

1940 EPPS BRIDGE PARKWAY

Athens, GA 30606

AVAILABLE SPACE

6.05 Acres

ASKING PRICE

\$1,575,000

AREA

Price reduction for this +/- 6.05 acres of land available for purchase on the high growth retail corridor of Epps Bridge Parkway in Athens, Georgia. Surrounding anchor tenants include: Walmart, Home Depot, Lowe's, Kroger, Kohl's, Synovus, Bank of America, Best Buy, Trader Joe's, Starbucks and Zaxby's. The site is situated along an expanding retail corridor and has great visibility. Potential uses include Hospitality, Class A executive or medical office space, lawn & garden, restaurant, special purpose and mixed-use commercial, retail or industrial flex space.



OFFICE

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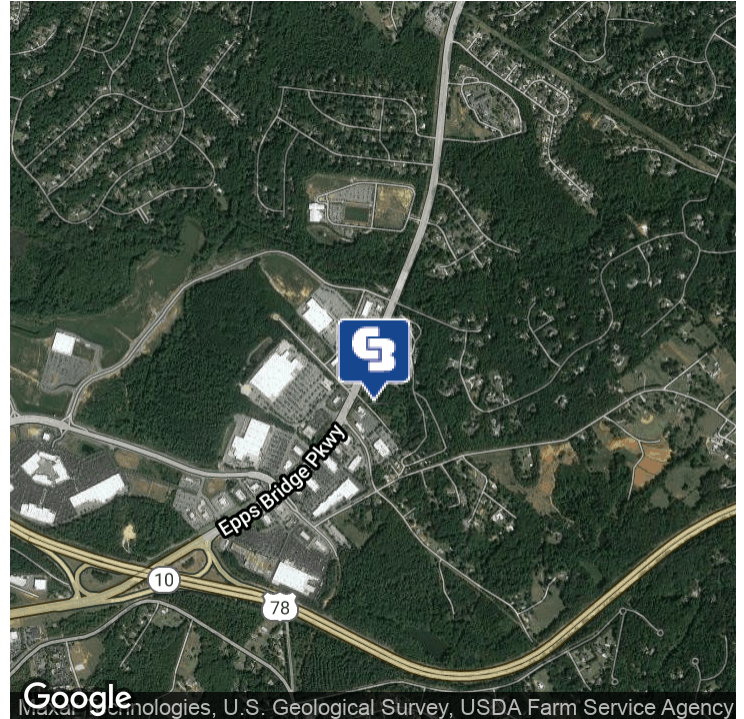
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SALE



OFFERING SUMMARY

Sale Price:	\$1,575,000
Lot Size:	6.05 Acres
Zoning:	A-1
Market:	Athens
Traffic Count:	26,600
Price / SF:	\$5.98

LOCATION OVERVIEW

Price reduction for approximately +/- 6.05 acres of land available for purchase on the high growth retail corridor of Epps Bridge Parkway in Athens, Georgia. The property is conveniently located in Oconee County with an Athens address, providing close proximity to all utilities which only need extending for future development. These parcels are currently zoned agricultural and would need to undergo rezoning for commercial use.

Nearby anchor tenants include: Walmart, Home Depot, Lowe's, Kroger, Kohl's, Synovus, Bank of America, Best Buy, Trader Joe's, Starbucks, and Chick-fil-a, Cracker Barrel, IHOP, Texas Roadhouse and other banks and retail are within walking distance. Potential uses are Hospitality, Class A executive or medical office, lawn & garden, restaurant, special purpose & mixed-use, retail or industrial.

PROPERTY HIGHLIGHTS

- Major High Growth Retail & Transit Corridor.
- Over 26,000 Vehicles Per Day.
- 6+/- Acres on Epps Bridge Parkway.
- Adjacent 1.24 & 1.16 Acres Also For Sale.

PROPERTY WEBSITE

[Click Here](#)

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 **COLDWELL
BANKER
COMMERCIAL**
UPCHURCH REALTY



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SALE

Price Reduced to \$1,575,000!



