

# BEECHWOOD

ATHENS, GEORGIA

196 ALPS ROAD | ATHENS, GEORGIA



# IN TOWN HIGHLIGHTS



SOFT GOODS PROVEN  
DESTINATION



DISTINCT INTOWN  
LOCATION



MAJOR HOSPITAL  
EMPLOYER PROXIMITY



BARRIERS TO  
ENTRY



RETAIL CENTER OF GRAVITY



SEASONED AND  
COMMITTED  
TENANCY



PROXIMITY TO UNIVERSITY  
OF GEORGIA

## NATIONAL TENANTS

randstad



menchie's

Bank of America



T.J. maxx

ANN TAYLOR  
LOFT



chico's

JOS. A.  
BANK

Georgia Theatre Company



Ru San's



HomeGoods

Michaels



STARBUCKS

Planet Smoothie



Talbots



J. BUFFALO WINGS



TRAFFIC

- W. BROAD STREET
- ALPS ROAD

**54,700 VPD**  
**31,100 VPD**

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
CURRENT POPULATION	7,499	64,755	112,493
AVERAGE HOUSEHOLD INCOME	\$59,384	\$63,806	\$63,472



**Piedmont HEALTHCARE**  
**3,300**  
 HOSPITAL EMPLOYEES

**ST. MARY'S**  
**2,218**  
 HOSPITAL EMPLOYEES

**UNIVERSITY OF GEORGIA**  
**10,850**  
 UNIVERSITY EMPLOYEES

