NEW RETAIL DEVELOPMENT

3755 ATLANTA HIGHWAY, ATHENS, GA



PROPERTY INFORMATION

- New multi-tenant retail development located along the highest traffic corridor in Athens (45,600 VPD)
- Barberitos and DUNKIN' are now open
- Tropical Smoothie Cafe is opening in early 2027
- 1.04 acres directly across from Viridian, the proposed mixed-use redevelopment of the Georgia Square Mall
- Only one 1,200 SF space remains



DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population 2026	5,232	28,475	74,525
Average Household Income	$90,986	$117,579	$126,426

CONTACT

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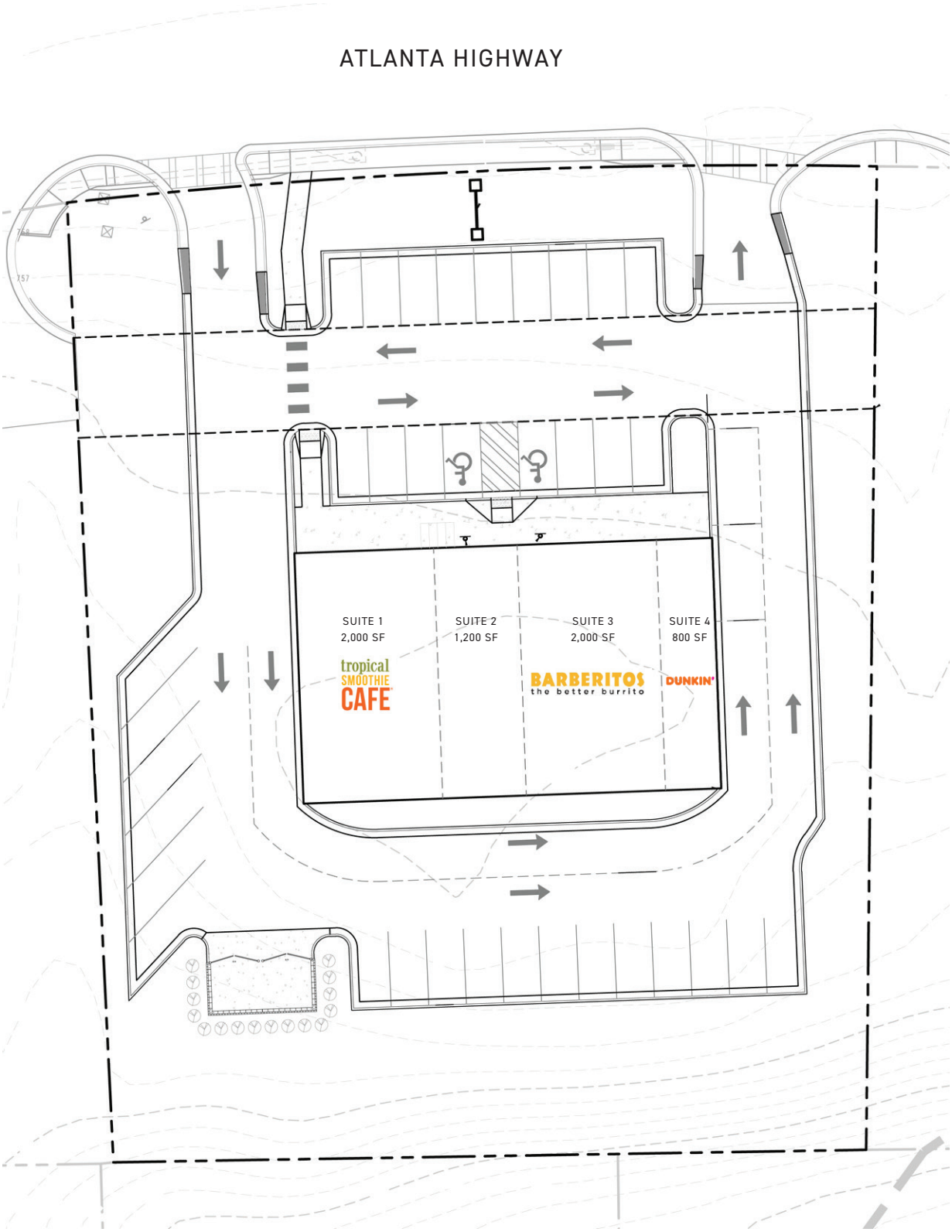

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