

GEORGIA HEIGHTS

150 W Broad Street, Athens, GA
12,815 SF of Retail Space Available



ATHENS

Prime Downtown Locale

Perfectly situated in the heart of Athens' most sought-after district between Broad Street and Clayton Street, directly opposite of The University of Georgia main entrance and adjacent to the iconic Georgia Theatre. This unparalleled location offers seamless accessibility from throughout the greater Athens metropolitan area, ensuring maximum visibility and foot traffic from the university, downtown, and surrounding communities.

118,331

Total Population

73.3%

College Education

\$55,381

Average Household Income

**Within 5 miles of the property
(Source ESRI 2025)*



WITHIN 5 MIN.

158+
Restaurants

17+
Hotels

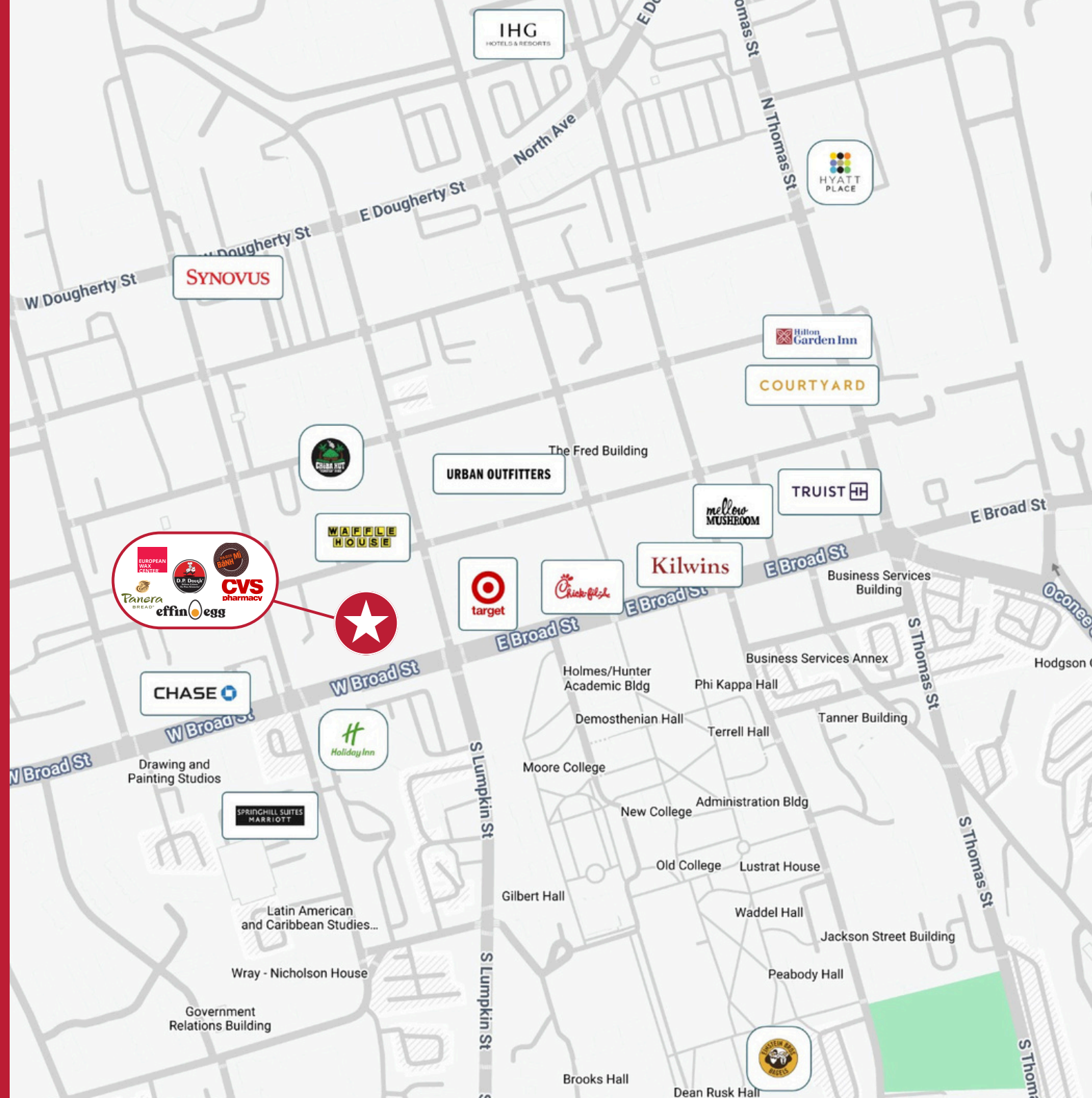
42,859
Total Daytime Population

TRAFFIC COUNTS

20,800 VPD
W Broad Street

24,800 VPD
E Broad Street

(Source ESRI 2025)





Suite	Tenant	RSF
218 A	Available	6,007 SF
218 B	Arete Style	1,736 SF
218 C	Milan Spa Nails Bar	2,995 SF
218 D	Available	2,442 SF
218 E	Paris Banh Mi & Bakery Athens	2,915 SF
B100	Fan Outfitters - Dawg's Den	2,609 SF
B200	European Wax Center	1,295 SF
B201	D.P. Dough	1,800 SF
300	CVS	14,657 SF
222	Effin Egg of Athens	1,030 SF
223 A	Available	4,366 SF
223 B	Panera Bread	2,325 SF



+ 4.6%

Visits YoY



660,500+

Annual Visitor Traffic



2-5%

Population Growth 2023-2028



\$133,501,230

Average Retail Spending (5-Mile Radius)

(Source Placer.ai 2025)







LEASING INQUIRES

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