**RESIDENTIAL AVERAGE HOME VALUE**  
**\$535,000**

**DRIVE TIMES**  
 2 MIN  
 5 MIN

LOCATION



**3,300**  
HOSPITAL  
EMPLOYEES

**DOWNTOWN**



**10,850**  
UNIVERSITY  
EMPLOYEES



**2,218**  
HOSPITAL  
EMPLOYEES

**BROAD STREET**

**ALPS ROAD**

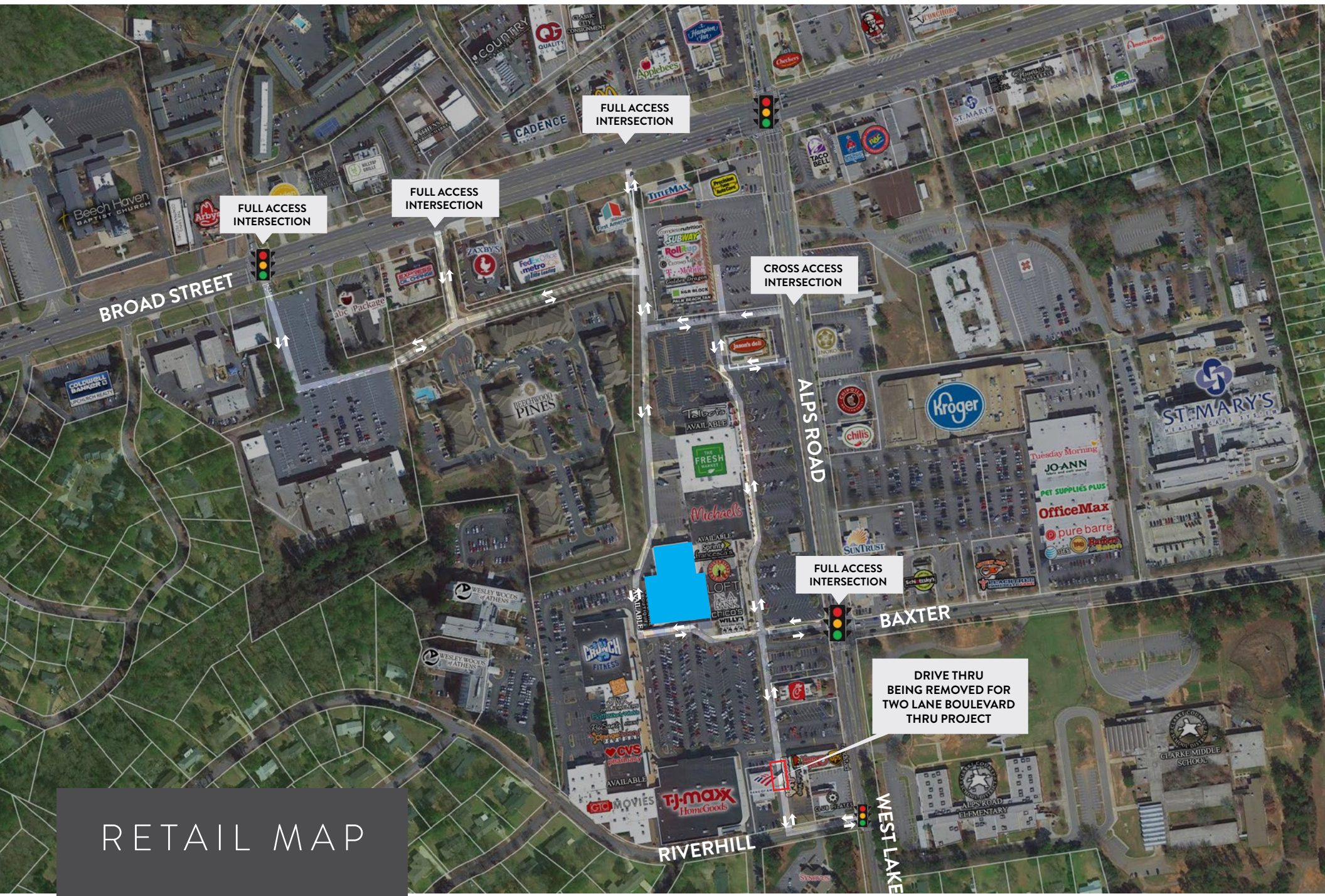
**BAXTER**

**BEECHWOOD**  
ATHENS, GEORGIA

**WEST LAKE**

**RESIDENTIAL  
AVERAGE HOME  
VALUE  
\$535,000**

**ACCESS**



FULL ACCESS INTERSECTION

FULL ACCESS INTERSECTION

FULL ACCESS INTERSECTION

CROSS ACCESS INTERSECTION