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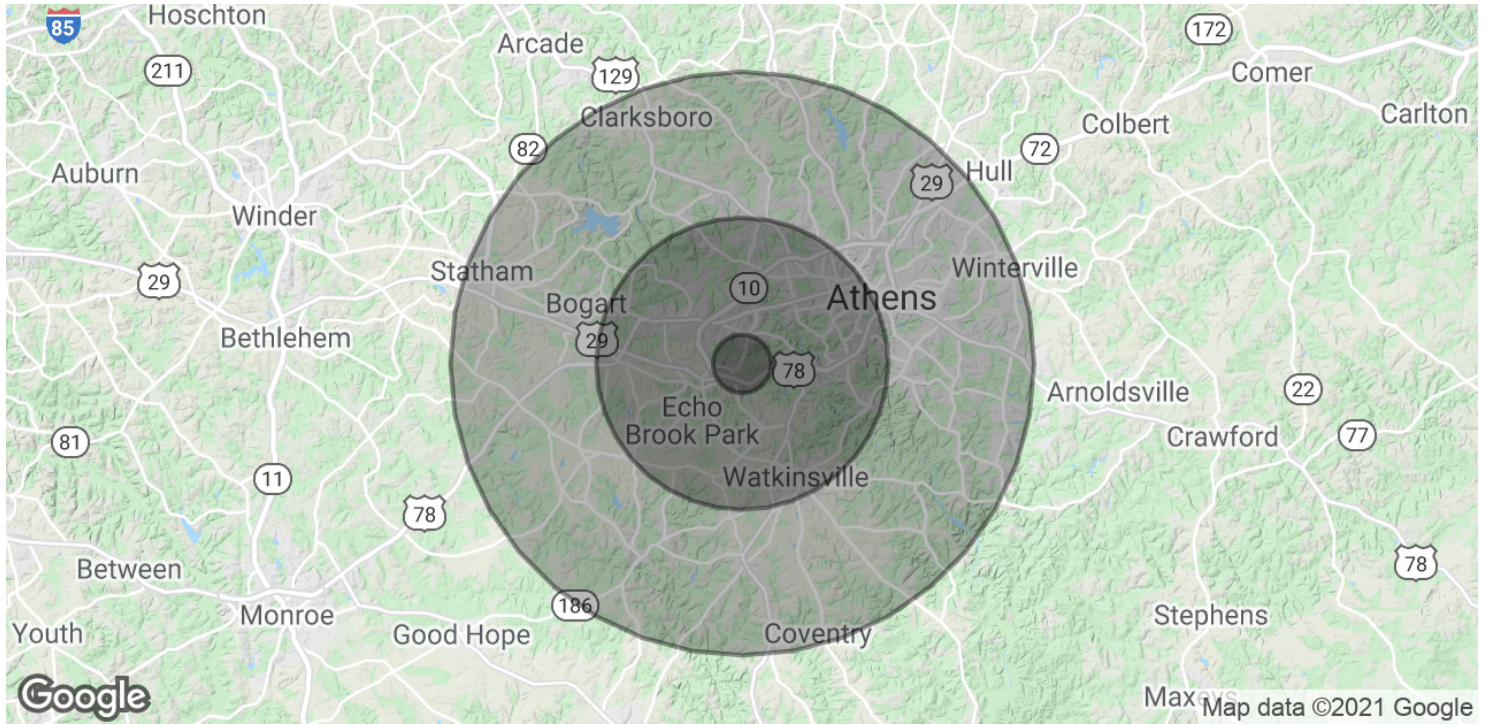
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POPULATION

1 MILE

5 MILES

10 MILES

Total Population	2,266	72,636	168,517
Average age	35.5	31.0	30.7
Average age (Male)	35.2	30.5	29.8
Average age (Female)	35.2	31.4	31.4

HOUSEHOLDS & INCOME

1 MILE

5 MILES

10 MILES

Total households	866	27,686	60,986
# of persons per HH	2.6	2.6	2.8
Average HH income	\$100,997	\$66,154	\$60,043
Average house value		\$249,139	\$211,891

* Demographic data derived from 2010 US Census

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UPCHURCH REALTY