

FOR LEASE



2,546 SF RETAIL SPACE AVAILABLE

1035 Baxter Street Athens, GA 30606

\$2,000/MO plus Utilities & TICAM*

***estimated at \$613.80 /mo.**



1035 Baxter St. Unit B is a 2,546 SF commercial space located along one of the main retail corridors that extends from Alps Road/Beechwood crossing over S. Milledge Ave. and into downtown Athens. Retailers along Baxter St. include businesses like Georgia Cycle Sport, Dick Fergusons, Blue Moon Electric and Mother Lode, D92 Korean BBQ.

This space features free onsite parking out the front, large storefront windows and a floor plan that is ideal for use as a retail shop, office, showroom, studio space or training center.

Lease rate is \$2,000/month plus utilities & TICAM* Tenant is responsible for utilities.

*estimated at \$613.80/month.

PROPERTY HIGHLIGHTS

- Large storefront windows
- Open floorplan
- 0.4 mi. from S. Milledge Ave
- 0.9 mi. from Alps Road
- 98,385 daytime population (3 mi. radius)
- 10,000-15,000 vehicles/day ADTV



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PREFERRED LEASE TERMS:

LEASE RATE: \$2,000.73

TICAM: \$613.16

TOTAL MONTHLY RENT: \$2,613.89

- 3-5 year lease with 3% annual increases
- One (3) year option to renew, rent will increase 3% annually
- Security Deposit: \$2,613.89
- Property will be delivered as-is
- Tenant is responsible for all utilities
- Parking is first come, first served
- Signage allowed per owner approval & ACC guidelines



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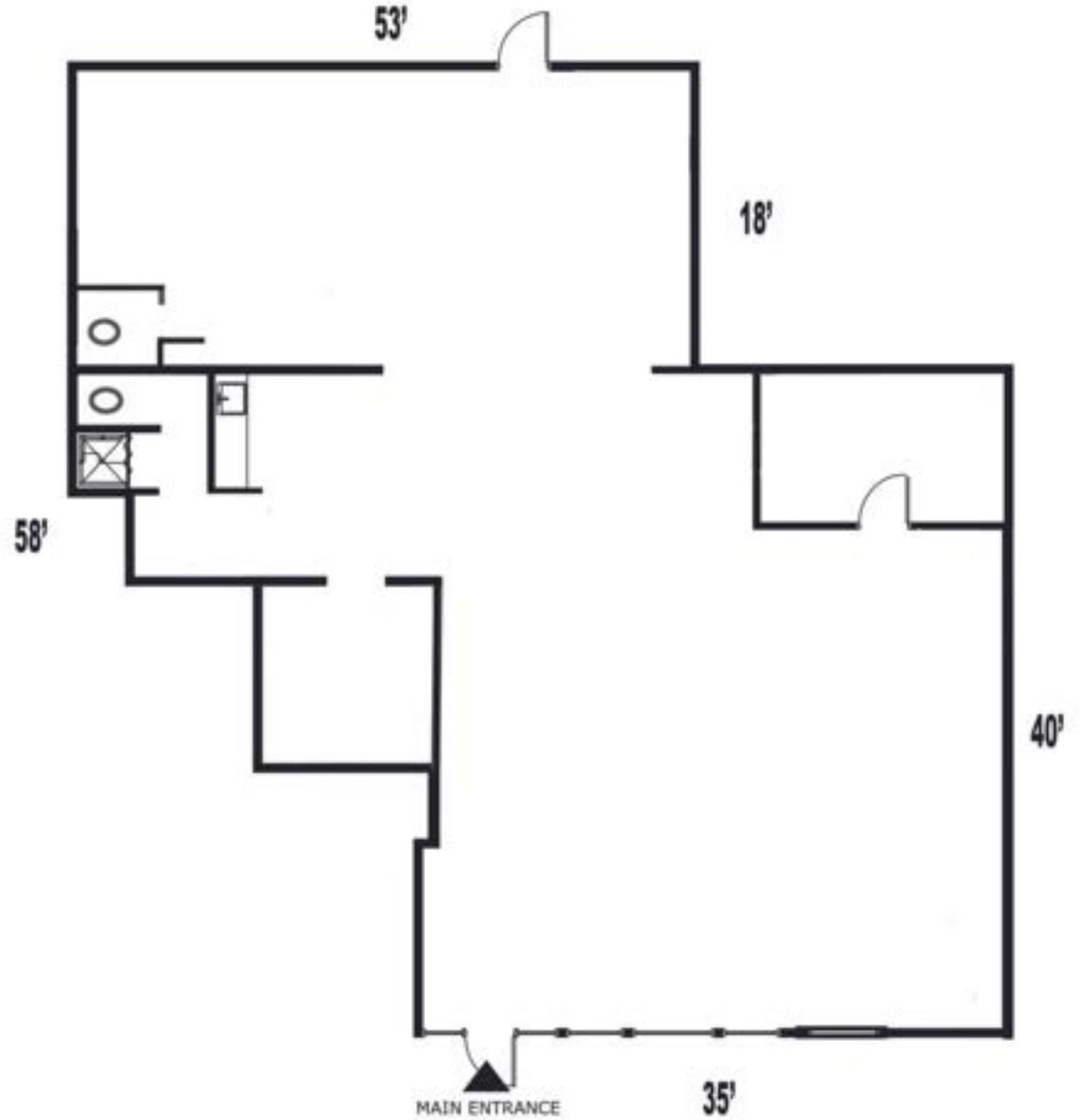


