

FOR LEASE

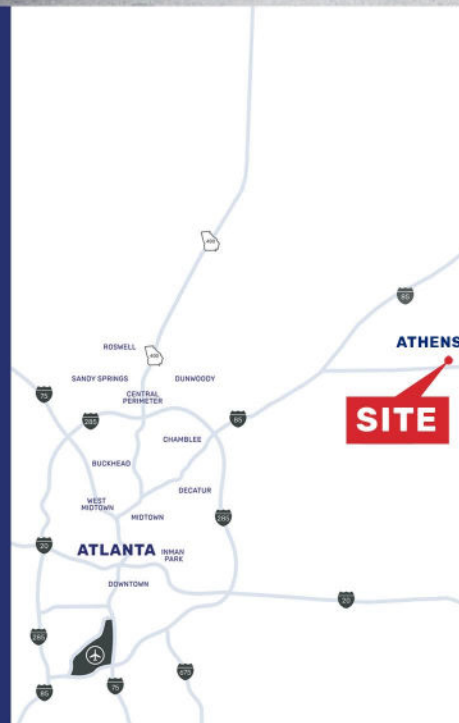
CLARKE CROSSING SHOPPING CENTER

3523-3581 Atlanta Highway
Athens, Georgia 30606



PROPERTY FEATURES:

- Excellent Visibility
- Great Access to Timothy Road & Atlanta Highway
- Located in Strong Retail Area
- Anchor Tenants: Academy Sports & Dollar Tree
- Parking Ratio 7.7 per 1,000 sq. ft.



2025 DEMOGRAPHIC FEATURES

1 MILE RADIUS

POPULATION: 5,093

HOUSEHOLDS: 2,534

AVERAGE HOUSEHOLD INCOME: \$83K

3 MILE RADIUS

POPULATION: 33,114

HOUSEHOLDS: 14,468

AVERAGE HOUSEHOLD INCOME: \$96K

5 MILE RADIUS

POPULATION: 89,005

HOUSEHOLDS: 34,349

AVERAGE HOUSEHOLD INCOME: \$99K

FOR LEASING INFO,
CONTACT:

SARAH GRETZMACHER

sgretzmacher@mimms.com | 770.518.2200

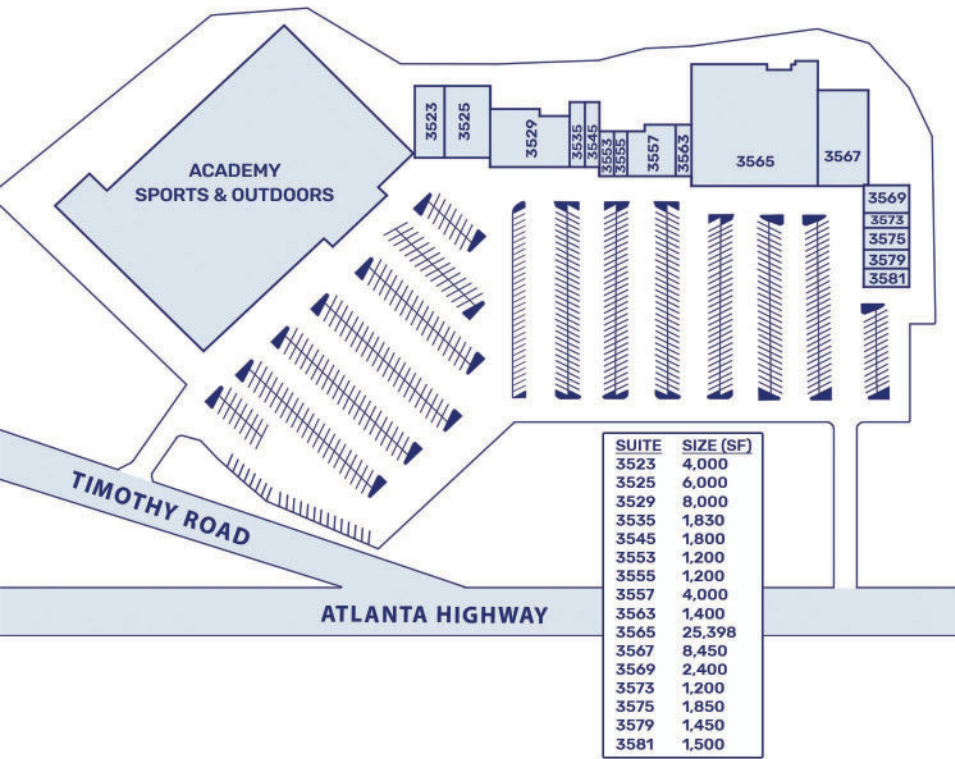
www.mimms.com



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CURRENT TENANTS

- SUITE 3523** | Dos Palmas
- SUITE 3525** | American Red Cross
- SUITE 3529** | Institute of Cosmotology
- SUITE 3535** | Cosmo Prof
- SUITE 3545** | Cosmo Prof
- SUITE 3553** | Spencer's Jewelers
- SUITE 3555** | Beechwood Sewing
- SUITE 3557** | Sakura Japanese
- SUITE 3563** | Sally Beauty
- SUITE 3565** | Dollar Tree
- SUITE 3567** | China Star Buffet
- SUITE 3569** | Big Savings Appliances
- SUITE 3573** | Big Savings Appliances
- SUITE 3575** | Asia Massage
- SUITE 3579** | Security Finance
- SUITE 3581** | Clarke Crossing Cleaners



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