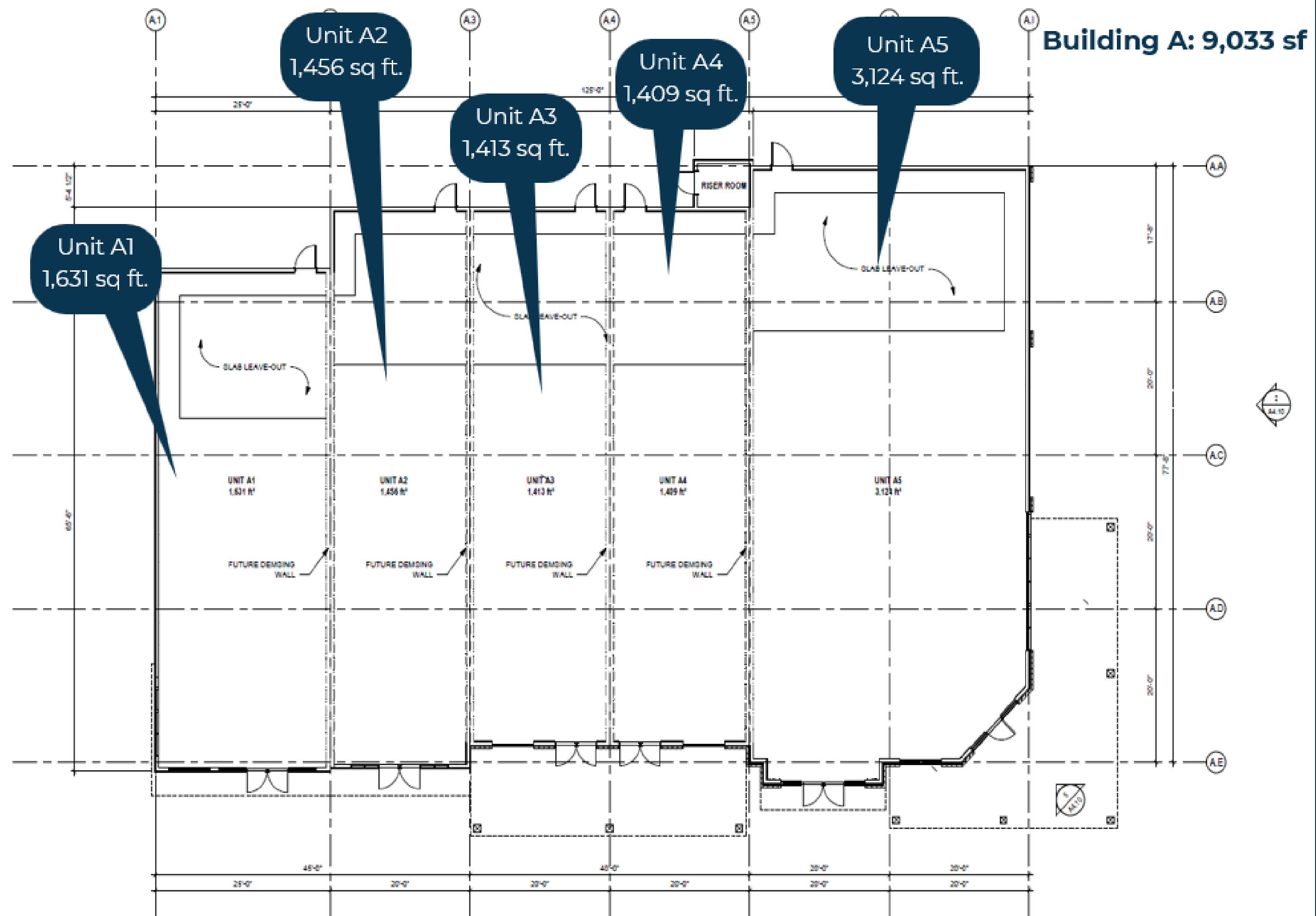


PROJECT SUMMARY

Located adjacent to the Kroger Marketplace on College Station Road, this new retail development offers approximately **17,079 square feet of premier shop space** in one of Athens' strongest grocery-anchored retail corridors. Positioned along one of the city's primary commercial thoroughfares, the project benefits from exceptional visibility, convenient access, and the consistent daily traffic generated by Kroger, surrounding retailers, and the rapidly growing residential communities in East Athens.