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FLOORPLAN



GALLERY



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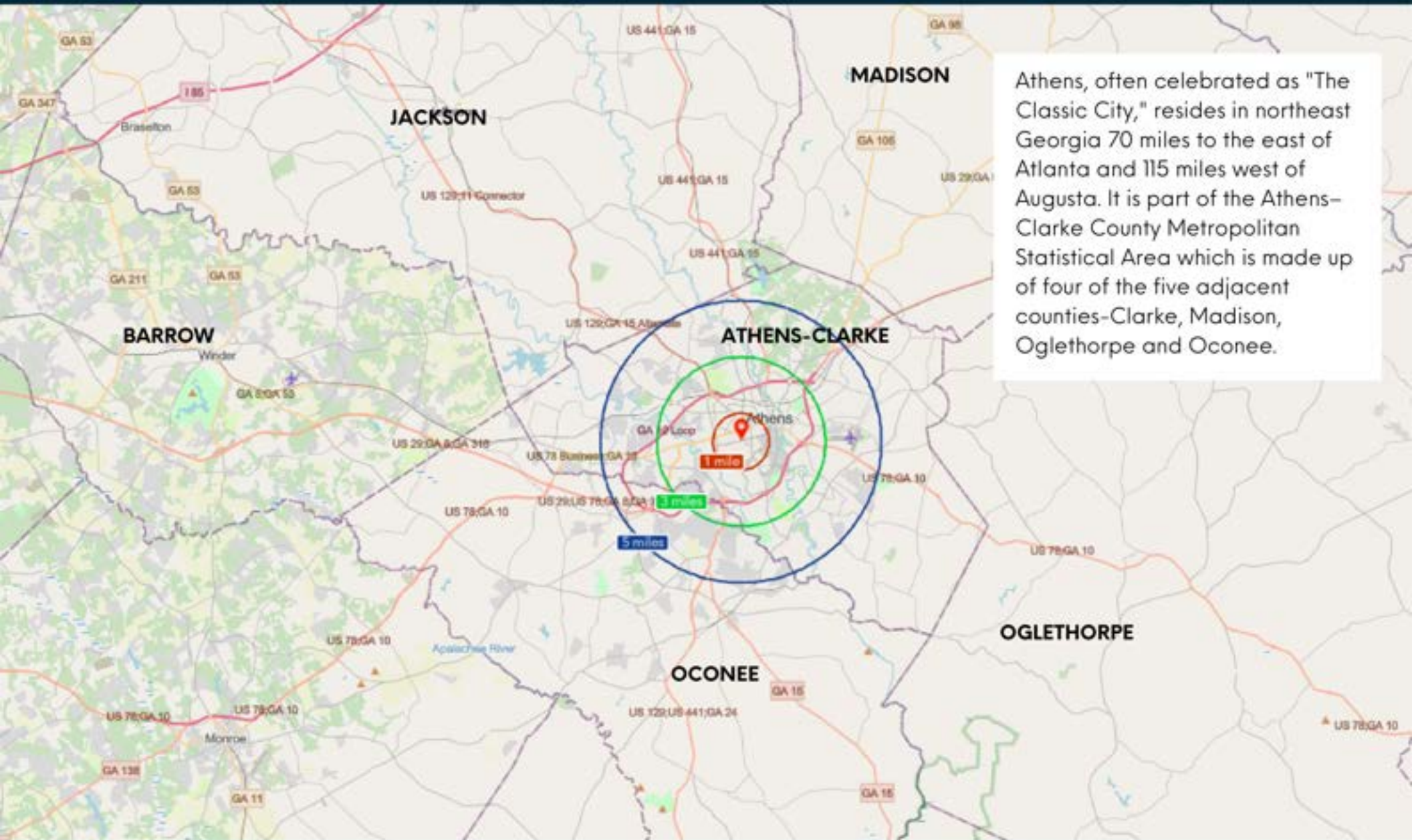