FULL ACCESS INTERSECTION

DRIVE THRU BEING REMOVED FOR TWO LANE BOULEVARD THRU PROJECT

RETAIL MAP

BROAD STREET

ALPS ROAD

BAXTER

RIVERHILL

WEST LAKE



FULL ACCESS INTERSECTION

FULL ACCESS INTERSECTION

FULL ACCESS INTERSECTION

CROSS ACCESS INTERSECTION

FULL ACCESS INTERSECTION

BAXTER

DRIVE THRU BEING REMOVED FOR TWO LANE BOULEVARD THRU PROJECT

ACCESS

BROAD STREET

ALPS ROAD

RIVERHILL

WEST LAKE

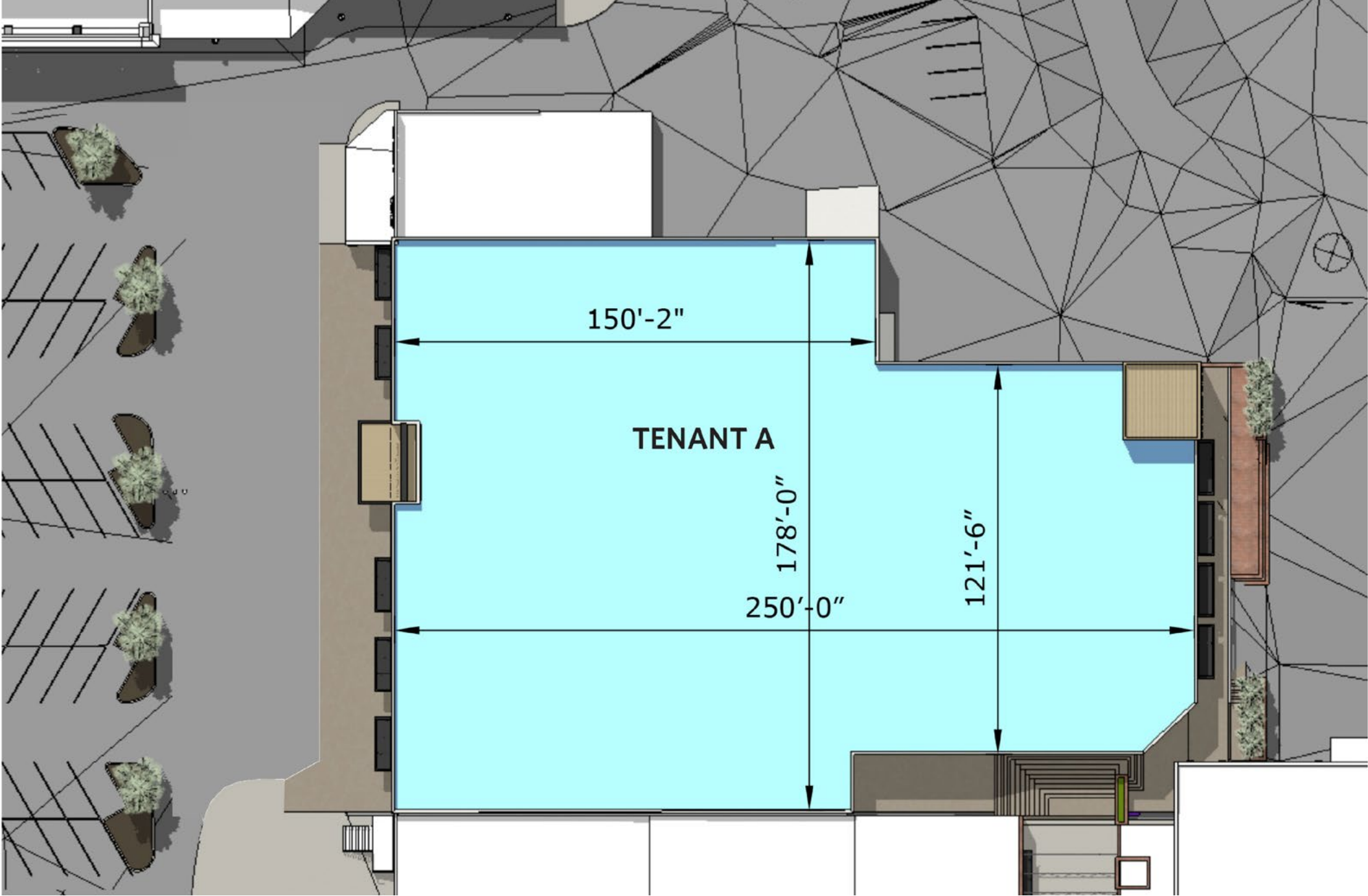
38,000 SF  
CONFIGURATION

38,000 SQFT  
