

# NEW RETAIL DEVELOPMENT

3755 ATLANTA HIGHWAY, ATHENS, GA

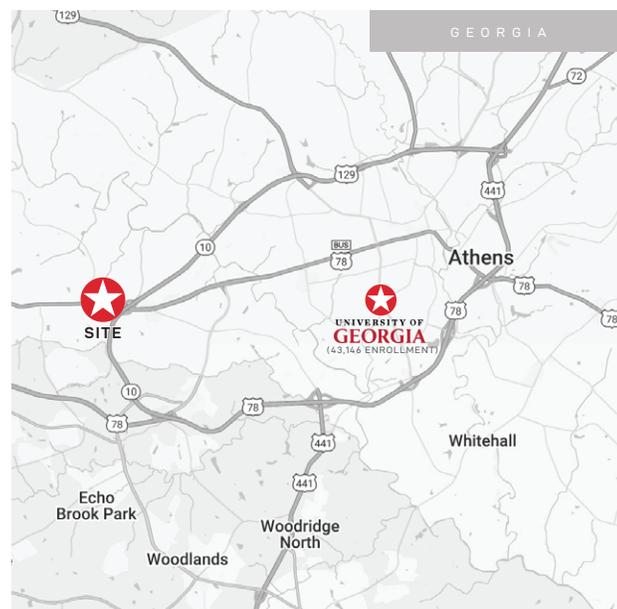


## PROPERTY INFORMATION

- 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
- Building delivery scheduled for May 2026
- 2,000 SF endcap available

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population 2025	5,125	28,777	75,572
Average Household Income	\$88,034	\$112,421	\$121,575



## CONTACT

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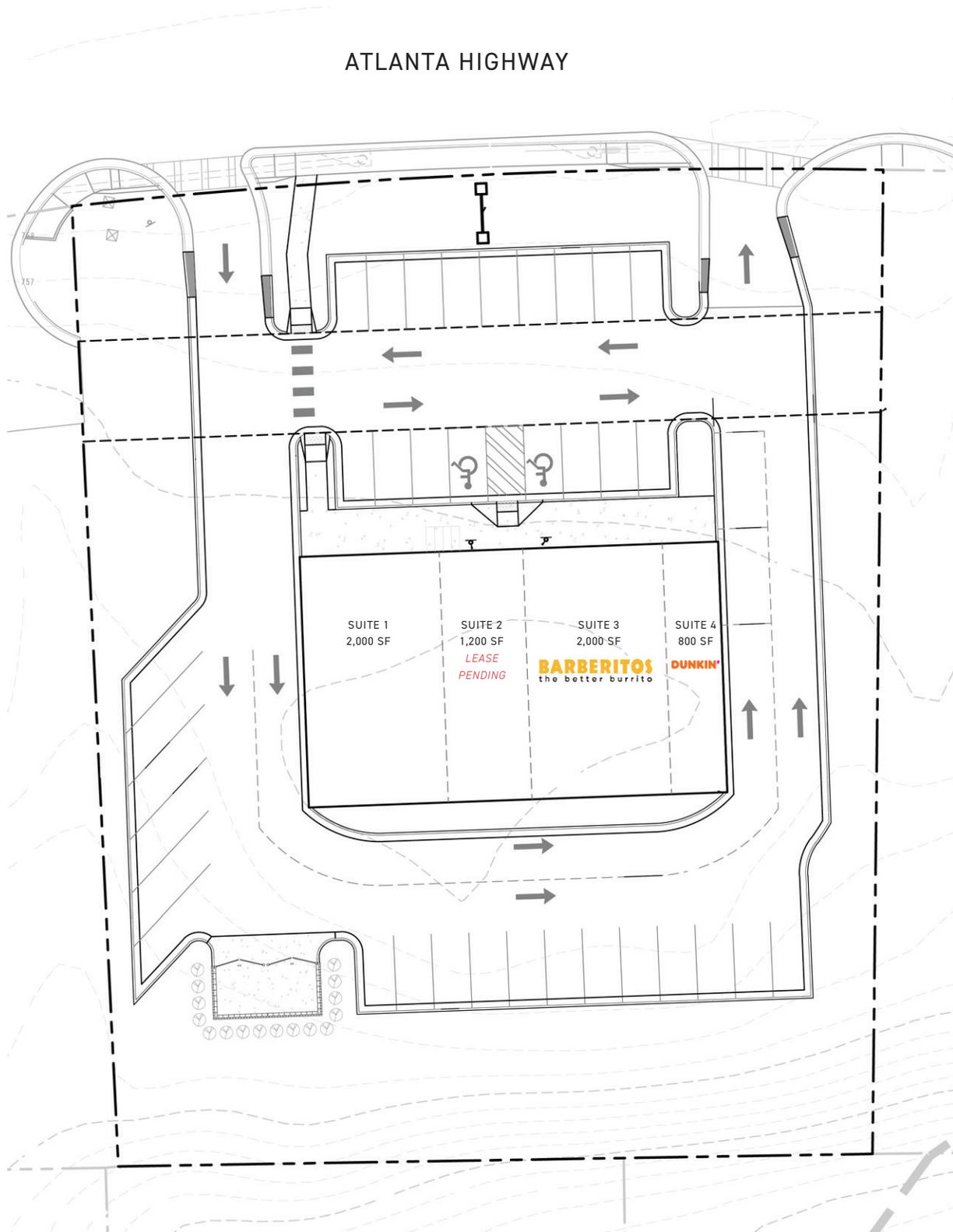
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