

# East Athens Market Place

Property Highlights

Location

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Contact



4375 Lexington Road, Athens, GA 30605

Neighborhood Retail Center  
Athens, GA

**24,000 SF**  
LEASABLE SPACE



**HALPERN**  
ENTERPRISES, INC.

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**Neighborhood retail center** shadow-anchored by Walmart Supercenter.

- Strong national tenancy includes AT&T, GameStop, H&R Block, GNC, Hibbett | City Gear and Little Caesars
- One outparcel available

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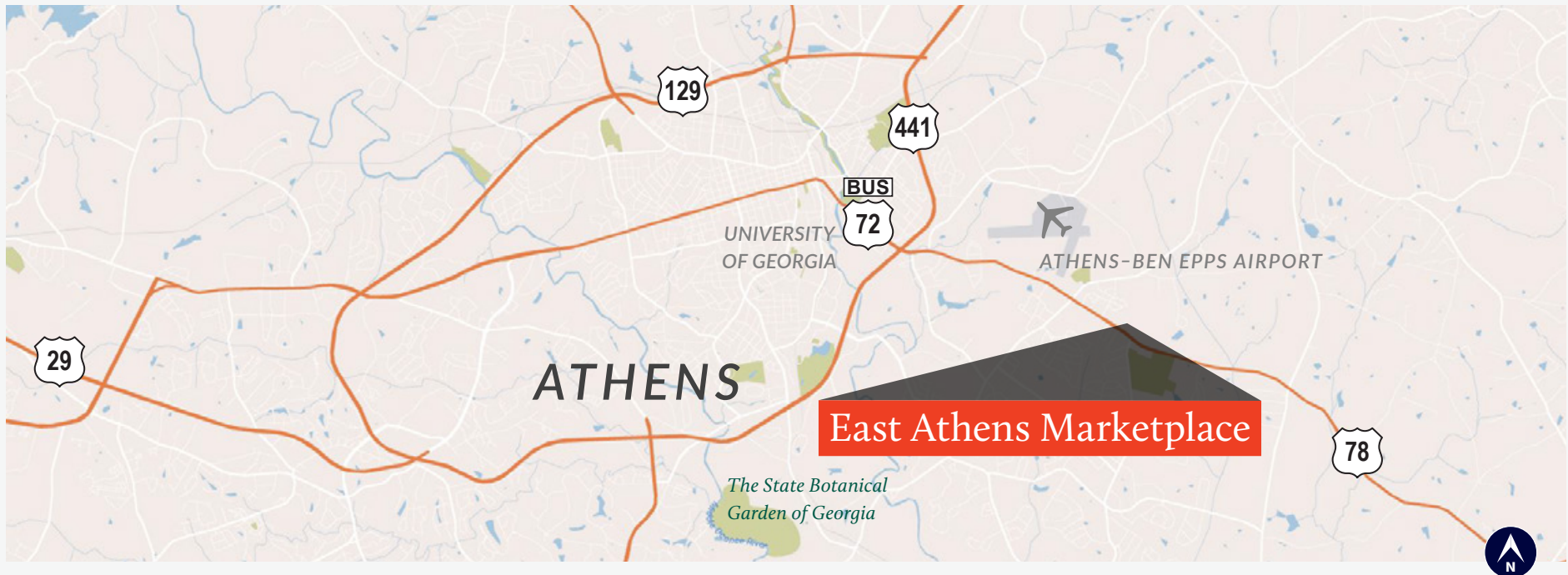
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## 5-Minute Drive Time

  
**10,532**  
POPULATION

&

  
**\$60,824**  
AVERAGE HHI

- Strategic location on US-78, Athens' main artery
- 22,400 VPD on US-78
- Signalized intersection with 3 points of ingress/egress

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Athens-Ben Epps Airport



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UNIT #	TENANT	SIZE (SF)
1-5	Rainbow	6,000
6	H&R Block	1,200
7-8	Golden Sun Chinese	2,400
9	Pro Nails	1,200
10	Athens Tobacco & Vapor	1,200
11	GNC	1,200
12	AT&T Wireless	1,200
13-15	Hibbett   CITY GEAR	3,600
16	Little Caesars	1,200
17-18	Gamestop	2,400
19	WNB Factory	2,400



LEXINGTON RD. (HIGHWAY 78/10)

