

NEW RETAIL DEVELOPMENT

3755 ATLANTA HIGHWAY, ATHENS, GA

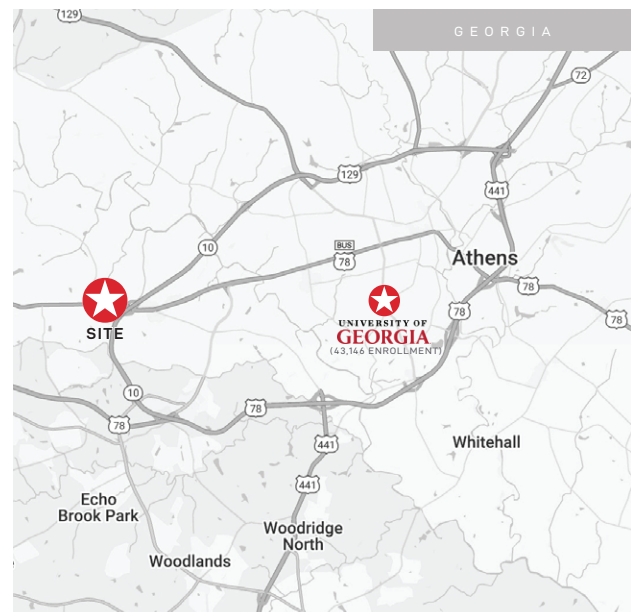


PROPERTY INFORMATION

- New multi-tenant retail development with Barberitos and DUNKIN' located along the highest traffic corridor in Athens (45,600 VPD)
- 1.04 acres directly across from Viridian, the proposed mixed-use redevelopment of the Georgia Square Mall
- Two suites remain offering up to 3,200 square feet

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population 2024	5,154	28,167	74,848
Average Household Income	\$87,793	\$112,356	\$118,525



CONTACT

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VIRIDIAN
ATHENS

This redevelopment of the
Athens mall will include:

360,000 SF of RETAIL/COMMERCIAL

1,338 RESIDENTIAL UNITS

(966 MULTIFAMILY, 170 SENIOR, 202 TOWNHOMES)



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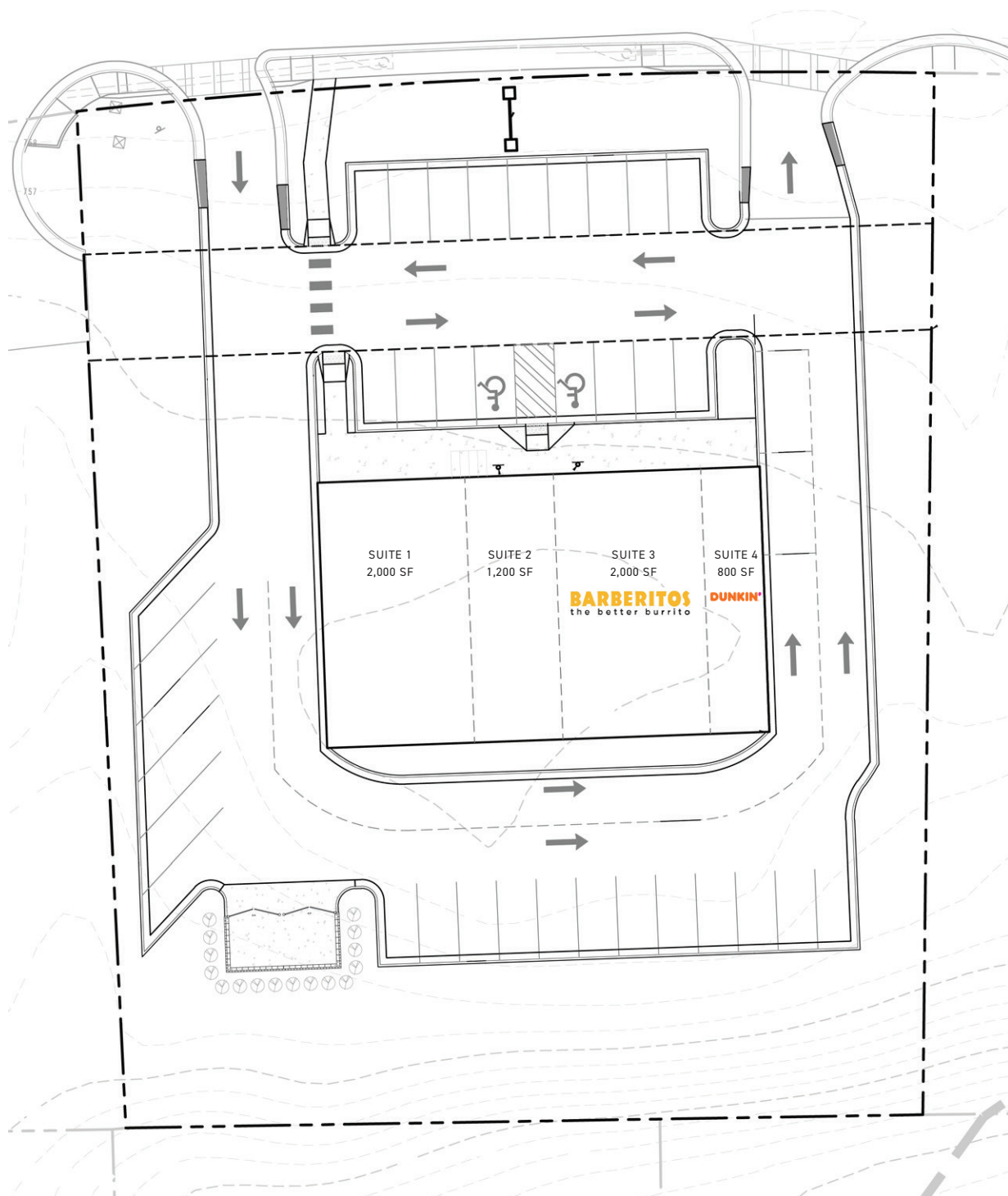
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ATLANTA HIGHWAY



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