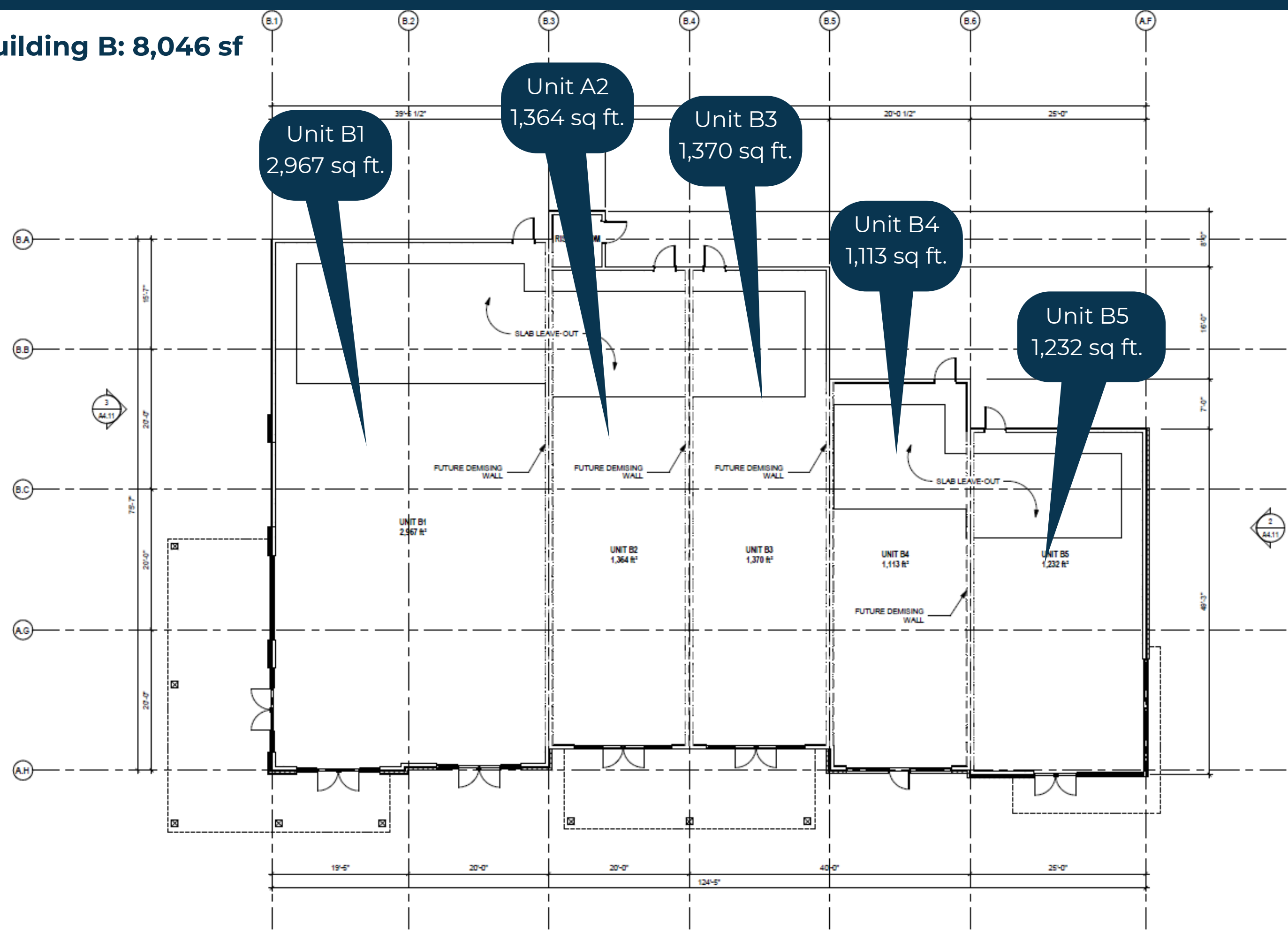
The College Station Road corridor continues to experience significant residential and commercial growth, making it an ideal location for retailers seeking to establish or expand their presence in the Athens market. In addition to serving the surrounding neighborhoods, the property is minutes from the University of Georgia, one of the nation's largest public universities, providing access to a large student population, university faculty and staff, and a substantial daytime workforce.

This development offers retailers the opportunity to locate within an established shopping destination anchored by one of the country's leading grocery operators. Grocery-anchored centers have consistently proven to be among the strongest performing retail environments due to their ability to generate frequent customer visits and steady year-round traffic.



