

# For Lease - Epps Village

1720 Epps Bridge Parkway  
Athens, GA 30606



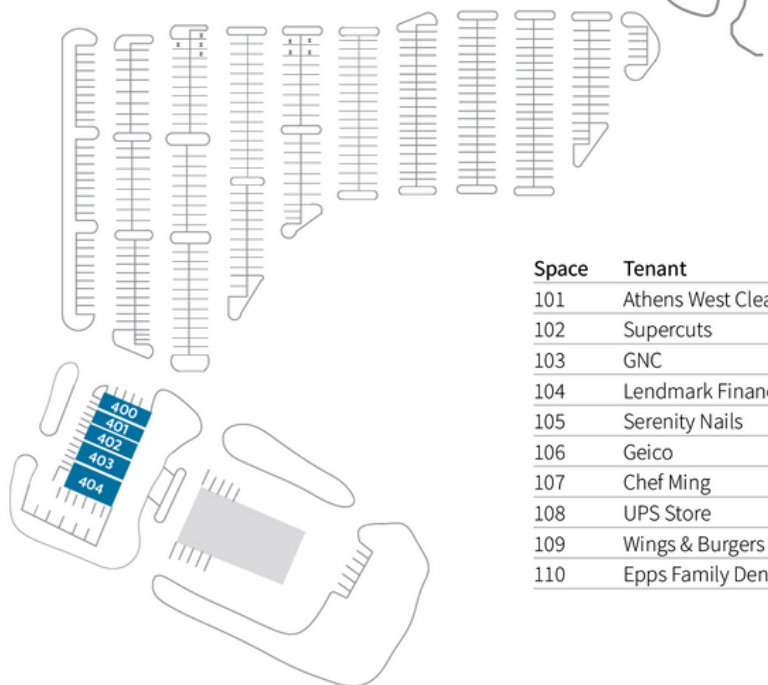
## Property Overview:

- Busy neighborhood center anchored by Kroger and The Home Depot.
- Positioned to attract customers from Athens community and the University of Georgia.
- Excellent visibility and signage from Highway 316 and Epps Bridge Pkwy.
- Multiple access points at signalized intersection.
- Area tenants include Lowe's, Trader Joe's, Costco, Marshall's, Kohl's, Dicks Sporting Goods, and Walmart Supercenter.

Demographics	1 Mile	3 Miles	5 Miles
Population	1,600	30,753	87,510
Daytime Population	4,894	33,413	115,516
Households	562	12,902	33,281
Average HH Income	\$134,340	\$113,151	\$100,712

Source: Esri 2023





Space	Tenant	Size (s.f.)
101	Athens West Cleaners	1,800
102	Supercuts	1,400
103	GNC	1,400
104	Lendmark Financial	1,400
105	Serenity Nails	1,800
106	Geico	1,728
107	Chef Ming	2,400
108	UPS Store	1,600
109	Wings & Burgers Factory	1,600
110	Epps Family Dentistry	1,600

Space	Tenant	Size (s.f.)
111	Charter Communications	4,975
112	Kroger	72,503
400	Cricket Wireless	1,000
401	H&R Block	1,000
402	New Look Salon	1,000
403/404	Larry's Giant Subs	2,255
<b>TOTAL</b>		<b>99,461</b>

