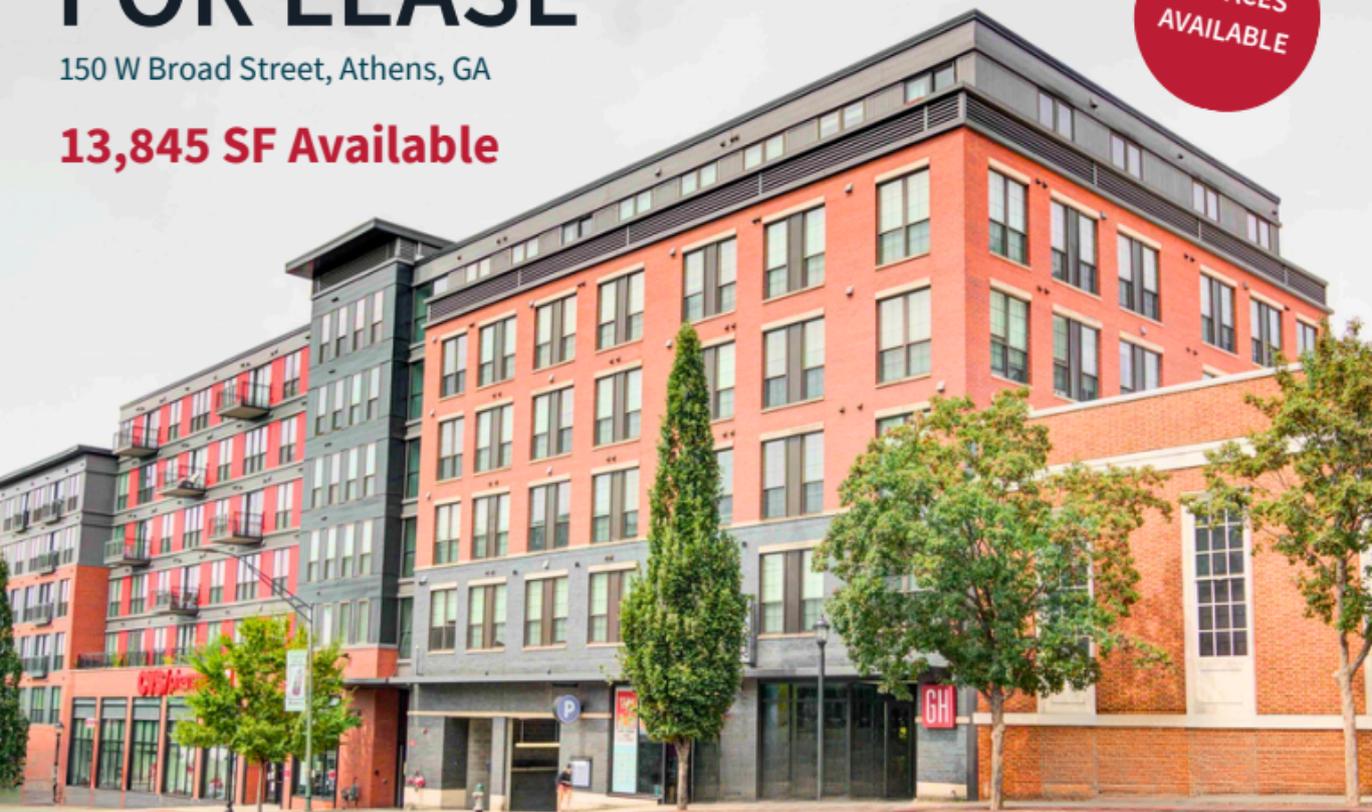


# FOR LEASE

150 W Broad Street, Athens, GA

**13,845 SF Available**

4 SPACES  
AVAILABLE



GEORGIA HEIGHTS

# 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.**

(Source ESRI 2025)