PLACEMENT SHOWN



PLACEMENT

31,100 VPD



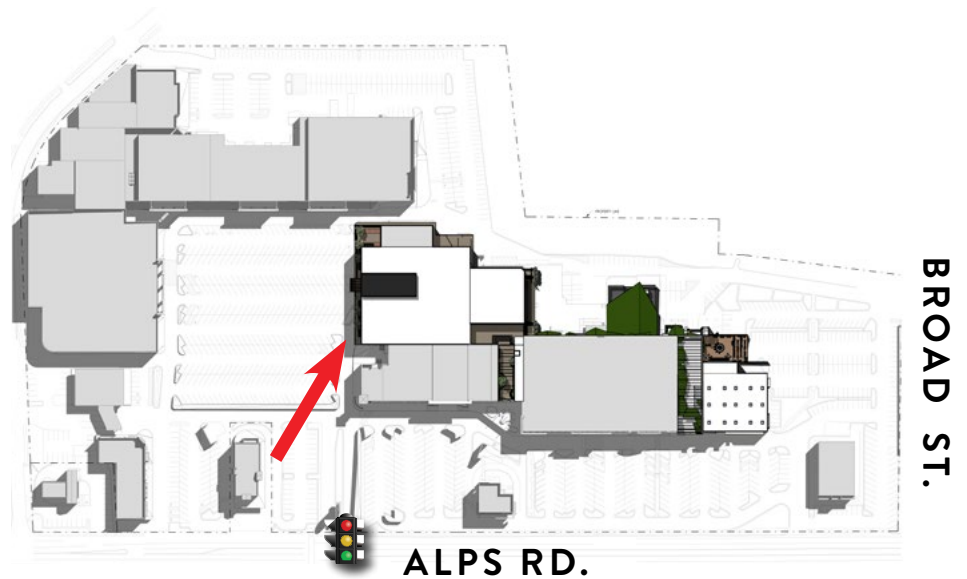
# DIMENSIONS

**38,000 SQFT  
PLACEMENT SHOWN**



38,000 SQFT  
PLACEMENT SHOWN

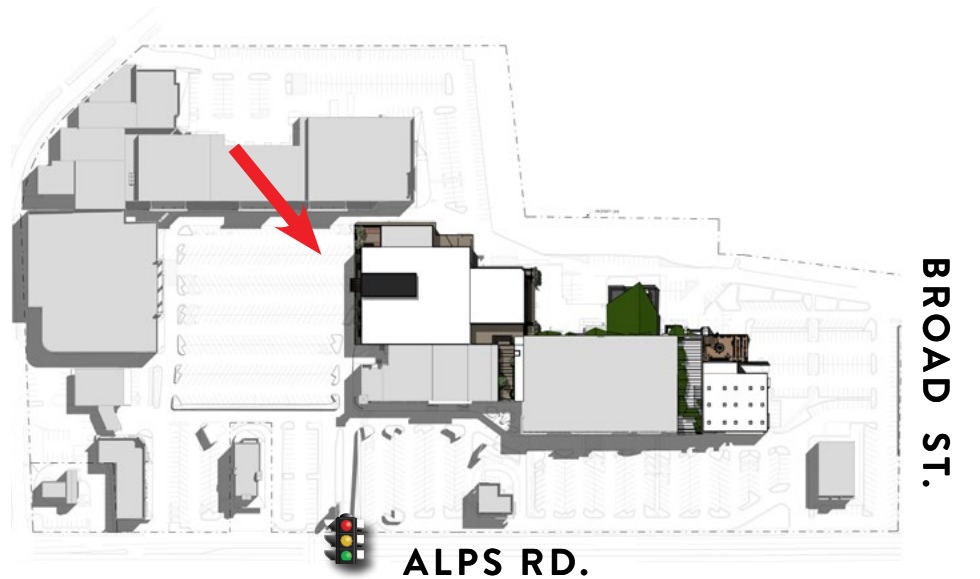
PLACEMENT





38,000 SQFT  
PLACEMENT SHOWN

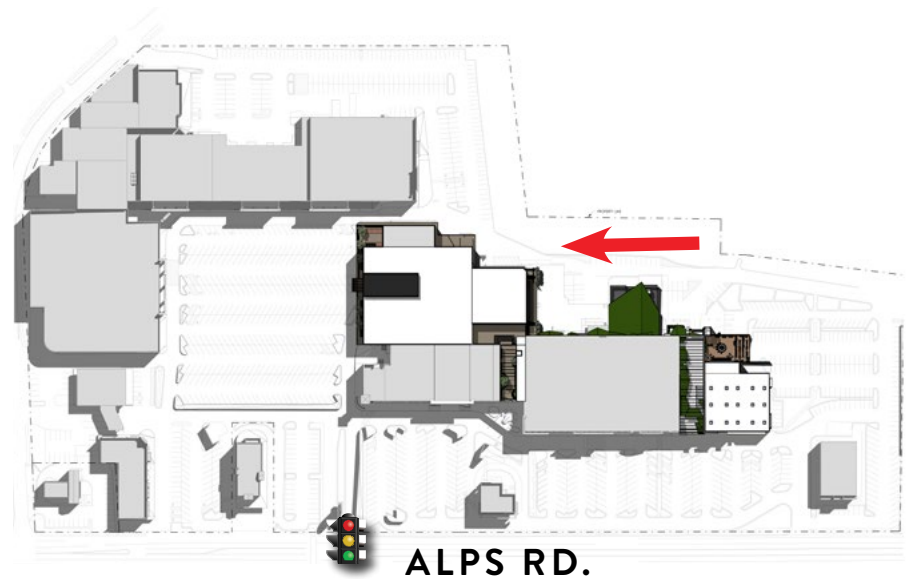
PLACEMENT



BROAD STREET  
ENTRANCE  
ELEVATION



38,000 SQFT  
PLACEMENT SHOWN



PLACEMENT

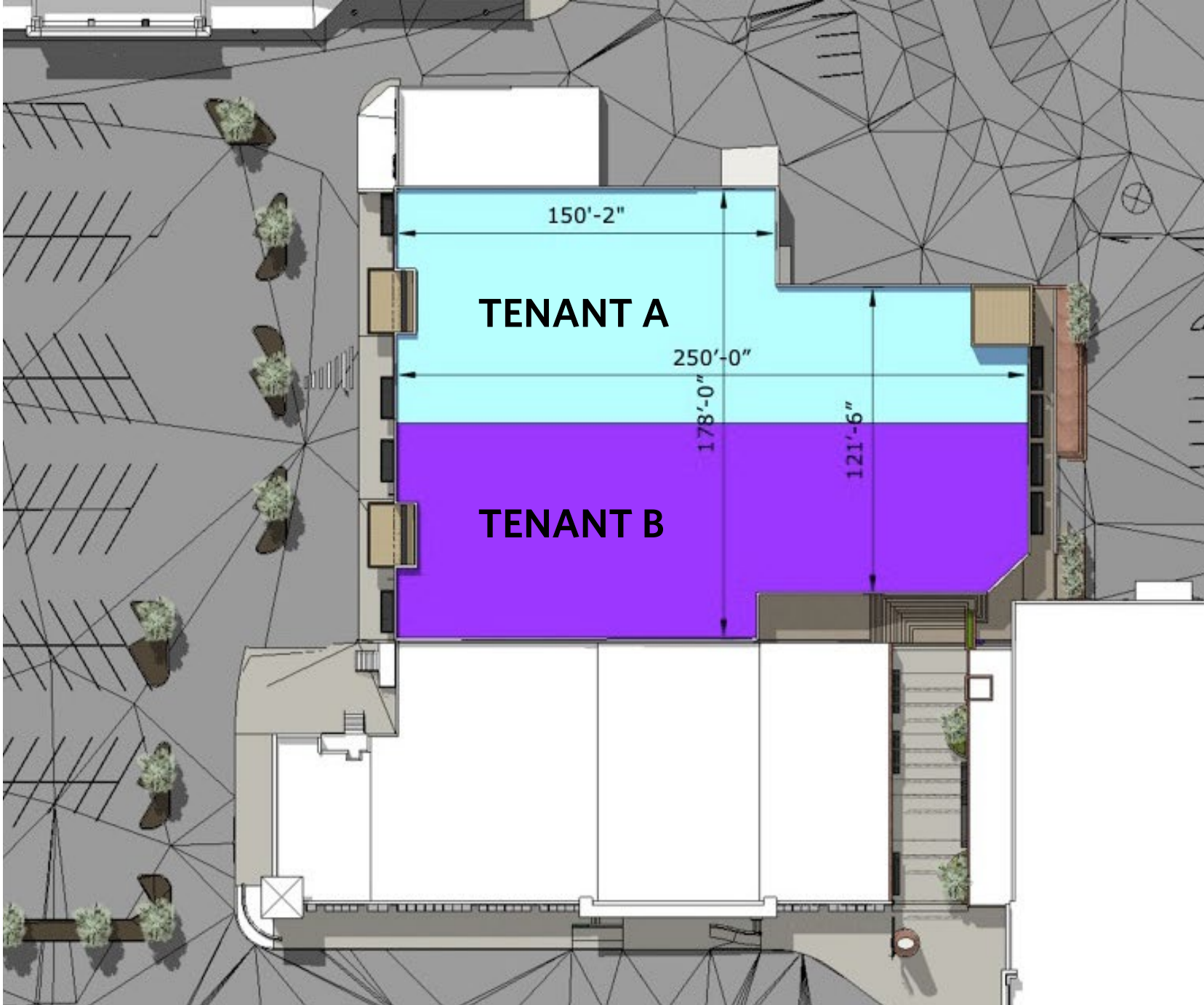
19,000 SF (A+B TENANT)  
CONFIGURATION

19,000 SQFT (A + B)  