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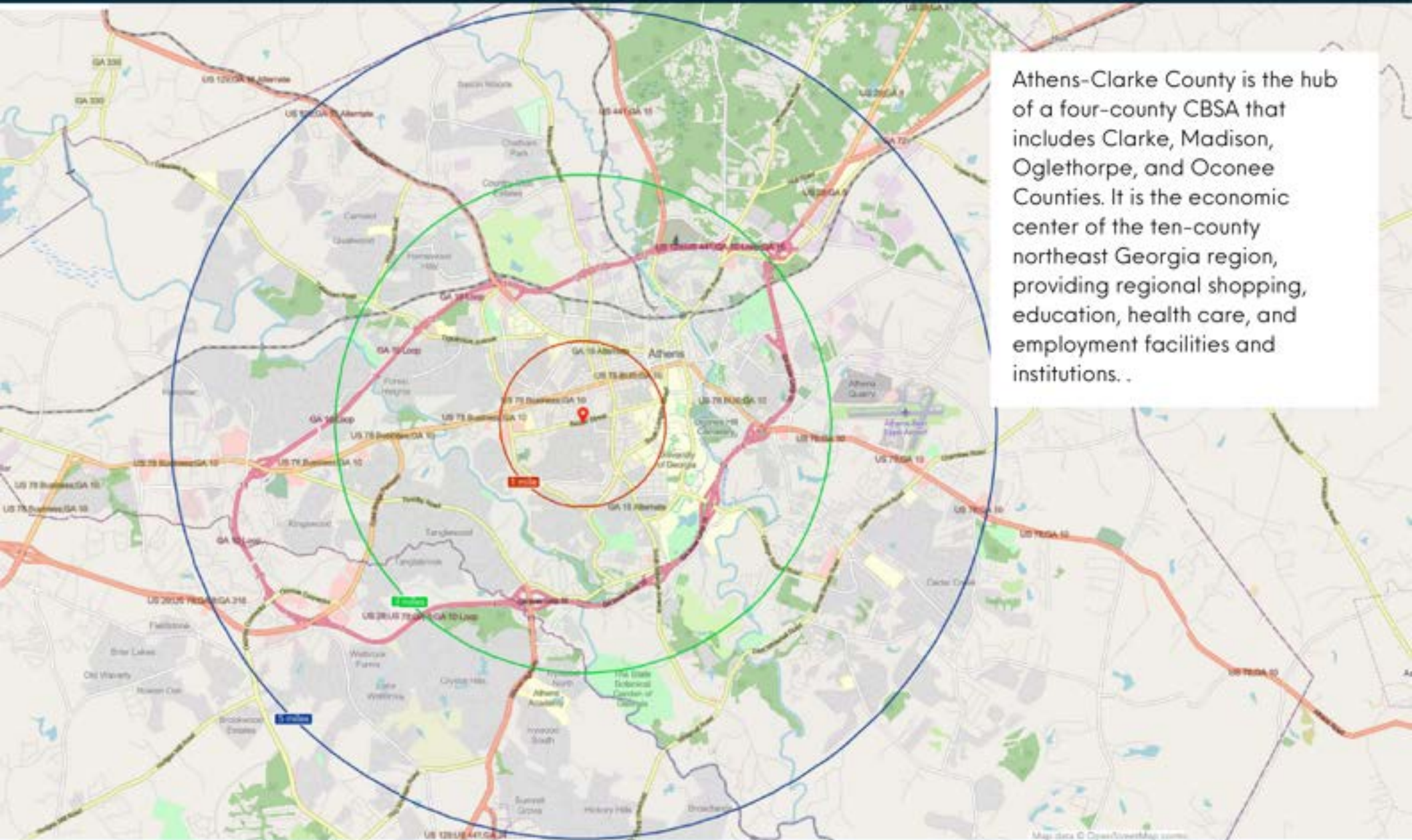
AREA OVERVIEW



