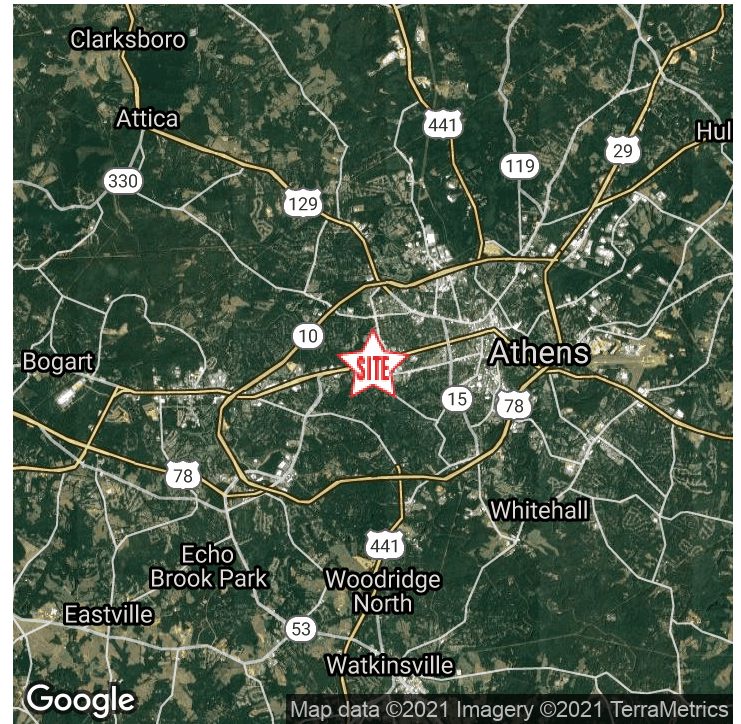


# 2361 WEST BROAD

2361 West Broad St, Athens, GA 30606



## OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	69,145 SF
Available SF:	1,200 SF
Lot Size:	

## PROPERTY OVERVIEW

Nice shopping center located off of W Broad st. Close to University of Georgia and within walking distance to Beechwood Promenade

## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	3,036	20,158	37,316
Total Population	7,222	55,809	104,573
Average HH Income	\$55,668	\$55,550	\$54,003