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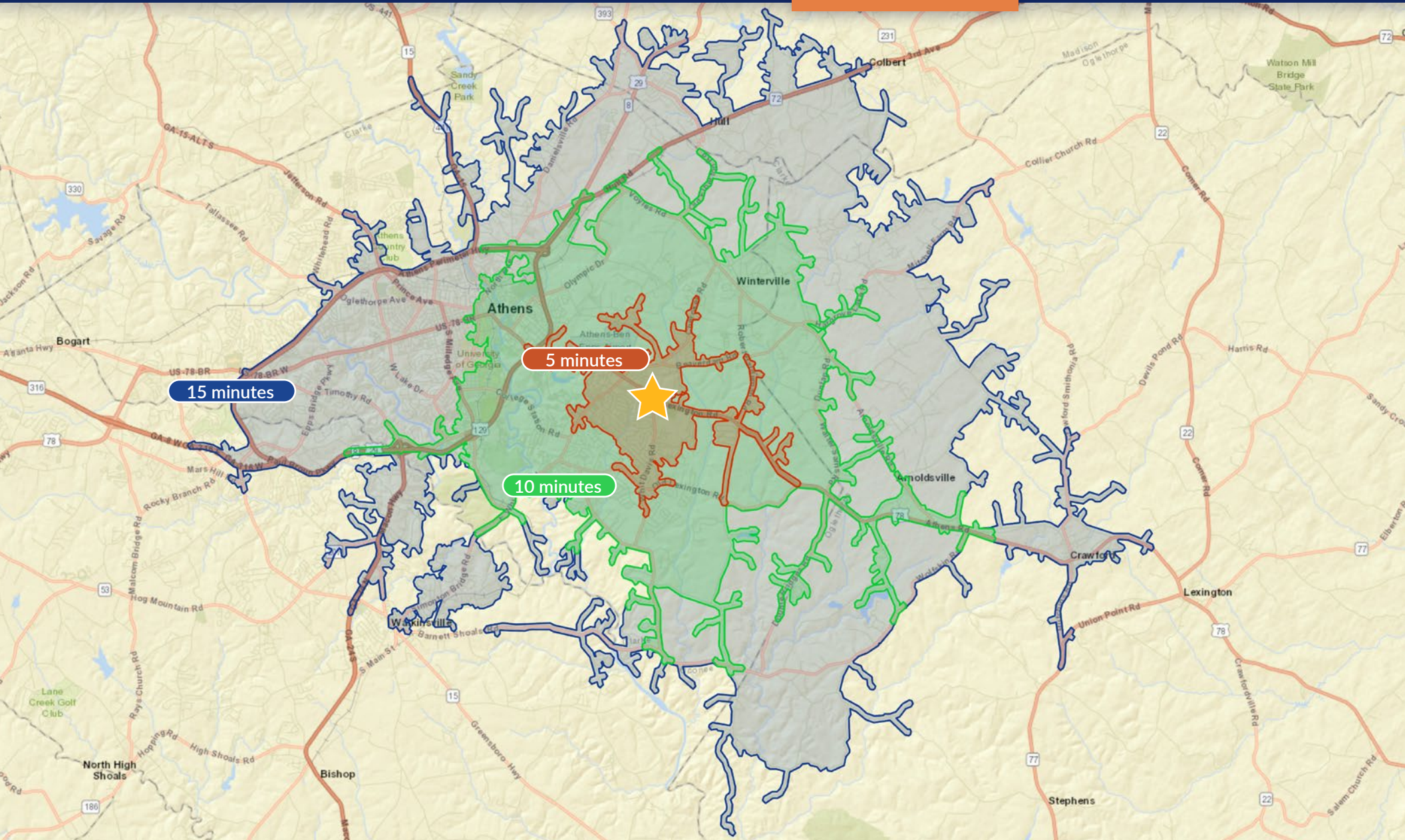
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2 Miles

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	5 MINUTES	10 MINUTES	15 MINUTES
<b>POPULATION</b>			
2000 Population	2,690	29,587	66,924
2010 Population	2,680	34,425	75,671
2019 Population	2,818	37,992	84,499
2024 Population	2,900	39,791	88,543
2000-2010 Annual Rate	-0.04%	1.53%	1.24%
2010-2019 Annual Rate	0.54%	1.07%	1.20%
2019-2024 Annual Rate	0.58%	0.93%	0.94%
2019 Male Population	48.2%	49.2%	47.8%
2019 Female Population	51.8%	50.8%	52.2%
2019 Median Age	34.4	28.9	25.2
<b>MEDIAN AGE</b>	The median age in this area is 34.4, compared to U.S. median age of 38.5.		
<b>RACE AND ETHNICITY</b>			
2019 White Alone	50.9%	56.7%	63.1%
2019 Black Alone	39.2%	32.7%	25.6%
2019 American Indian/Alaska Native Alone	0.5%	0.2%	0.2%
2019 Asian Alone	3.9%	4.6%	5.5%
2019 Pacific Islander Alone	0.1%	0.1%	0.1%
2019 Other Race	2.2%	3.1%	3.0%
2019 Two or More Races	3.2%	2.6%	2.7%
2019 Hispanic Origin (Any Race)	6.1%	7.4%	6.8%
<b>HOUSEHOLDS</b>			
2000 Households	1,057	12,117	25,517
2010 Households	1,068	13,773	28,601
2019 Total Households	1,129	15,238	31,968
2024 Total Households	1,164	16,009	33,701
2000-2010 Annual Rate	0.10%	1.29%	1.15%
2010-2019 Annual Rate	0.60%	1.10%	1.21%
2019-2024 Annual Rate	0.61%	0.99%	1.06%
2019 Average Household Size	2.49	2.36	2.3
<b>AVERAGE HOUSEHOLD INCOME</b>			
2019 Average Household Income	\$67,556	\$59,550	\$58,130
2024 Average Household Income	\$82,287	\$69,995	\$66,974
2019-2024 Annual Rate	4.02%	3.28%	2.87%

Source: ESRI, March 2020

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**HALPERN**  
ENTERPRISES, INC.

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