Athens, often celebrated as "The Classic City," resides in northeast Georgia 70 miles to the east of Atlanta and 115 miles west of Augusta. It is part of the Athens-Clarke County Metropolitan Statistical Area which is made up of four of the five adjacent counties-Clarke, Madison, Oglethorpe and Oconee.



AREA OVERVIEW



Athens-Clarke County is the hub of a four-county CBSA that includes Clarke, Madison, Oglethorpe, and Oconee Counties. It is the economic center of the ten-county northeast Georgia region, providing regional shopping, education, health care, and employment facilities and institutions. .



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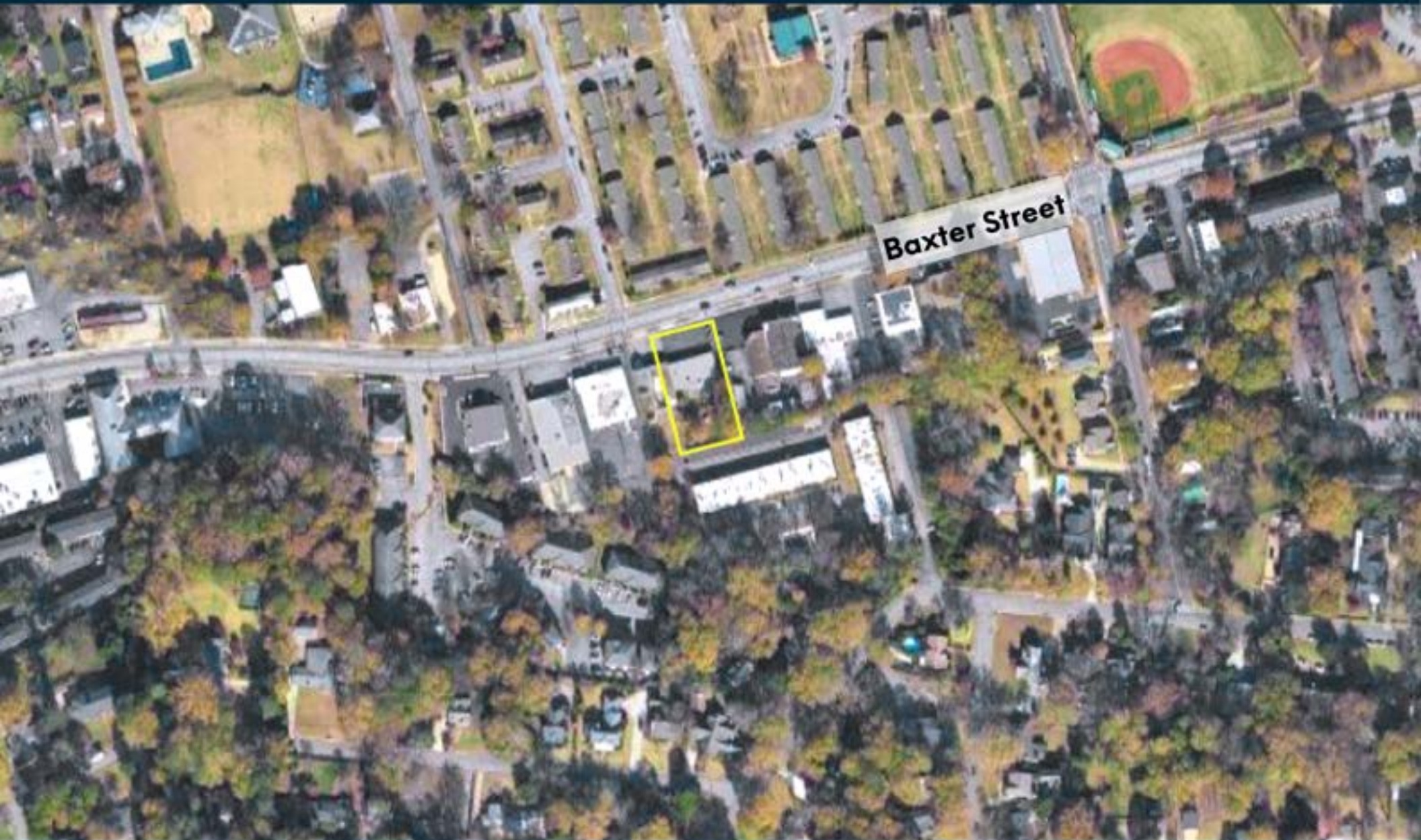