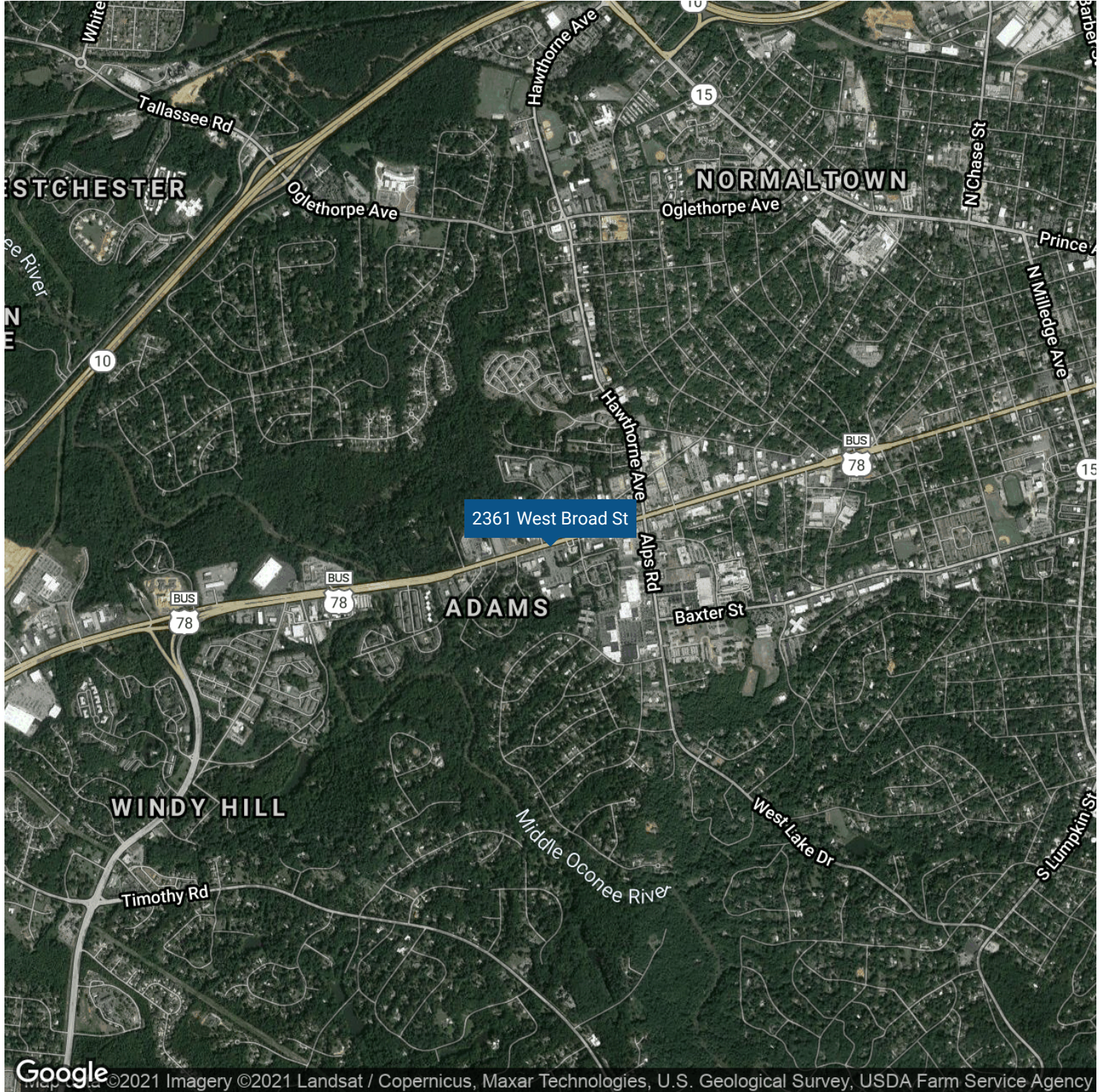
AUSTIN SUMNER PROPERTIES

706.353.1039  
info@as-prop.com



# 2361 WEST BROAD

2361 West Broad St, Athens, GA 30606



AUSTIN SUMNER PROPERTIES

706.353.1039  
info@as-prop.com



# 2361 WEST BROAD

2361 West Broad St, Athens, GA 30606



Google

Map data ©2021 Imagery ©2021, Landsat / Copernicus, Maxar Technologies, U.S. Geological Survey, USDA Farm Service Agency

AUSTIN SUMNER PROPERTIES

706.353.1039  
info@as-prop.com



# 2361 WEST BROAD

2361 West Broad St, Athens, GA 30606



LEASED

AVAILABLE

LEASE TYPE NNN | TOTAL SPACE 1,200 SF | LEASE TERM NEGOTIABLE | LEASE RATE NEGOTIABLE

SUITE	TENANT	SIZE	TYPE
Suite 1	Above Barre	2,100 SF	NNN
Suite 2	Athens Health and Fitness	49,765 SF	NNN
Suite 3,4,5	Kajun Seafood	3,780 SF	NNN
Suite 6	Available	1,200 SF	NNN
Suite 7	Merle Norman	1,200 SF	NNN
Suite 8	-	1,200 SF	NNN
Suite 9	-	1,200 SF	NNN
Suite 10	-	1,200 SF	NNN
Suite 11	-	1,200 SF	NNN
Suite 12-13	Tilt Cycling	3,600 SF	NNN

AUSTIN SUMNER PROPERTIES

706.353.1039  
info@as-prop.com

