

ALPS VILLAGE SHOPPING CENTER

191 Alps Road, Athens, GA 30606



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	200,789 SF
Available SF:	2,006 SF

PROPERTY OVERVIEW

Alps Village Shopping Center is a premier Kroger anchored shopping center. Some of the tenants include Kroger, Burlington, Five Below, SunTrust, Schlotzsky's, Pet Supplies Plus, AT&T, plus many more. Most of the shops are in the top sales category of their brands.

LOCATION OVERVIEW

High traffic area on both sides of the center, it's adjacent to St. Mary's Hospital. Less than 1.5 miles from the University of Georgia. The Center enjoys a large student and established community customer base.

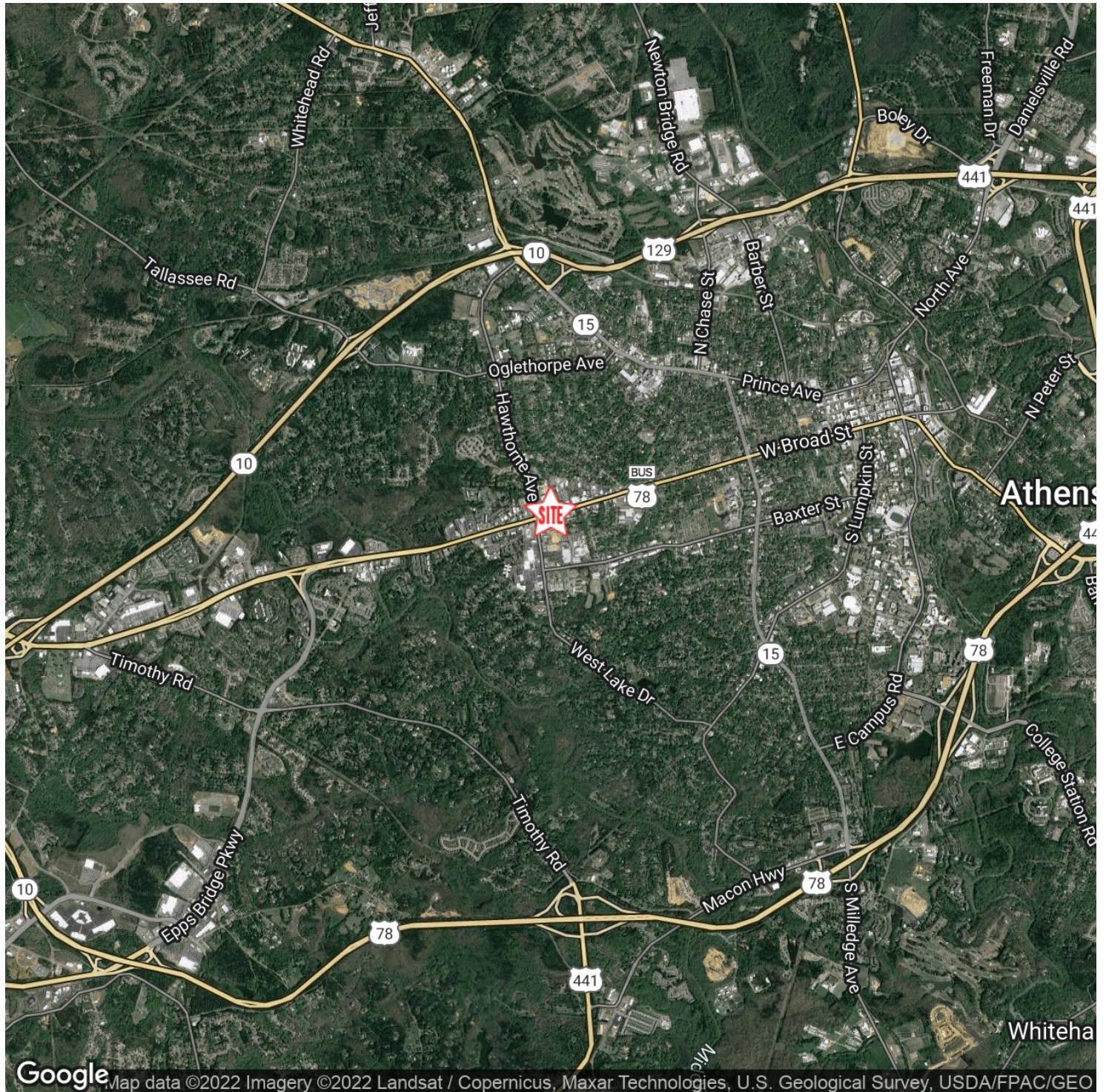
AUSTIN SUMNER PROPERTIES

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LEASED

AVAILABLE

LEASE TYPE NNN | TOTAL SPACE 2,006 SF | LEASE TERM NEGOTIABLE | LEASE RATE NEGOTIABLE

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 1-8	Kroger	82,727 SF	NNN	Negotiable	-
Suite 9-10	LV Nails	2,375 SF	NNN	Negotiable	-
Suite 11	Alps Nutrition	860 SF	NNN	Negotiable	-
Suite 12	Bodybrite	900 SF	NNN	Negotiable	-
Suite 13 A	Pet Supplies Plus	14,000 SF	NNN	Negotiable	-

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SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
Suite 13 B	Tuesday Morning	12,000 SF	NNN	Negotiable	-
Suite 14	Five Below	8,000 - 10,867 SF	NNN	Negotiable	Next to Pet Supplies Plus
Suite 15-16	Burlington	33,285 SF	NNN	Negotiable	-
Suite 17	Pure Barre	4,000 SF	NNN	Negotiable	-
Suite 18-19	AT&T	2,400 SF	NNN	Negotiable	-
Suite 20	Quad State Theatre	1,500 SF	NNN	Negotiable	-
Suite 21	Available	2,006 SF	NNN	Negotiable	-
Suite 22	Alps Barber	2,500 SF	NNN	Negotiable	-
Suite 23	One Price Dry Cleaner	1,691 SF	NNN	Negotiable	-

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