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AERIAL



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DEMOGRAPHICS

Workforce Overview

Labor Force by Industry



Employment



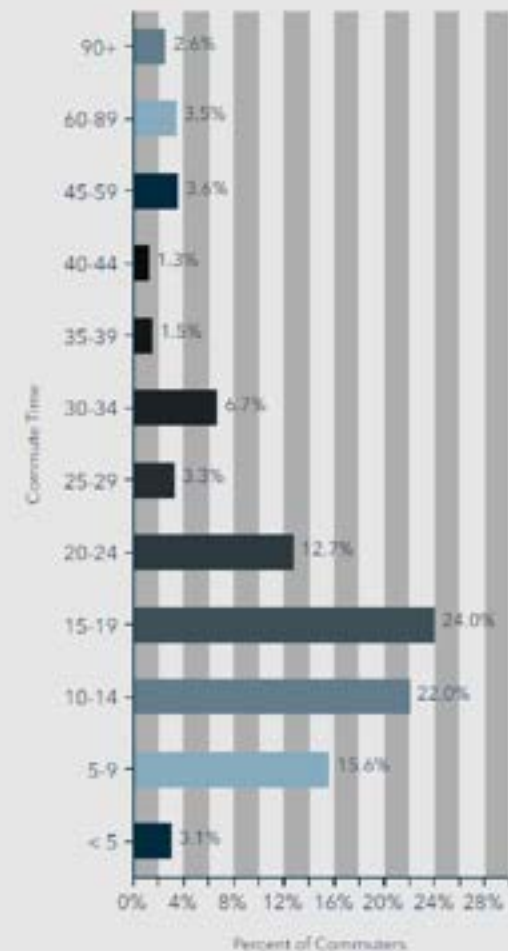
Businesses



Transportation to Work



Commute Time: Minutes



Source: This infographic contains data provided by Esri (2023), Esri-Data Axle (2023), ACS (2017-2021), Esri-U.S. BLS (2023), AGS (2023).



DEMOGRAPHICS

TARGET MARKET SUMMARY

1035 Baxter St, Athens, Georgia, 30606 2

Ring of 5 miles

AGE PYRAMID



The largest group:
2023 Females Age
20-24

The smallest group:
2023 Males Age 80-
84




KEY FACTS



ANNUAL LIFESTYLE SPENDING



Tapestry segments

 14C	Dorms to Diplomas 10,304 households	21.2% of Households	▼
 14B	College Towns 9,648 households	19.8% of Households	▼
 5B	In Style 2,969 households	6.1% of Households	▼

This infographic contains data provided by Esri, Esri-U.S. BLS, Esri-MRI Simmons. The vintage of the data is 2023, 2028.