FLOOR PLAN

Building B: 8,046 sf



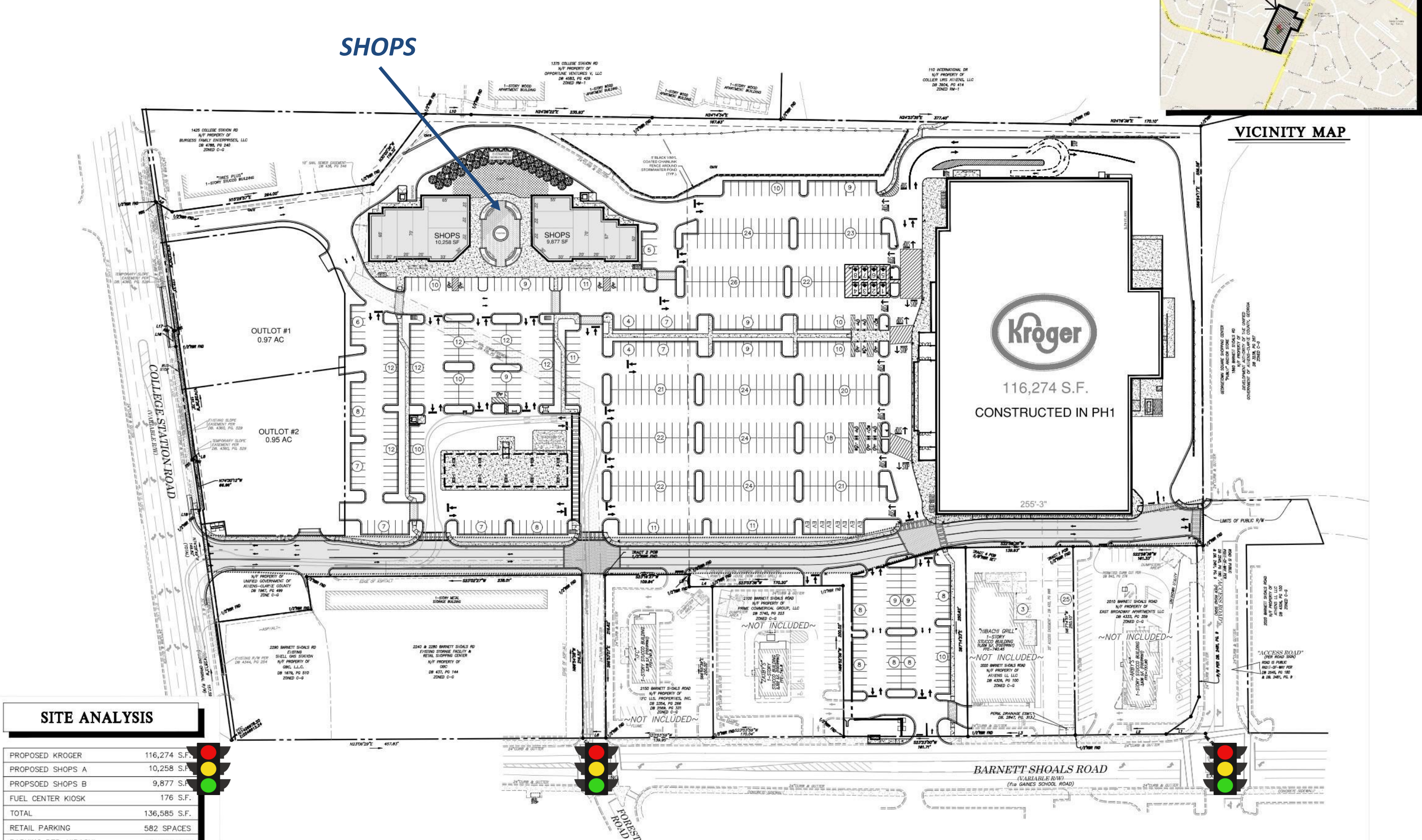
SITE ANALYSIS

PROPOSED KROGER	116,274 S.F.
PROPOSED SHOPS A	10,258 S.F.
PROPOSED SHOPS B	9,877 S.F.
FUEL CENTER KIOSK	176 S.F.
TOTAL	136,585 S.F.
RETAIL PARKING	582 SPACES
PARKING DES. HIBACHI	96 SPACES
TOTAL PROPOSED PARKING	678 SPACES
PROPOSED PARKING RATIO	4.96 SPACE/M.S.F.
TOTAL PUBLIC OPEN SPACE	15,295 S.F.

