

ATHENS-HULL RD. DEVELOPMENT

1045 Hull Road | Athens, GA 30601

FOR LEASE



PROPERTY OVERVIEW

- » **RETAIL SPACE AVAILABLE:** 10,200 SF Retail Pad Site Available
- » Multi-Tenant Retail 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

	1 Mile	3 Mile	5 Mile
Population	1,291	20,297	72,933
Households	540	7,997	27,780
Avg. HH Income	\$68,646	\$63,530	\$70,688



LICENSED REAL ESTATE BROKER
BROKER OF RECORD: BRYAN BELK, BOR LICENSE NO. 32335
FSLG@FRANKLINST.COM

SAM KRUEGER
MANAGING DIRECTOR

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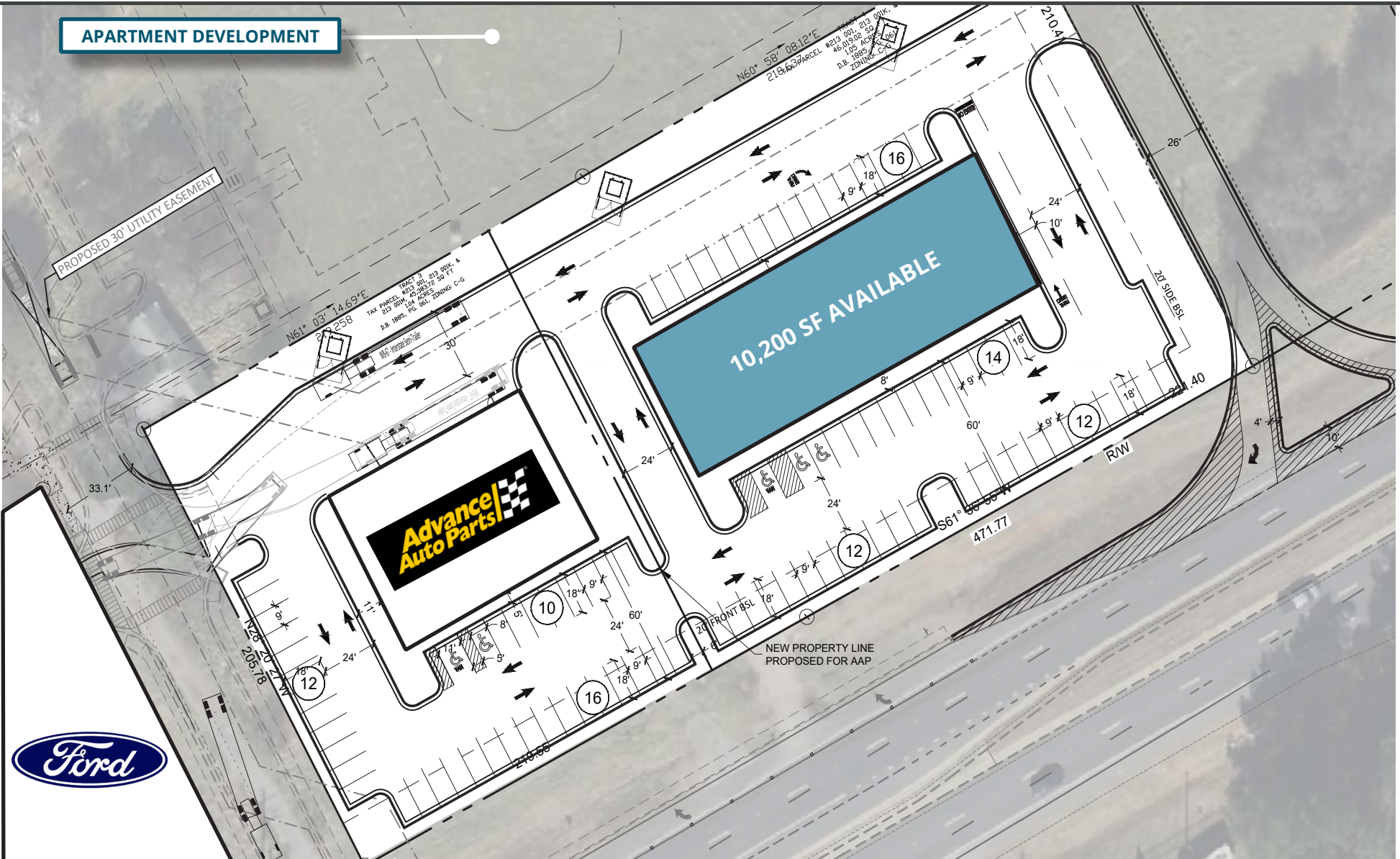
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FLOOR PLAN



FranklinStreet

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ATHENS-HULL RD. DEVELOPMENT

RETAIL AERIAL

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