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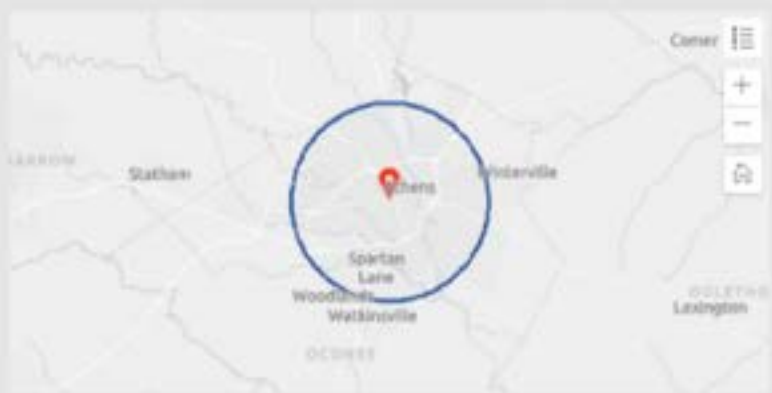
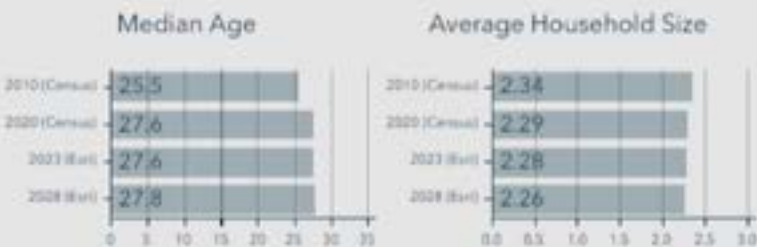
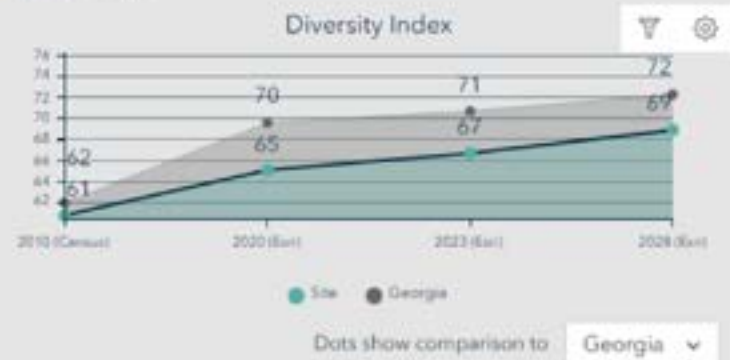
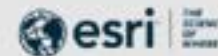


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DEMOGRAPHICS

Community Change Snapshot

1035 Baxter St, Athens, Georgia, 30606 2
Ring of 5 miles



Source: This information contains data provided by U.S. Census (2000, 2010, 2020) Esri (2023, 2038) Esri Data & Analytics (2023) © 2024 Esri

COMMUNITY



What's in My Community?

Places that make your life richer and community better

1035 Baxter St, Athens, Georgia, 30606 2
5 miles



© 2024 Esri. Points of interest are sourced from [EsriOpenMap](#) and updated quarterly.



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Atlas Real Estate Advisors is one of the most successful independent commercial real estate agencies in the Athens area. From standard brokerage services and fee-based consultancy to facility and property management, we provide a wide range of services that may be adapted to the specific needs of each customer.

Our team shares over 75 years of expertise in every product class and has worked with private, public, and institutional customers locally, nationally, and abroad. Atlas members possess numerous credentials above and beyond those required, and Atlas is presently licensed in 11 states and counting, allowing us to better serve our clients no matter where they are. Together, we have a single goal: to improve the value of your assets above and beyond what was previously thought possible.

SALES

We use in-depth industry expertise and a large network to optimize your visibility and produce the most value possible. We have represented individual property owners and publicly traded companies locally and across the US.

LEASING

Atlas works closely with each client to reduce costs, minimize risks and exposure, and stabilize the portfolio. We ask the tough questions to determine the overall health of the portfolio and look for opportunities to enhance the value.

MANAGEMENT

Atlas can create a management plan designed to maximize the value of your investment and tailored to your specific needs, whether you own a single storefront, a retail mall, or a commercial office park.



ATLAS

CONSULTING

A single commercial transaction can have many dependencies and contingencies. It is advantageous to have an advisor who can provide strategies and solutions working alongside you.