MIN. REQ. PARKING (1 SP/300 SF.)	475 SPACES
----------------------------------	------------

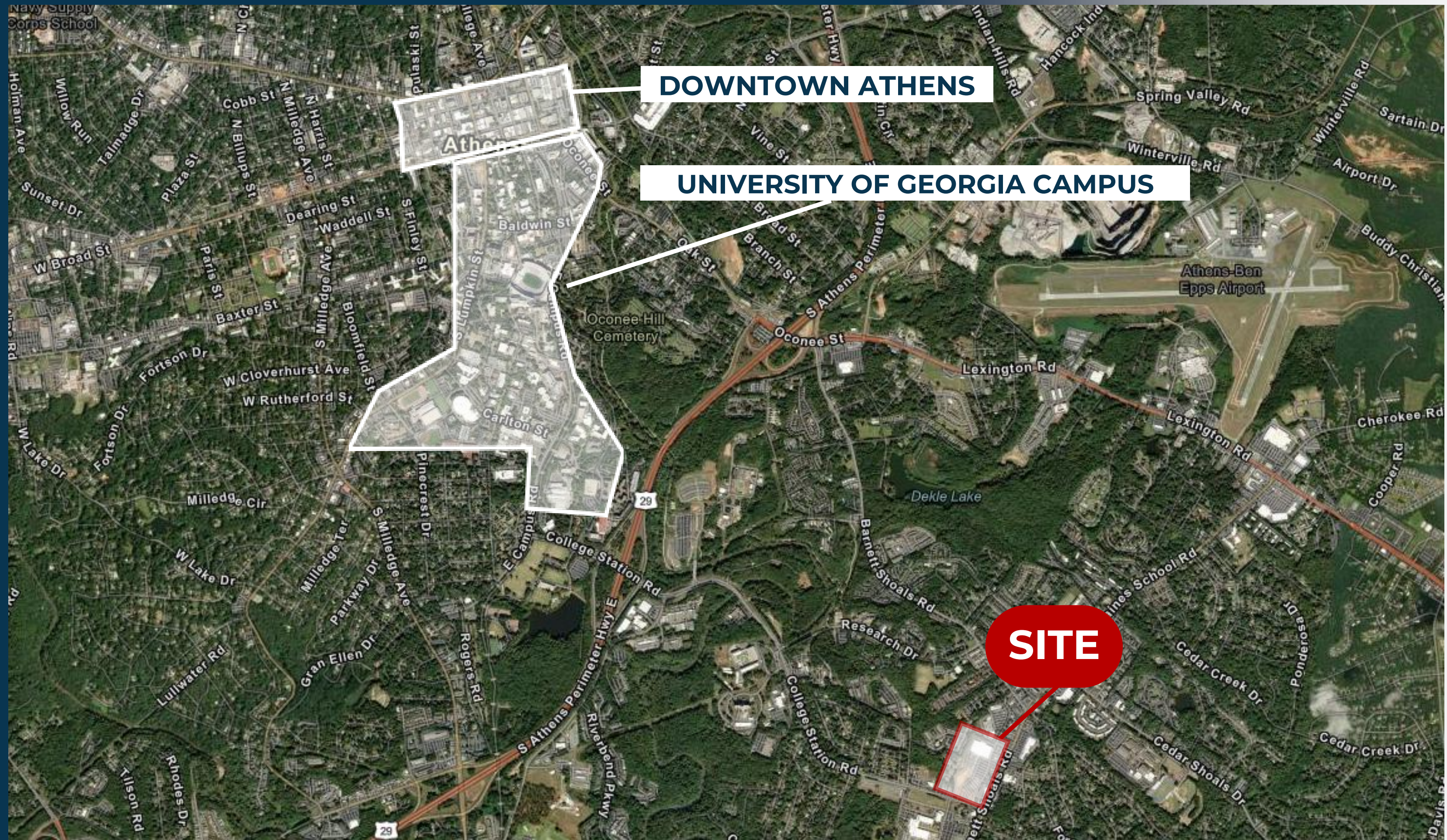
24 HR EMERGENCY CONTACT
KATLYN DEBNAR
PHONE 630.908.0691