PLACEMENT SHOWN



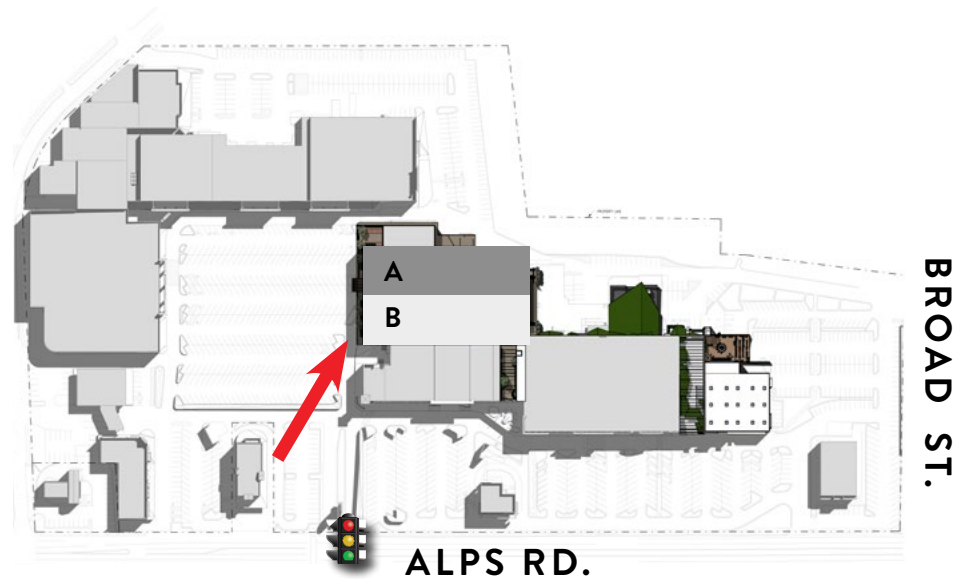
PLACEMENT

31,100 VPD



# DIMENSIONS

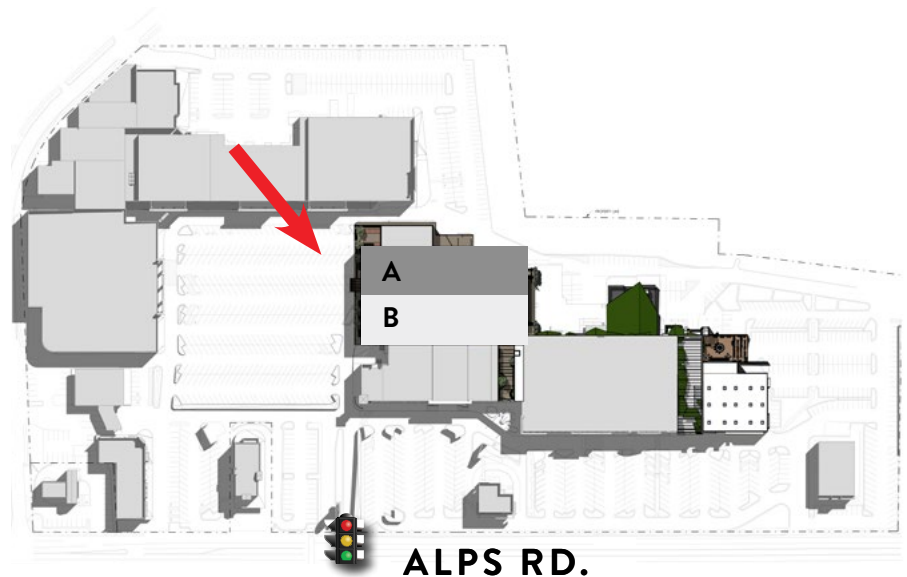
19,000 SQFT (A + B)  
PLACEMENT SHOWN



PLACEMENT

19,000 SQFT (A)  
PLACEMENT

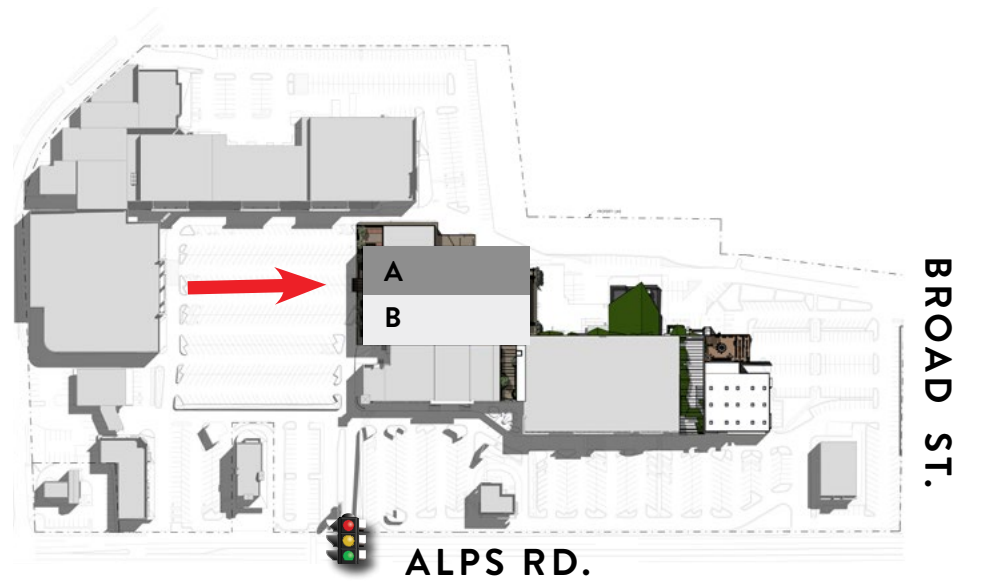
19,000 SQFT (B)  
PLACEMENT



PLACEMENT

19,000 SQFT (A)  
PLACEMENT

19,000 SQFT (B)  
PLACEMENT



PLACEMENT



**AUSTIN  
SUMNER**  
PROPERTIES

**FOR LEASING INFO:**

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