**158+**

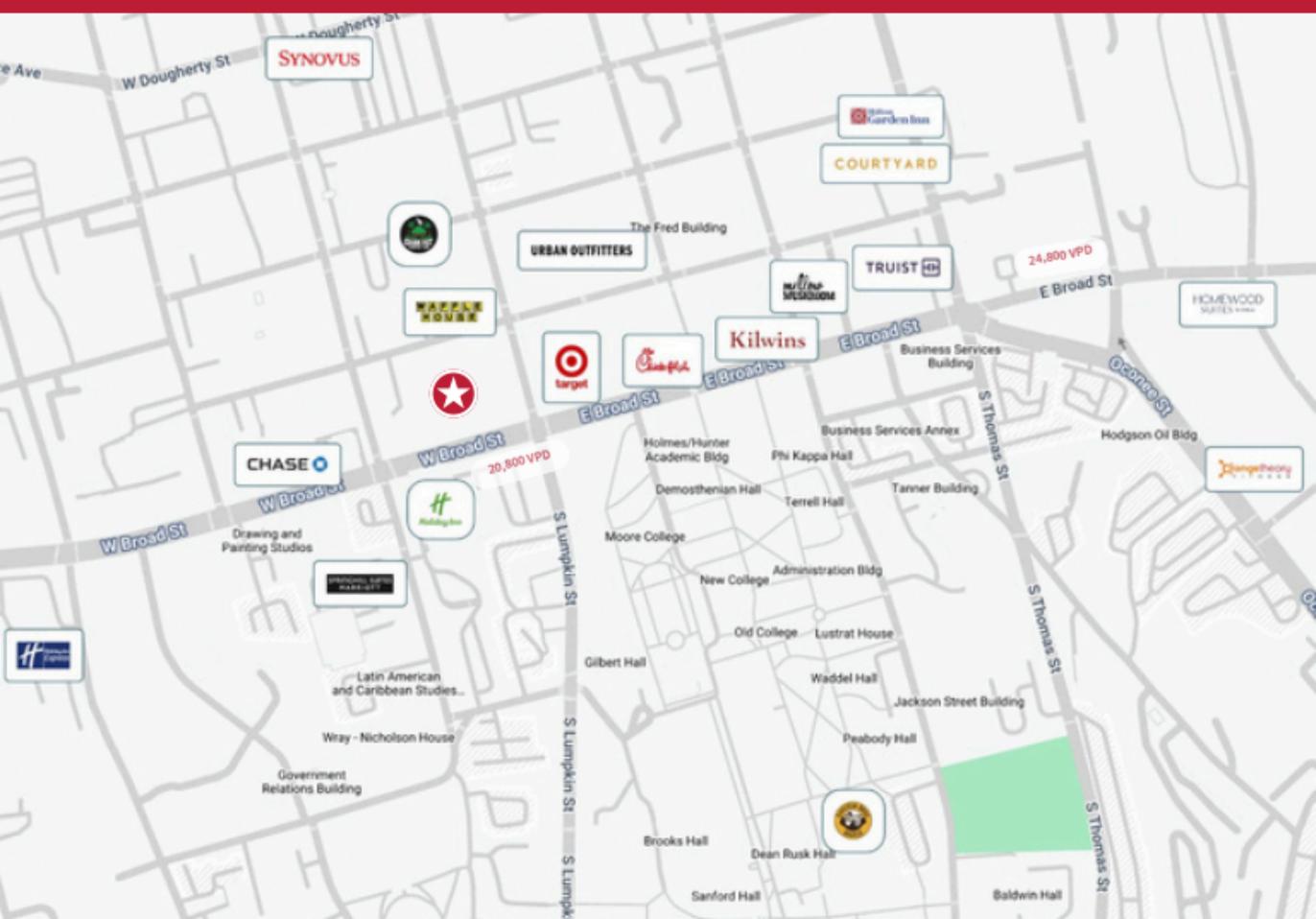
Restaurants

**17+**

Hotels

**42,859**

Total Daytime Population



## AVAILABILITY

### SUITE 218 A/B

±7,743 SF

### SUITE 218 D

±2,442 SF

### SUITE 222

±1,030 SF

### SUITE 223 A

±4,366 SF

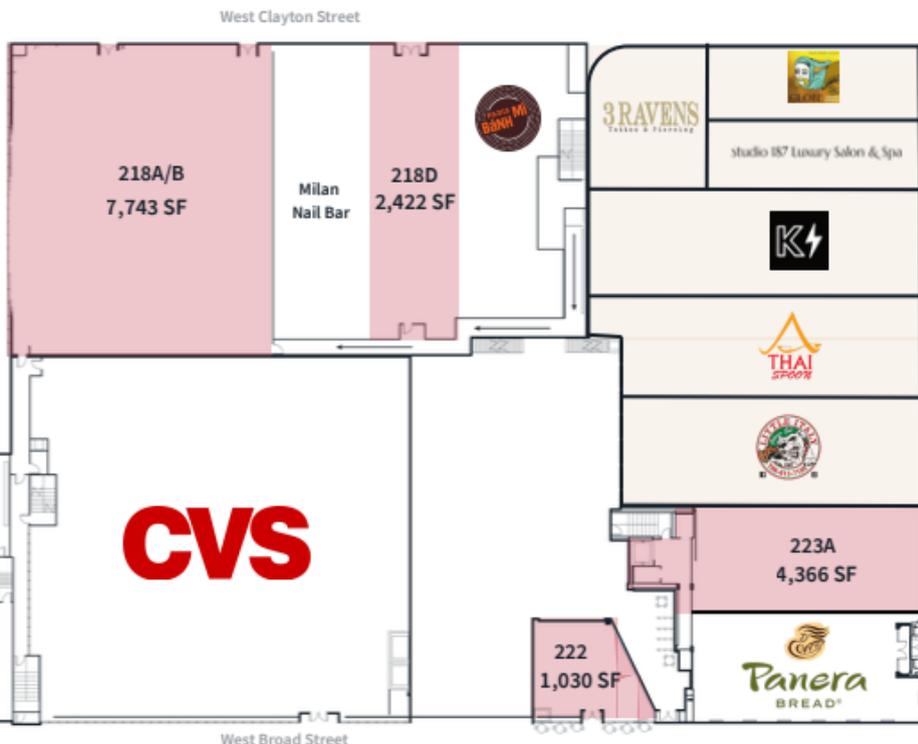


Scan to view suites.



# SITE MAP

Suite	Tenant	RSE
218 A/B	Available	7,743 SF
218 C	Milan Spa Nails Bar	2,995 SF
218 D	Available	2,442 SF
218 E	Paris Banh Mi & Bakery	2,915 SF
222	Available	1,030 SF
223 A	Available	4,366 SF
223 B	Panera Bread	2,325 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



Adjacent tenants (separately owned)

Little Italy, Thai Spoon, Kempt Men's Clothing, Studio 187 Luxury Salon & Spa, The Globe and 3 Ravens Tattoo & Piercing.



**+ 4.6%**

Visits YoY



**660,500+**

Annual Visitor Traffic



**2-5%**

Population Growth 2023-2028



**\$133,501,230**

Average Retail Spending (5-Mile Radius)





## LEASING INQUIRES

**Gary Woodward**

[Gary.Woodward@jll.com](mailto:Gary.Woodward@jll.com)

404 995 6455

**Sherri Wilson**

[sherri.wilson@jll.com](mailto:sherri.wilson@jll.com)

404 995 2274

**Alec Volle**

[alec.volle@jll.com](mailto:alec.volle@jll.com)

770 530 4069



Although information has been obtained from sources deemed reliable, JLL does not make any guarantees, warranties or representations, express or implied, as to the completeness or accuracy as to the information contained herein. Any projections, opinions, assumptions or estimates used are for example only. There may be differences between projected and actual results, and those differences may be material. JLL does not accept any liability for any loss or damage suffered by any party resulting from reliance on this information. If the recipient of this information has signed a confidentiality agreement with JLL regarding this matter, this information is subject to the terms of that agreement. ©2024 Jones Lang LaSalle Brokerage, Inc.