811
IF YOU DIG GEORGIA...
CALL US FIRST!
UTILITIES PROTECTION CENTER
IT'S THE LAW



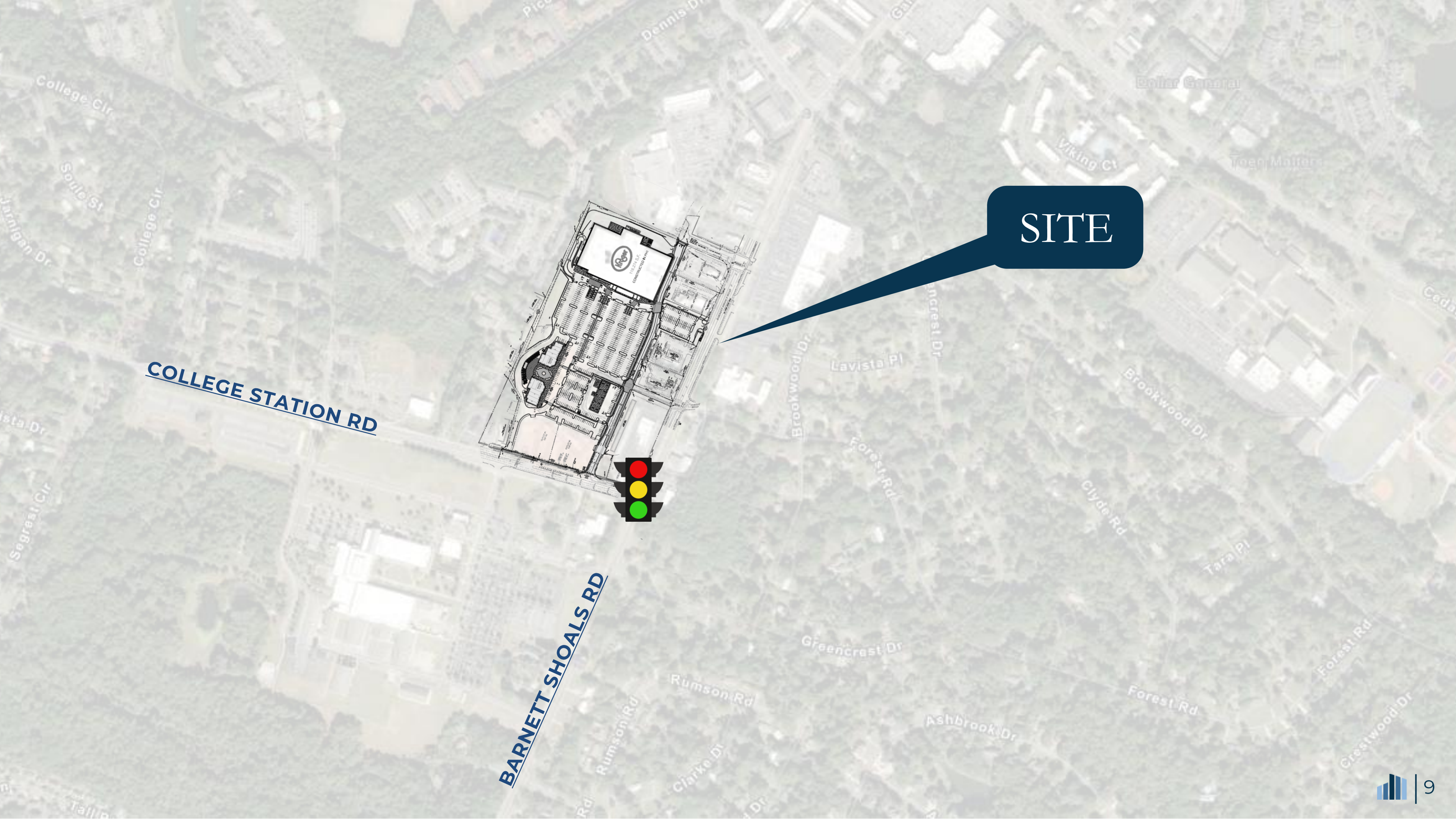
SITE PLAN

AREA MAP



RETAIL MAP





SITE

COLLEGE STATION RD

BARNETT SHOALS RD



RETAIL RENDERINGS

EXTERIOR VIEWS



RETAIL RENDERINGS

EXTERIOR VIEWS



RETAIL RENDERINGS





SOUTHEASTERN

CONTACT

RHODES SEEGER

Rhodes.seeger@southeastern.company

706-825-4457

DYKES HARBIN

dykes.harbin@southeastern.company

706-830-4497



www.southeastern.company



2743 Perimeter Parkway Building 100, Suite 370, Augusta, GA 30909